Lake Elsinore

Alberhill Villages
DRAFT Program Environmental Impact Report

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October 21, 2015






SCH# 2012061046

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DRAFT
PROGRAM ENVIRONMENTAL IMPACT REPORT AND APPENDICES

SCH# 2012061046

for the

ALBERHILL VILLAGES SPECIFIC PLAN

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Acronyms and Abbreviations

AAQS	Ambient Air Quality Standards
AB	Assembly Bill
ac	Acres
ACOE	Army Corps of Engineers
ADT	Average daily trips
AMSL	Above mean sea level
AQMP	Air Quality Management Plan
AST	Aboveground storage tank
Ave.	Avenue
AWS	All Way Stop
BAT	Best Available Technology
Bcf	Billion cubic feet
BCT	Best Conventional Pollution Control Technology
BMPs	Best Management Practices
C1	Neighborhood Commercial
C2	General Commercial
CAA	Clean Air Act
CAAQS	California Ambient Air Quality Standards
CAFÉ	Corporate Average Fuel Economy
Cal-OSHA	California Occupational Safety and Health Administration
Caltrans	California Department of Transportation
CALVENO	California specific vehicle noise curves
CAPCOA	California Air Pollution Control Officers Association
CARB	California Air Resources Board
CBC	California Building Code
CCAR	California Climate Action Registry
CCR	California Code of Regulations
CDD	Community Development Director
CDF	California Department of Forestry and Fire Protection
CDFW	California Department of Fish and Wildlife
CDMG	California Division of Mines and Geology
CEC	California Energy Commission
CEQA	California Environmental Quality Act
CETAP	Community Environmental Transportation Corridor Acceptability Process
CFD	Community Facilities District
cfs	Cubic feet per second
CH_4	Methane
CIWMB	California Integrated Waste Management Board
CIWMP	Countywide Integrated Waste Management Plan
CLOMR	Conditional Letter of Map Revision
CMP	Congestion Management Plan
CMS	Congestion Management System
CMU	Commercial Mixed Use
CNDDB	California Natural Diversity Database

Acronyms and Abbreviations (continued)

CNEL	Community Noise Equivalent Level
CNPS	California Native Plant Society
CO	Carbon monoxide
CO_2	Carbon dioxide
CO_2E	Carbon dioxide (CO_2) equivalent
CSS	Cross Street Stop
CUP	Conditional Use Permit
CWA	Clean Water Act
cy	Cubic yard
dB	Decibel
dBA	A-weighted decibel
DBESP	Determination of Biologically Equivalent and Superior Preservation
DU	Dwelling unit
du/ac	Dwelling units per acre
DWR	Department of Water Resources
EAP	Existing Plus Ambient Growth Plus Project Traffic
EAPC	Existing Plus Ambient Growth Plus Project Plus Cumulative Traffic
EDD	Employment Development Department
EDR	Environmental Data Resources, Inc.
EFZ	Elsinore Fault Zone
EIC	Eastern Information Center
EIR	Environmental Impact Report
ELSP	East Lake Specific Plan
EOP	Emergency Operations Plan
EPA	Environmental Protection Agency
ESA	Environmental Site Assessment
EVMWD	Elsinore Valley Municipal Water District
FAR	Floor Area Ratios
FC	Federal Candidate Species
FE	Federally Endangered
FEMA	Federal Emergency Management Agency
FGC	Fish and Game Code
FHWA	Federal Highway Administration
FPD	Federally Proposed for Delisting
FPE	Federally Proposed as Endangered
FPT	Federally Proposed Threatened
GC	General Commercial
GHG	Greenhouse gas
GP	General Plan
GPA	General Plan Amendment
GPU	General Plan Update
gpm	Gallons per minute
GRP	General Reporting Protocol
H_2O	Water vapor
HCP	Habitat Conservation Plan

Acronyms and Abbreviations (continued)

HHWE	Household Hazardous Waste Element
HOV	High occupancy vehicle
I-15	Interstate 15
I-215	Interstate 215
km	Kilometers
kV	Kilovolt
kWh	Kilowatt-hour
LACM	Natural History Museum of Los Angeles County
LCFS	Low Carbon Fuel Standards
L_{dn}	Day-night energy equivalent noise level
LEED	Leadership in Energy and Environmental Design
LEMSAR	Lake Elsinore Marine Search and Rescue
LEPD	Lake Elsinore Police Department
LETM	Lake Elsinore Traffic Model
L_{eq}	Energy equivalent noise level
LEUSD	Lake Elsinore Unified School District
LEVC	Lake Elsinore Valley Center
LOMR	Letter of Map Revision
LOS	Level of Service
LST	Localized Significance Thresholds
MBTA	Migratory Bird Treaty Act
MDR	Medium Family Residential
MFR	Multiple Family Residential
mg/m^3	Milligrams per cubic meter
mgd	Million gallons per day
MM	Mitigation Measure
MMcf/d	Million cubic feet per day
MMRP	Mitigation, Monitoring and Reporting Program
MMT-CO_2 eq	Million metric tons carbon dioxide equivalent
MPO	Metropolitan Planning Organization
MRF	Material Transfer Facility
MSHCP	Multiple Species Habitat Conservation Plan (Riverside County)
MWh	Million megawatt-hours
N_2O	Nitrous oxide
NAAQS	National Ambient Air Quality Standards
NAHC	Native American Heritage Commission
NCCP	Natural Community Conservation Program
NO_2	nitrogen dioxide
NOI	Notice of Intent
NOP	Notice of Preparation
NO_x	Nitrogen oxides NPDES National Pollutant Discharge Elimination System
O_3	Ozone
OS	Open Space
PA	Planning Area

Acronyms and Abbreviations (continued)

Pb	Lead
PFC	Perfluorocarbon
O_3	Ozone
OS	Open Space
PA	Planning Area
Pb	Lead
PFC	Perfluorocarbon
$PM_{2.5}$	Ultra fine particulate matter
PM_{10}	Fine particulate matter
pph	persons per household
ppm	parts per million
psi	Pounds per square inch
PSR	Project Study Report
RCA	Regional Conservation Authority
RCFD	Riverside County Fire Department
RCFCWCD	Riverside County Flood Control and Water Conservation District
RCIP	Riverside County Integrated Plan
RCLS	Riverside County Library System
RCPG	Regional Comprehensive Plan and Guide
RCSD	Riverside County Sheriff's Department
RCTC	Riverside County Transportation Commission
RCWMD	Riverside County Waste Management Department
Rd.	Road
RDA	Redevelopment Agency
ROG	Reactive organic gas
ROW	Right-of-way
RTA	Riverside Transit Agency
RTIP	Regional Transportation Improvement Program
RTP	Regional Transportation Plan
RTPA	Regional Transportation Planning Agency
RWQCB	Regional Water Quality Control Board
SAR-DAMP	Santa Ana Regional Drainage Area Management Plan
SAU	Special Alternative Use
SB	Senate Bill
SCAB	South Coast Air Basin
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCE	Southern California Edison
SCE	State Candidate for Endangered
SCGC	Southern California Gas Company
SCT	State Candidate for Threatened
SE	State Listed as Endangered
sf	Square feet
SF_6	Sulfur hexafluoride

Acronyms and Abbreviations (continued)

SFP	State Fully Protected
SFR	Single Family Residential
SIP	State Implementation Plan
SO_2	Sulfur dioxide
SOV	Single occupant vehicle
SPA	Specific Plan Amendment
SPA-9	Specific Plan Amendment 9
SR	State Route
SR-74	State Route 74
SRRE	Source Reduction and Recycling Element
SSC	Species of Special Concern
ST	State Listed as Threatened
St.	Street
SWPPP	Stormwater Pollution Prevention Plan
SWRCB	State Water Resources Control Board
TCM	Transportation Control Measure
TLMA	Transportation and Land Management Agency (Riverside County)
TM	Tentative Map
TMDL	Total Maximum Daily Loads
tpd	Tons per day
TT	Tentative Tract
TTM	Tentative Tract Map
TUMF	Transportation Uniform Mitigation Fees
UBC	Uniform Building Code
USACE	United States Army Corps of Engineers
USACOE	United States Army Corps of Engineers
USEPA	U. S. Environmental Protection Agency
USFWS	U.S. Fish and Wildlife Service
UST	Underground Storage Tank
V/C	Volume-to-capacity
VMT	Vehicle miles traveled
WMWD	Western Municipal Water District
WRCOG	West Riverside Council of Governments
WRF	Wastewater Reclamation Facility
WSA	Water Supply Assessment
WWTP	Wastewater Treatment Plant
VOC	Volatile organic compound
$\mu g/m^3$	Micrograms per cubic meter

ES - EXECUTIVE SUMMARY

ES.0 - EXECUTIVE SUMMARY

ES.0.1 INTRODUCTION AND PURPOSE SUMMARY

The purpose of this Program Environmental Impact Report ("EIR") is to provide decision-makers with information on the Alberhill Villages Specific Plan ("AVSP") and related General Plan Amendment and Zone Change (hereinafter referred to as the "Project") by the review of the existing conditions, analysis of potential environmental impacts, review of Project alternatives and suggestion of feasible mitigation measures to reduce potentially significant effects of the AVSP. The Project consists of approximately 1,400 acres, located just south of the Interstate 15 Freeway (I-15), in the northerly portion of the City of Lake Elsinore ("City"), within the County of Riverside ("County").

This EIR has been prepared as a Program EIR in accordance with Sections 15152 (Tiering) and 15168 of the *California Environmental Quality Act* ("CEQA") *Guidelines*, and in coordination with the Recirculated Program EIR for the City of Lake Elsinore's General Plan (GP EIR), that was certified on December 13, 2011. This EIR addresses the environmental effects of the Project.

A Program EIR is an EIR which may be prepared on a series of actions that can be characterized as one large Project and are related either: 1) geographically; 2) as logical parts in the chain of contemplated actions; 3) in connection with issuance of rules, regulations, plans, or other general criteria to govern the conduct of a continuing program; or, 4) as individual activities carried out under the same authorizing statutory or regulatory authority and having generally similar environmental effects which can be mitigated in similar ways. [*CEQA Guidelines* Section 15168 (a)]

Use of a Program EIR can provide the following advantages. The Program EIR can: 1) provide an occasion for a more exhaustive consideration of effects and alternatives than would be practical in an EIR for an individual action; 2) ensure consideration of cumulative impacts that might be slighted in a case-by-case analysis; 3) avoid duplicative reconsideration of basic policy considerations; 4) allow the Lead Agency (City) to consider broad policy alternatives and program-wide mitigation measures at an early time when the agency has a greater flexibility to deal with basic problems or cumulative impacts; and, 5) allow reduction in paperwork. [*CEQA Guidelines* Section 15168 (b)]

Subsequent activities in the AVSP development program must be examined in light of the EIR to determine whether an additional environmental document must be prepared, such as a supplemental EIR, Addendum or Negative Declaration. Specifically, the subsequent activities are: 1) if a later activity would have effects that were not examined in the Program EIR, a new Initial Study would need to be prepared as a precursor to either an EIR or a Negative Declaration; 2) if the agency finds that pursuant to Section 15162, no new effects could occur or no new mitigation measures would be required, the agency can approve the activity as being within the scope of work of the Project covered by the Program EIR, and no new environmental

document would be required; 3) an agency shall incorporate feasible mitigation measures and alternatives developed in the Program EIR into subsequent actions in the Program; 4) where the subsequent activities involve site specific operations, the agency should use a written checklist or similar device to document the evaluation of the site and the activity to determine whether the environmental effects of the operation were covered in the Program EIR; and, 5) a draft Program EIR will be most helpful in dealing with subsequent activities if it deals with the effects of the Program as specifically and comprehensively as possible. With a good and detailed analysis of the Program, many subsequent activities could be found to be within the scope of the Project described in the Program EIR, and no further environmental documents would be required. [*CEQA Guidelines* Section 15168 (c)]

This EIR provides decision-makers, such as the City Planning Commission, City Council, and the public, with information associated with the Project. As is stated in Section 15121 of the *CEQA Guidelines*, an EIR is an informational document that will inform public agency decision-makers and the public with information pertaining to significant environmental effects of a Project, identify possible ways to minimize the significant effects of a project and describe reasonable alternatives to the project. Mitigation measures are provided that may be adopted as Conditions of Approval in subsequent entitlement actions in order to reduce the potentially significance of impacts resulting from the project. As is required by CEQA, the City will consider the information within the EIR along with the adopted GP EIR, and other information that may be presented during their review of the Project, in making an informed decision regarding the Project.

This Draft Program EIR has been prepared in conformance with the California Environmental Quality Act (*CEQA*) Public Resources Code Section 21000 et. seq., the State's *CEQA Guidelines* Section 15000 through Section 15387, and the City of Lake Elsinore's environmental procedures. The principal *CEQA Guidelines* Sections governing content of this document are Section 15120 through Section 15132 (Content of an EIR), Section 15152 (Tiering), and Section 15168 (Program EIR).

Pursuant to State and Local *CEQA Guidelines*, the City of Lake Elsinore prepared an Initial Study for the Project. The City determined that the Project may result in potentially significant adverse effects and therefore required an EIR. A Notice of Preparation (NOP) was prepared by the City and distributed to the State Clearinghouse, responsible agencies and other interested parties on or about June 13, 2012. The NOP was posted by the Riverside County Clerk on June 14, 2012. Additionally, a notice advising of the availability of the NOP was published in the Press-Enterprise newspaper on June 15, 2012. Pursuant to Section 15082 of the State *CEQA Guidelines*, recipients of the NOP were requested to provide responses within 30 days after their receipt of the NOP. Copies of the NOP (including the Initial Study) and the NOP distribution list are located in Appendix A.1 and A.2. Copies of comments regarding the NOP, received by the City, are also included in Appendix A.3.

As part of the review process, the Draft Program EIR, when circulated for public comments, is subject to a 45-day review period by responsible and trustee agencies and interested parties. Following this EIR review period, responses to comments received from these agencies will be prepared for the City of Lake Elsinore's ('Lead Agency') review and consideration. The Final

EIR will consist of the Draft Program EIR, any revisions to the Draft Program EIR, and responses to comments addressing concerns raised by responsible agencies or reviewing parties, public or private.

ES.1 PROJECT SUMMARY

ES.1.1 PROJECT OBJECTIVES

1. Set forth a comprehensive development plan that implements the applicable portions of the City's General Plan and achieves the City's development goals for the Alberhill District through zoning, density, and, other land use regulations.

2. Stimulate private sector investment in the Project by implementing a project that is fiscally sound, capable of financing the construction and maintenance of necessary infrastructure improvements, and be economically feasible with a return on private investment.

3. Maximize the advantages of the site's location in terms of visibility and proximity to the I-15 Freeway and the Lake Street built intersection.

4. Improve the housing stock by providing a substantial residential component with a variety of residential product types, densities that are compatible with the City's economic mixed-use demand, activity functions within the Alberhill Villages Specific Plan Project site area and consistency with the City's Housing Element and job goals.

5. Facilitate economic vitality within the City and provide additional opportunities for housing, employment, and commercial development consistent with the City of Lake Elsinore's General Plan Alberhill District planning area objectives.

6. Increase revenues to the City by providing for a variety of commercial and retail activities with the potential to generate substantial sales, and property tax revenue.

7. Provide for connectivity within the Alberhill Villages Specific Plan within and between land use areas by incorporating gathering places, strong pedestrian linkages, passive areas, and linkages to surrounding city-wide trails and open space.

8. Plan for phased development and supporting infrastructure improvements consistent with market forces and sufficiently sized to sustain the land use plan in terms of adequate water supply, sewer, storm water collection systems, and transportation system improvements.

9. Expand the City's shopping, entertainment and hospitality opportunities for City residents and visitors and maintain a sustainable balance of residential and nonresidential uses in a mixed-use residential Specific Plan format that includes schools, places of religious assembly, a university, entertainment, retail shopping, and restaurants.

10. Create an aesthetically pleasing and distinct development identity reflective of the unique character of the Alberhill District through establishment of design criteria for architecture, landscaping, hardscape, street and pedestrian improvements, signage, entry monumentation, and other design features.

11. Set forth a comprehensive development plan that implements the existing Development Agreement between the City of Lake Elsinore and Pacific Clay Properties, Inc.

ES.1.1.1 Summary of Project Areas of Potential Controversy

The TABLE ES.0-1, as shown below, briefly summarizes the comments/issues raised regarding the content of the EIR by agencies and the public during the Notice of Preparation (NOP) public comment period and at the Public Scoping Meeting held July 17, 2008. Reference is provided as to the relevant EIR section(s) where the issue is addressed within the EIR.

TABLE ES.0-1 – AREAS OF POTENTIAL CONTROVERSARY

Individual, Group or Agency	Comment	EIR Section
2012 NOP Comments: Copies of comments regarding the NOP, received by the City, are also included in Appendix A3.		
1. Rincon Band of Luiseño Indians	Concerns for impacts to historic and cultural resources and findings of significant cultural value that could be disturbed or destroyed and are considered culturally significant to the Luiseño people. They informed the City that the Project is within the Aboriginal Territory of the Luiseño people, but is not within the Rincon Historic boundaries.	**Section 4.12**
2. Pala Tribal Historic Preservation Office	They reviewed their boundary maps and determined that the Project is not within the boundaries of the recognized Pala Indian Reservation; also beyond the boundaries of the territory that the tribe considered its Traditional Use Area.	**Section 4.12**
3. Soboba Band of Luiseño Indians	Though the Project is outside the existing reservation, the Project does fall within the bounds of their Tribal Traditional Use Area. They requested Government to Government consultation, including the transfer of information re: the progress of the Project should be done as soon as new development occurs; that they continue to act as a consulting tribal entity for this Project; request that the Native American monitoring component be included as a mitigation measure for the EIR, that includes a Treatment and Dispositions Agreement between the developer and the Soboba Band be provided to the City of Lake Elsinore prior to the issuance of a grading permit and before conducting any additional archaeological fieldwork. Also requesting proper procedures be taken and requests of the tribe be honored (See Appendix 'A.3' for attachment of requests); and requesting face-to-face meeting between the City of Lake Elsinore and the Soboba Cultural Resources Department.	**Section 4.12**
4. Western Municipal Water District (Western)	It noted that the Elsinore Valley Municipal Water District (EVMWD) will be providing water and sewer services to the Project via the wholesale supplemental water provided by Western, which originates in northern CA and is transported via the State Water Supply Project, then treated for domestic use at the MWD, and then treated water is purchased by Western and provides supplemental wholesale water to	**Section 4.10**

Individual, Group or Agency	Comment	EIR Section
	EVMWD; they also suggested that a Water Supply Assessment be prepared for the Project by EVMWD.	
5. Endangered Habitats League	They requested to be placed on the mailing and distribution lists for the Project, including CEQA documents and public hearings.	**Section 4.11**
6. County of Riverside Transportation and Land Management Agency – Transportation Department	The Riverside County Transportation Department (RCTD) requests that the traffic study for the proposed development address potential impacts and mitigation measures on any Riverside County roadway in the area included in the Riverside General Plan. Also, that intersections where the proposed Project would add 50 or more peak hourly trips shall be analyzed; necessary improvements to mitigate Project impacts shall be identified, and responsibility for the needed improvements shall be designated; County requests that any changes to the City Circulation Element that extends to the City/County boundary and that differ from the County's designations be coordinated with County Staff; RCTD requests that Riverside County Traffic Study Guidelines be followed for the impact analysis for facilities within Riverside County; and the cumulative analysis shall include all approved and pending development projects within the County of Riverside and City of Lake Elsinore that are located within one-mile of the proposed development.	**Section 4.7**
7. Riverside County Fire Department	RCFD's Strategic Planning Bureau agrees with the findings of "Potentially Significant Impacts" for fire protection; the Project will significantly increase demand for services; applicant's participation in the City's Development Impact Fee ordinance for fire and EMS impact offset, akin to County Ordinance 659 (Development Impact Fees), is required; should it be determined that any station facility improvement is necessary, any participation for costs on the part of the applicant will be considered against DIF requirements; No concern re.: the GPA or Zone Change; Project and surrounding land uses qualify as an "urban" land use category per the 1986 RCFD Master Plan and therefore recommend a 10-minute response time, that include these stations that will meet this 10-minute response time (Fire Station (FS) 64 (Sycamore Creek, FS 85 (McVicker Park) and FS 10 (Elsinore); Project scale is large enough to warrant a meeting with the applicant and RCFD staff to review impacts and mitigation at the time of EIR circulation and review.	**Section 4.10**
8. South Coast Air Quality Management District	To please forward a Draft EIR copy with all Appendices or technical documents related to the air quality and greenhouse gas analyses and electronic versions of all air quality modeling and health risk files (including all original emission calculation spreadsheets and modeling files (Not Adobe PDF files); Lead Agency to use the CEQA Air Quality Handbook while producing the air quality analyses; identify any potential adverse air quality impacts that could occur from all phases of the Project and all air pollutant sources related to the Project; to quantify PM2.5 emissions and compare the results to the recommended PM2.5 significant thresholds as developed by the SCAQMD regional and localized significant thresholds; they recommend calculating localized air quality impacts and comparing the results to localized significant thresholds (by either using the	**Section 4.8**

Individual, Group or Agency	Comment	EIR Section
	LSTs developed by SCAQMD or performing dispersion modeling as necessary; in the event the proposed Project generates or attracts vehicular trips, especially heavy-duty diesel-fueled vehicles, it is recommended that the Lead Agency perform a mobile source health risk assessment, that also includes analysis of all toxic air contaminant impacts due to the decommissioning or use of equipment potentially generating such air pollutants should also be included; and in the event that the Project generates significant adverse air quality impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by the law be utilized during Project construction and operation to minimize or eliminate significant adverse air quality impacts.	
9. CA Department of Fish and Wildlife (Wildlife)	The DPEIR should include up-to-date biological surveys for the flora and fauna, and an analysis of the potential for the presence of sensitive species; focused protocol level surveys need to be completed, where available, and should include surveys for burrowing owl, southwestern willow flycatcher, least Bell's vireo, coastal California gnatcatcher, Riverside fairy shrimp, Quino checkerspot butterfly, and Stephen's kangaroo rat; the DPEIR should also include an assessment and analysis for the presence of vernal pools, including flora and fauna associated with these habitats; in order to be considered a covered Project, Permittees must demonstrate that the proposed actions are consistent with the MSHCP and its associates implementing Agreement; any surveys should be conducted prior to submittal of the DPEIR and the results included in the DPEIR, along with biological studies. The DPEIR is to include all supporting documentation regarding the previous agreement with the County; the DPEIR should include an assessment of the Project's impacts on biological resources and how the Project affects the general configuration of the MSHCP. The Letter continues with Department concerns about the Project that are included within the Appendices; mitigation measures are required by the MSHCP to offset impacts to species and habitats, including payment of fees or other measures; a range of alternatives should be fully analyzed and evaluated, with avoidance and/or minimization of impacts to sensitive biological resources; a Notification of Lake or Streambed Alteration is required should the site contain jurisdictional waters; CEQA document should include a jurisdictional delineation if there are impacts to riparian vegetation or State waters (under Section 1600 *et seq*. of the California Fish and Game Code) and should also recommends that the Project applicant and/or Lead Agency consult with the Department to discuss potential Project impacts and avoidance, minimization and mitigation measures.	**Section 4.11**
10. Pechanga Cultural Resources (received 7/18/13)	The Tribe requests to be notified and involved in the entire CEQA environmental review process for the duration of the proposed Project, including being added to the distribution list for public notices and circulation of all documents (environmental review documents, archaeological reports, technical appendices and all documents pertaining to this Project); to be directly notified of all public hearings and scheduled approvals concerning the Project;	**Section 4.12**

Individual, Group or Agency	Comment	EIR Section
	request for formal government to government consultation under SB 18 that is required; informed the City that this Project area is within a highly sensitive Luiseño cultural landscape; the Tribe requests to meet with the City to provide additional information and to conduct a site visit to better determine their concerns regarding the proposed Project; it is imperative that the City of Lake Elsinore consult with the Tribe in order to guarantee an adequate knowledge base for an appropriate evaluation of the Project effects, as well as generating adequate mitigation measures, including avoidance; any sacred location, character and use of sacred places is to remain confidential by the City; the Tribe maintains cultural ties to this area and has extensive history with the City and proximity of the Tribes boundaries to the Project.	
	Tribe also requested that they receive additional Project information so that they could prepare for the formal consultation; requesting that a ethnography be conducted by qualified consultants (paid by the applicant, that will help ensure that Tribal cultural resources are analyzed in the PEIR; the Tribe also requests that the PEIR contain sufficient project level environmental analyses and mitigation (including an adequate analysis of cumulative impacts to all categories of cultural resources; and to provide further comment on the Project's impacts to cultural resources and potential mitigation for such impacts.	
11. Southern California Edison	SCE has two active capital projects in the vicinity of the AVSP area that are potentially impacted by the proposed Project and should be evaluated in the proposed Project DEIR (the Alberhill System Project and the Valley-Ivyglen 115 KV Sub transmission Line Project); SCE recommends the Project proponent work upfront with SCE regarding street improvement plans and construction schedules along Lake Street to avoid potential costly relocation work associated with SCE facilities; SCE requested 6 sets of plans of the AVSP street improvement plans depicting the SCE's facilities, associated land rights, and the proposed uses of affected properties; also requested a phasing schedule of the proposed Project, as well as Project electrical demands by phasing and at full build-out (with dates and timeframes expected, and detailed plans on proposed land uses contiguous to the SCE ROW and any potential encroachments into the ROW; any uses within the SCE corridor are approved or denied on a case-by-case basis by SCE. SCE is requesting a formal review and that at no time are any easements permitted for mitigation purposes of ANY TYPE, including but not limited to environmental, stormwater or similar, and to place SCE on the routing list for all future planning and environmental notices pertaining to this Project.	**Section 4.10**
12. City of Temecula Community Development	The City of Temecula has no comments at this time, but is requesting to be notified when the Draft Program EIR is available for review and comment.	**Section – No Comment at this Time.**

Individual, Group or Agency	Comment	EIR Section
13. Department of Toxic Substances Control (DTSC)	The DTSC provided these comments: The EIR should evaluate whether the conditions within the Project area may pose a threat to human health or the environment (various agencies listed in letter; the EIR should identify the mechanism to initiate any required investigation and/or remediation for any site contaminated and the government agency to provide the appropriate regulatory oversight; any investigations, sampling and/or remediation for a site should be conducted under a Work plan approved and overseen by a regulatory agency that has jurisdiction to oversee hazardous substance cleanup (including summarized findings of a Phase I or II Environmental Site Assessment Investigation); if any buildings or asphalt or concrete-paved surface areas are being removed or demolished, and investigation of hazardous chemicals should be conducted; potential soil excavation of fill of certain areas and verified if a hazard, then properly disposed of with land disposal restriction; human health and environment of sensitive receptors should be protected during any construction or demolition activities (with the possible preparation of a health risk assessment); if hazardous wastes are found, they must be disposed of by the proper means and managed in accordance with the California Hazardous Waste Control Law and the Hazardous Waste Control Regulations; and DTSC can provide cleanup oversight through an Environment Oversight Agreement (EOA) for government agencies that are not considered responsible parties, or a Voluntary Cleanup Agreement (VCA) for private parties.	**Section 4.2**
14. Department of Transportation	As owner and operator of the State Highway System (SHS) these are their recommendations: a Traffic Impact Study is needed to include impacts to the I-15 and Lake Street interchange; study to include measures necessary to mitigate any significant impacts to the SHS; mention should be made of the FEMA Flood Plains on-site and Caltrans should have the opportunity to review construction drawings, as well as the overall Drainage Study, at permit submittal; and, Caltrans reserves the right to comment on any revisions to this Project.	**Section 4.7**
15. Pechanga Cultural Resources (received 8/24/12)	Request for Consultation pursuant to the SAB 18 for the AVSP, Related General Plan Amendment, Zone Change, Tentative Map and EIR; also see #10 above for same additional comments forwarded at an earlier date (7/18/12).	**Section 4.12**

ES.1.1.2 Unavoidable Adverse Impacts

In accordance with *California Environmental Quality Act (CEQA) Guidelines* Section 15126(b), Environmental Impact Reports (EIRs) must include a discussion of potentially significant environmental effects that cannot be avoided if the Alberhill Villages Specific Plan (AVSP) Project is implemented. The impact analysis, as detailed in SECTION 4.0 of this Program EIR, concludes that the impacts discussed below would remain significant after mitigation.

Air Quality

- ROG, NOx, CO, and PM10 operational emissions for Phases 1, 2, and 4 are significant and unavoidable.

- ROG, NOx, CO, and PM10 emissions for combined operational and construction emissions significant and unavoidable.

- ROG, NOXx, PM10, PM2.5 and CO emissions are significant and unavoidable at buildout.

Traffic and Circulation

The proposed Project will contribute to a significant cumulative impact for eleven (11) of the of the twenty-seven (27) key study intersections under the General Plan Buildout with Project scenario.

ES.1.2 PROJECT DESCRIPTION

The Alberhill Villages Specific Plan (AVSP) is located in the northwest portion of the City of Lake Elsinore, south of the I-15 Freeway (see FIGURE ES.0-1 - REGIONAL LOCATION MAP). The Project site is bordered by Lake Street and the Brighton Specific Plan area to the east, unincorporated Riverside County properties to the north, Cleveland National Forest and the Horsethief Canyon Ranch Specific Plan residential project to the west, and the Murdock Alberhill Ranch Specific Plan and City of Lake Elsinore residential communities to the south. The AVSP site totals approximately 1,400 acres (actually 1,398.4 acres) and is comprised of: 1) approximately 1,372.5 acres of undeveloped land that is currently being mined for its mineral resources; 2) an additional 9.1 acres; and, 3) an additional 16.8 acres for development that was originally part of the Alberhill Ranch Specific Plan (refer to FIGURE ES.0-2 - VICINITY MAP).

ES.1.2.1 List of Applications

The Project consists of the Alberhill Villages Specific Plan No. 2010-02, a General Plan Amendment No. 2012-01, and Zone Change No. 2012-02. Along with the existing Development Agreement and Alberhill Villages Specific Plan zoning entitlements, a zoning implementation process will be followed for all development areas and projects within the AVSP area. The approval process consists of: 1) approval of General Plan Amendment to change the land use designations from Residential Mixed Use, Hillside Residential, Low Density Residential, Low-Medium Residential, Medium Density Residential, High Density Residential, Recreational, Open Space, Public Institutional, General Commercial, and Commercial Mixed-Use to 'Specific Plan' and an amendment to the General Plan Circulation Element; 2) approval of the Change of Zone by Ordinance from Residential Mixed Use, Hillside Residential, Low Density Residential, Low-Medium Residential, Medium Density Residential, High Density Residential, Recreational, Open Space, Public Institutional, General Commercial, and Commercial Mixed-Use to 'Specific

Plan'; and, 3) adoption of the Specific Plan by Ordinance. The three-tier implementation approach set forth in the Specific Plan [Specific Plan (SP), Phased Development Plan (PDP) and Design Review (DR)], will reduce the need to amend the new Specific Plan in the future by postponing design details that cannot be anticipated until economic, market, and trend development concepts become certain. The AVSP will be adopted as a Zoning Ordinance and, as such, modifications may be made to the additional non-state mandated Specific Plan requirements contained in the City's Municipal Code. The PDP and DR will be subject to further discretionary review and approval.

ES.1.3 PROPOSED LAND USE

The Specific Plan land use plan contains five (5) land use categories: Regional Mixed-Use, Community Mixed-Use, Office/Mixed-Use, Lakeside Mixed-Use, Institutional/Educational, Residential, and Hillside Residential (see FIGURE ES.0-3 - CONCEPTUAL LAND USE PLAN).

The Project's level of development for Lake Elsinore has been anticipated within the 2006 Riverside County Projections by the Riverside County Center for Demographic Research and the Western Riverside Council of Governments (WRCOG) that predicted a substantial growth of people, households and jobs in the City of Lake Elsinore between the years 2010 and 2030, and beyond.

For the time period of 2017 to 2047, for Lake Elsinore, the projections anticipated a growth of 5,810 jobs, 12,275 housing units and a population increase of 26,909. The Alberhill Villages Specific Plan would add 8,244 dwelling units (3,420 multi-family units, 8 hillside single family detached, 2,086 single family detached units, 581 single family attached units, and 2,150 mixed-use units) to Lake Elsinore housing. This represents approximately 67% of the total forecasted growth in housing units between 2017 and 2047 for Lake Elsinore. Additionally the Project would add 2,481,000 square feet of office space, and 1,526,000 square feet of commercial/retail space. Job creation from commercial and office uses would account for a significant portion of forecast employment growth between 2017 and 2047.

Additionally, the City's adopted Housing Element notes that Lake Elsinore is currently heavily comprised of single family dwelling units and that there is a mismatch between household income and housing costs such that residents may accept smaller-sized housing or need to double-up with other families to afford housing costs. The AVSP Project will provide a significant quantity of multi-family units that will help alleviate this housing constraint.

ES.1.3.1 Regional Mixed-Use

The regional mixed-use area is the largest of the mixed-use categories and has a regional focus due to its proximity to the I-15 Freeway and two major roads: Lake Street and Temescal Canyon Road. It is the intention of the AVSP to accommodate a wide variety of uses including civic, institutional, commercial, retail, professional office, medical, and entertainment uses and activities. A maximum of 346 dwelling units and 1,029,500 square feet of non-residential uses

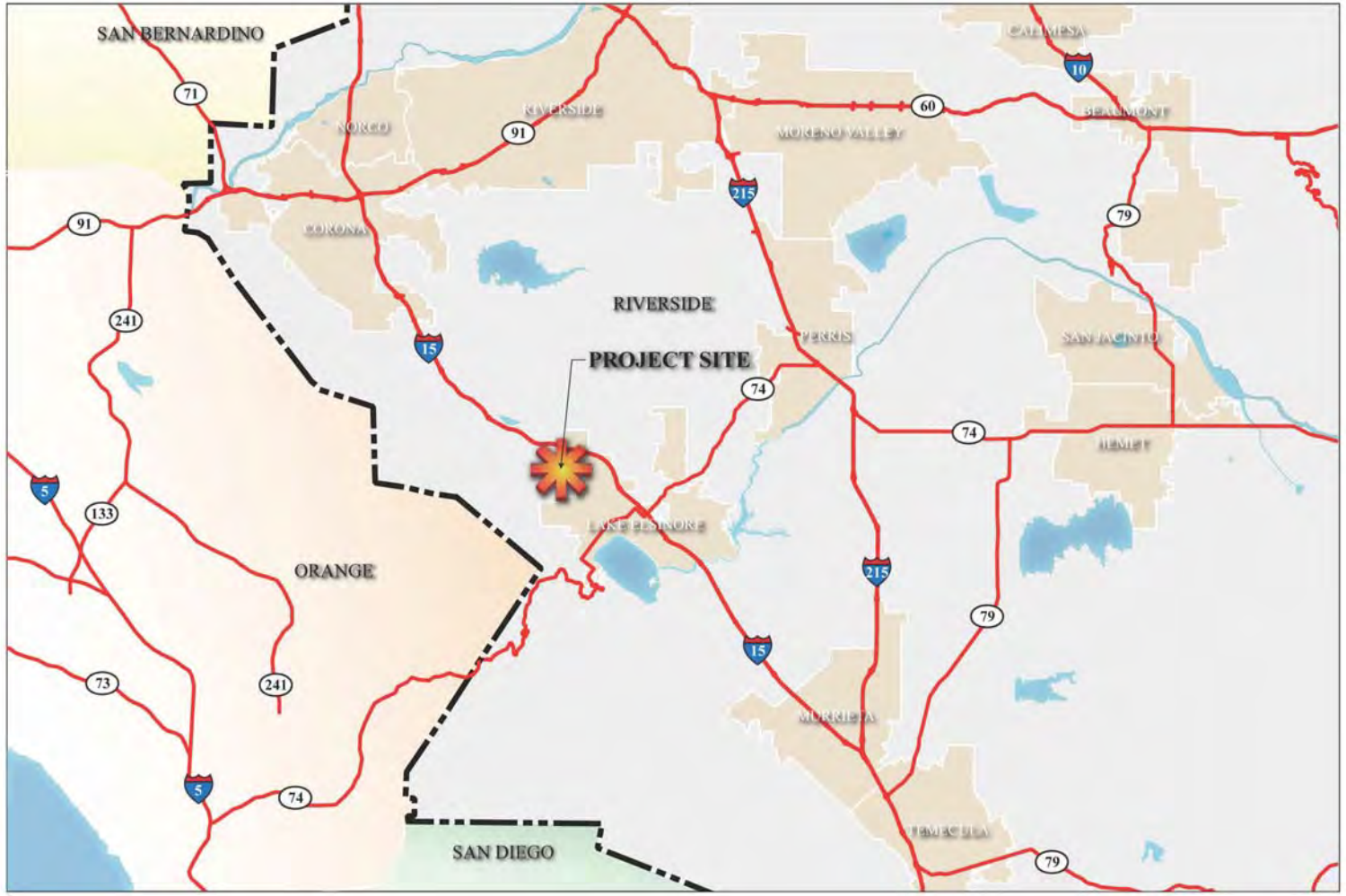


FIGURE ES.0-1
REGIONAL LOCATION

Alberhill Villages
Specific Plan

0' 15,000' 30,000'

TPA PROJECT DESIGN CONSULTANTS



FIGURE ES.0-2
VICINITY MAP

Alberhill Villages
Specific Plan

0' 3,000' 6,000'

TPA PROJECT DESIGN CONSULTANTS

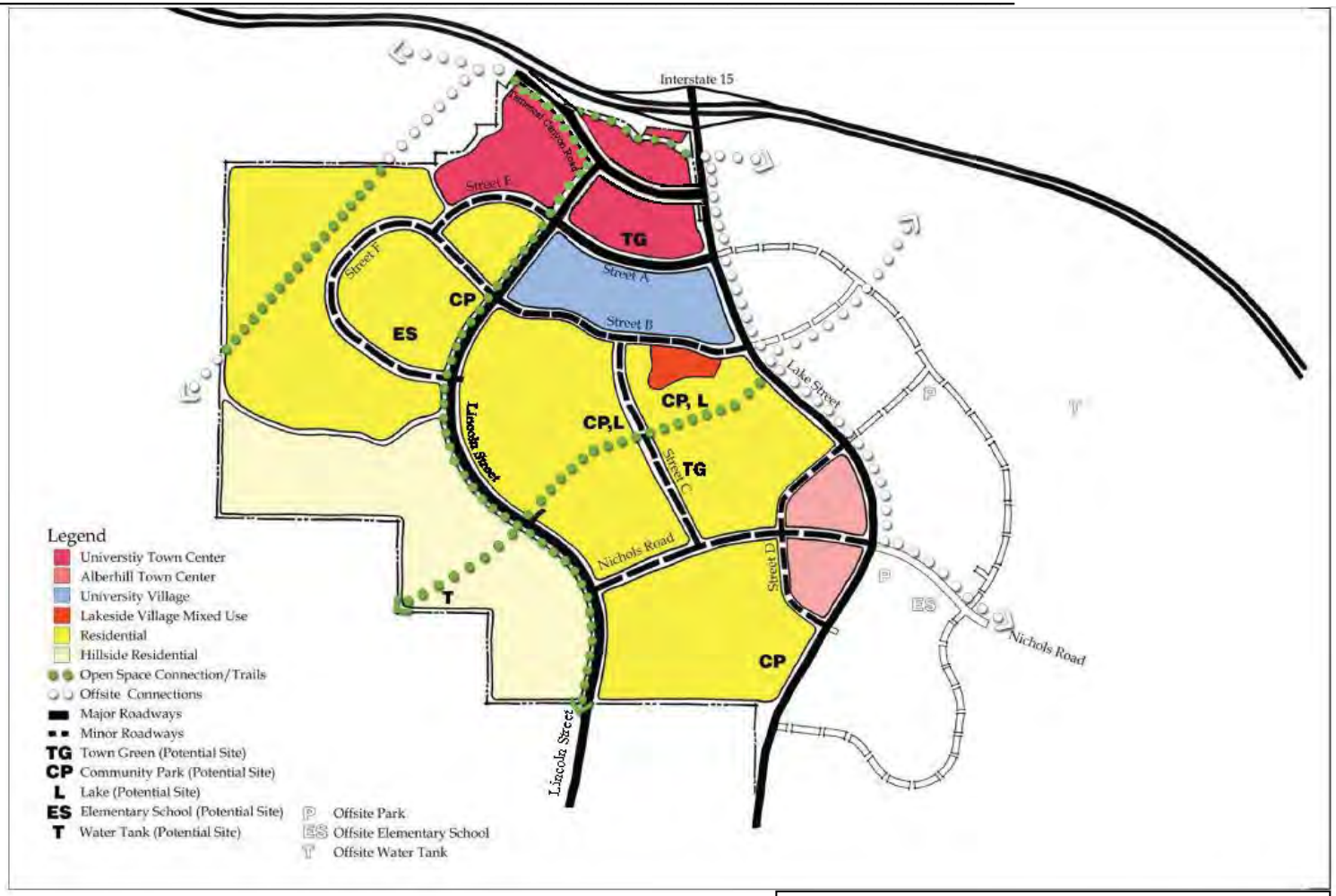


FIGURE ES.0-3
CONCEPTUAL LAND USE PLAN

Alberhill Villages Specific Plan

0' 1,000' 2,000'

TPA PROJECT DESIGN CONSULTANTS

have been allocated to the Regional Mixed-Use land use category (see TABLE ES.0-2 - SPECIFIC PLAN LAND USE TABLE).

ES.1.3.2 Community Mixed-Use

The community mixed-use areas are intended to serve the needs of the surrounding existing and proposed communities without intruding on smaller residential neighborhoods. A maximum of 150 dwelling units and 472,500 square feet of non-residential uses have been allocated to this land use category. These mixed-use areas are dispersed throughout the Project and act as focal points that are within a 10-minute walk or a several minute bike ride from surrounding residential neighborhoods.

ES.1.3.3 Institutional/Educational

The institutional land use category has been set aside for the development of a university campus or similar educational institutions, that are intended to accommodate land uses serving up to 6,000 students. This university is intended to serve the existing and proposed communities, as well as the larger region that has a shortage of higher educational facilities. Approximately 1,500,000 square feet of institutional/office uses have been allocated to the university area to augment and complement the higher learning facilities. Retail land use will also occur along the campus' northern edge in an effort to seamlessly integrate the campus into the community. A maximum of 450 dwelling units have been allocated to this area to help meet the student and faculty housing needs of the university, and the surrounding community.

ES.1.3.4 Residential

This land use category covers the greatest area within the Specific Plan and has the flexibility to provide a variety of residential uses with specific densities to be determined in subsequent Phased Development Plans (PDPs), where sub-area design details will be presented to the City. The higher density residential neighborhoods will surround the mixed-use areas to enhance the success and viability of these areas, while the lower intensity residential uses should be located towards the edges of the Specific Plan community with the least intense uses in the southwest hillside area. A maximum of 5,636 dwelling units has been allocated to the residential land use category. Supporting land uses, such as elementary and elementary/private schools, parks, worship centers, neighborhood commercial, and green belt paseos, can also be accommodated within this land use category, and will serve as focal points for neighborhoods.

ES.1.3.5 Hillside Residential

This land use category is located within the southwestern portion of the site where the nearby Cleveland National Forest mountainside begins, where there is some steeper terrain, and will contain a maximum of 8 custom residences at a very low density. The individual home sites will be located in a manner as to minimize pad grading while providing privacy and views. This area will also include a linear greenbelt or paseo that links to the community's lakeside park.

ES.1.3.6 Open Space Connections

The AVSP includes re-created and restored natural wildlife and open space connections in key locations in the Specific Plan area to provide continuity to the Cleveland National Forest off-site to the south and the MSHCP core areas off-site to the north. The intent of these wildlife connections is not to encourage large wildlife movement into the community, but to facilitate connections to allow for safe passage of wildlife around the community and towards the existing under passes that permit wildlife to safely cross the I-15 Freeway into core MSHCP areas. These open space connections can be designed to separate wildlife from humans through the use of lighting, signage, and fencing. Multi-purpose trails are also a component of these connections, generally located along the outer edge in order to maximize the effectiveness in moving wildlife along and through these open space areas.

TABLE ES.0-2 - SPECIFIC PLAN LAND USE TABLE

OVERALL PROJECT	UNITS	S.F.	STUDENTS
Approximately 1,400 acres	8,244	4,007,000	8,050
LAND USE	**UNITS**	**S.F**	**STUDENTS**
Mixed-Use			
Office Regional	1,594 346	503,000 1,029,500	---
Community Lakeside	150 60	592,500 382,000	---
Institutional	450	1,500,000	6,000 University
Residential	5,636	---	2,050 Elementary/ Private Schools
Hillside Residential	8	---	---

ES-2.0 ENVIRONMENTAL IMPACTS SUMMARY

Within the following page, TABLE ES.0-3 summarizes the environmental impacts, mitigation measures, and level of significance after mitigation associated with the Project.

TABLE ES.0-3 - ENVIRONMENTAL IMPACTS SUMMARY

Environmental Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
Aesthetics / Light & Glare			
Impact 4.5-1. Would the project have a substantial adverse effect on a scenic vista?	Less Than Significant	None required.	Less Than Significant
Impact4.5-2. Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	Less Than Significant	None required.	Less Than Significant
Impact 4.5-3. Would the project substantially degrade the existing visual character or quality of the site and its surroundings? .	Significant	**AES-1:** During Project construction, the construction Project manager shall ensure that the appropriate screening and visual buffers are provided (such as temporary fencing with opaque material), to screen on-going construction activities from residential land uses developed within previous phases. **AES-2:** Construction plans shall delineate the required setback for residential development from all mining operations according to Reclamation Plan 112 and the City's Municipal Code. **AES-3:** Prior to issuance of building permits for each implementing development Project, the applicant/developer of the implementing development Project shall submit a detailed Landscape Plan, for review approval by the City's Planning Division. The Landscape Plan shall, at a minimum, address special edge treatments for adjacent off-site areas, and the use of native vegetation.	Less Than Significant

Environmental Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		AES-4: All landscaping shall be installed, in accordance with landscape and irrigation standards that are part of the Specific Plan at the time of approval of each Project area's Landscape Plan, and prior to issuance of occupancy permits for a particular phase or area. **AES-5:** Landscaping shall be consistent with the AVSP and any supplemental Phased Development Plan (PDP) and Design Review (DR) in order to strengthen the visual cohesiveness of the community and provide a harmonious transition between man-made features and the natural features of the site. **AES-6:** Disturbed and un-landscaped areas shall be replanted with native plant materials that are compatible with the theme and that respond to the functional consideration of the region. **AES-7:** To the extent feasible, removal of existing native trees and vegetation along Temescal Creek shall be prohibited during Project construction and grading (this can be accomplished by staking sensitive habitat at the limits of grading to avoid incidental disruption). The Project grading plan shall clearly indicate permit limits and areas to remain.	
Impact 4.5-4. Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? .	Significant	**AES-8:** Under the Landscaping and Lighting Act of 1972 (part 2, Division 15 of the Streets and Highway Code) and the City of Lake Elsinore Municipal Code, a Landscaping and Lighting District, or other mechanism, may be formulated to set standards for maintenance of landscape and lighting installations. **AES-9:** Any lights used to illuminate the parking areas, driveways, and other exterior or interior areas, shall be designed and located so that direct lighting is directed and confined to the subject property. The applicant/developer shall submit photometric lighting plans for commercial, multi-family and recreational projects. Directional lighting should be of a minimum intensity (wattage) of one foot-candle, or as otherwise necessary for public safety. **AES-10:** Project design shall incorporate additional techniques to reduce light and glare, such as	Less Than Significant

Environmental Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		opaque glass instead of reflective glass, and earth tone building materials in high visibility areas.	
Cumulative Impacts. Would the proposed project, when combined with the past, present, and reasonably foreseeable cumulative projects, result in a cumulatively considerable impact to aesthetic resources?	Significant	Implement Mitigation Measures AES-1 through AES-10.	Less Than Significant
Air Quality & Greenhouse Gas Analysis			
Impact 4.8-1. Would the project conflict with or obstruct implementation of the applicable air quality plan?	Less Than Significant	None required.	Less Than Significant
Impact 4.8-2. Does the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?	Significant and Unavoidable	**AQ-1:** Construction activities may cause NOx, ROG, PM-10 and PM-2.5 emissions to substantially exceed SCAQMD CEQA thresholds if multiple activities/phases overlap or are compressed into shorter time-frames. Reasonable and feasible mitigation cannot likely reduce impacts to a less than significant level. Mitigation during construction is required to achieve a reduced level of impact; this includes that the contractor shall implement the following measures: **<u>Dust Control</u>** • 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	Significant and Unavoidable

Environmental Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		subsequent construction is delayed. • Water actively graded surfaces 3 times per day. • Cover all stock piles with tarps if left undisturbed for more than 72 hours. • Replace ground cover in disturbed areas as soon as feasible. • Provide water spray during loading and unloading of earthen materials. • Install wheel washers, shaker plates and gravel where vehicles enter and exit the construction site onto paved roads or wash off trucks and any equipment leaving the site each trip. • All streets shall be swept at least once a day using SCAQMD Rule 1186 1186.1 certified street sweepers or roadway washing trucks if visible soil materials are carried to adjacent streets (recommend water sweepers with reclaimed water). • All trucks hauling dirt, sand, soil, or other loose materials are to be covered. • Appoint a construction relations officer to act as a community liaison concerning on-site construction activity including resolution of issues related to PM10 generation. Diesel exhaust particulates and NOx emissions may have a significant impact during construction because of the size scope of the project. Measures to reduce exhaust emissions include: **<u>Exhaust Emissions</u>** • Require 90-day low-NOx tune-ups for off-road equipment. • Limit allowable idling to 5 minutes for trucks and heavy equipment. • Utilize equipment whose engines are equipped with diesel oxidation catalysts if available. • Utilize diesel particulate filter on heavy equipment where feasible. • If Tier 4 off-road construction equipment is not available, require alternative fueled off-	

Environmental Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		road equipment. • Configure construction parking to minimize traffic interference. • Use electricity from power poles rather than temporary diesel or gasoline power generators. • Provide temporary traffic controls, such as a flag person, during all phases of construction to maintain smooth traffic flow. • Schedule construction activities that affect traffic flow on the arterial system to off-peak hours to the extent practicable. • Reroute construction trucks away from congested streets or sensitive receptor areas. • Provide dedicated turn lanes for movement of construction trucks and equipment on- and off-site. **AQ-2:** Prior to the approval of each implementing development application, the applicant shall provide an exhibit demonstrating that the following measures have been incorporated into the overall AVSP design to reduce reliance on the single occupancy vehicle. These provisions shall be made 'Condition of Approval' on implementing development applications. • Provide for increased utilization of public transit by providing a park-and-ride facility and opportunities on-site for the future shuttle link to the planned Metrolink station in Perris or downtown Lake Elsinore. If the Metrolink station in Perris or downtown Lake Elsinore is not implemented, the Project would not be required to provide the shuttle link on the Project site. • Provide one or more secure, convenient bus stop locations, including, where feasible, seating, signage, shelters, and trash receptacles. • Provide safe, appropriately lighted, and attractively landscaped physical linkages between land uses that encourage bicycling and walking as alternatives to driving through	

Environmental Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		the provision of bike lanes and/or walking paths. • Off-street bicycle parking shall be distributed throughout the commercial areas of the Alberhill Villages Specific Plan and placed conveniently near building entrances without obstructing pedestrian movement. **AQ-3:** Prior to issuance of building permit(s), the applicant shall demonstrate that the following measures to conserve energy have been incorporated into building design: • Submit plans demonstrating that the new residential buildings shall exceed those California Title 24 energy efficiency requirements in effect at the time of building permit issuance. • Submit plans demonstrating that the new commercial buildings shall include the following green building design features: - Utilize Low-E and ENERGY STAR windows where feasible; - Install high-efficiency lighting systems and incorporate advanced lighting controls, such as auto shut-offs, timers, and motion sensors; - Install high R-value wall and ceiling insulation; and, - Incorporate use of low pressure sodium and/or fluorescent lighting, where practicable. • Require acquisition of new ENERGY STAR qualified appliances and equipment. • 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. • Where appropriate as determined by the City Engineering Division and Building and Safety Division, structures shall be designed to support the added loads of rooftop solar systems and be provided with appropriate	

Environmental Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		utility connections for solar panels, even if installation of panels is not planned during initial construction. **AQ-4:** Prior to issuance of a building permit(s), the applicant shall demonstrate that the following water and energy conservation measures have been incorporated into the landscape plan: • Participate in green waste collection and recycling programs for landscape maintenance. • Require use of landscaping with low water requirements and fast growth. • Plant trees or vegetation to shade buildings and thus reduce heating/ cooling demand. **AQ-5:** Prior to the approval of a Phased Development Plan, Subdivision Map, or Design Review application by the City's decision-making authority, applicants for proposed new development with sensitive receptors or in close proximity to 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.	
Impact 4.8-3. Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable	Significant and Unavoidable	Implement Mitigation Measures AQ-1 through AQ-5.	Significant and Unavoidable

Environmental Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?			
Impact 4.8-4. Does the project expose sensitive receptors to substantial pollutant concentrations?	Significant	Implement Mitigation Measures AQ-1 through AQ-5.	Less Than Significant
Impact 4.8.5. Does the project create objectionable odors affecting a substantial number of people?	Less Than Significant	None required.	Less Than Significant
Cumulative Impacts. See discussion under Impact 4.8-3.	Significant and Unavoidable	Implement Mitigation Measures AQ-1 through AQ-5.	Significant and Unavoidable
Impact 4.8-6. Does the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	Significant	**GHG-1:** The following CAP measures as binding and enforceable upon implementing projects as required by the CAP and shall be verified by the City prior to approval of implementing project plans or prior to occupancy as appropriate: **T-1.2: Pedestrian Infrastructure** •Implementing projects shall be required to provide sidewalks along new and reconstructed streets. •Implementing projects shall provide sidewalks or paths to internally link all uses in a project where applicable. •Implementing projects shall provide connections to neighborhood activity centers, major destinations, and transit contiguous to site.	Less Than Significant

Environmental Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		T-1.4: Bicycle Infrastructure • Where applicable, implementing projects shall implement a network of Class I, II and II bikeways, trails and safety features identified in the General Plan, Bike Lane Master Plan, Trails Master Plan and Western Riverside County Non-Motorized Transportation plan. Where applicable, the implementing project shall provide connections to the network identified in these plans. **T-1.5: Bicycle Parking** •New, non-residential development that is anticipated to generate visitor traffic shall provide permanently anchored bicycle racks within 200 feet of the visitor entrance, readily visible to passers-by, for 5% of visitor motorized vehicle parking capacity, with a minimum of one two-bike capacity rack. •For an implementing project proposing a building with over 10 tenant spaces, secure bicycle parking for 5% of tenant-occupied motorized vehicle parking capacity, with a minimum of one space shall be provided. **T-2.1: Designated Parking for Fuel-Efficient Vehicles** •A non-residential implementing project shall designate 10% of its total parking spaces for "Clean Air Vehicles." **E-1.1: Tree Planting** •Implementing projects shall provide a 15-gal non-deciduous, umbrella-form tree per 30 linear feet of boundary length, near buildings, or to shade pavement in parking lots and streets. **E-1.2: Cool Roof Requirements** • A non-residential implementing project shall use roofing materials having solar reflectance, thermal emittance or Solar	

Environmental Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		Reflectance Index 3 per CalGreen Tier 1 values. **E-1.3: Energy Efficient Building Standards** • Implementing projects shall achieve CalGreen Tier 1 energy efficiency standards. **E-3.2: Energy Efficient Street and Traffic Signal Lights** • If an implementing project involves the installation of street or traffic signal lights, such lighting shall consist of Low Emitting Diode (LED) lights. **E-4.1: Landscaping** • An implementing project shall comply with the City's AB 1881 Landscaping Ordinance. **E-4.2: Indoor Water Conservation Requirements** • Implementing projects shall reduce indoor water consumption by 30%, consistent with CalGreen Tier 1, Section A5.303.2.3.1. **S-1.4: Construction and Demolition Waste Diversion** • An implementing project accompanied by a waste management plan shall demonstrate how 65% of the nonhazardous construction and demolition debris generated at the site will be recycled or salvaged. **GHG-2:** Prior to the issuance of any discretionary developments for the AVSP (including grading, and/or similar) the Project applicant shall submit a CAP compliance document to the Director of Community Development. The Climate Action Plan Compliance Report has been prepared and is located within Chapter 7 of the Alberhill Villages Specific Plan. •The auditing mechanism for the CAP is	

Environmental Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		discussed further within Chapter 6.0, sub-section 6.2.2 - Measure Implementation and Performance. The City staff shall evaluate measures every five years, identifying achievement of the performance indicators, participation rates, implementation costs, and community benefits realized, remaining barriers to implementation, and recommendations for changes to the CAP. - This evaluation may be submitted to the City Council in conjunction with the General Plan status report for that year as required by State Government Code Section 65400. - In addition, measure review will include an assessment of the implementation of applicable Scoping Plan measures to determine if adjustments to the CAP must be made to account for any shortfalls in Scoping Plan implementation.	
Impact 4.8-7. Does the project conflict with an Applicable Plan, Policy or Regulation Adopted for the Purpose of Reducing the Emissions of Greenhouse Gases?	Less Than Significant	Implement Mitigation Measures GHG-1 an GHG-2 to ensure compliance.	Less Tan Significant
Biological Resources			
Impact 4.11-1. Would the Project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional	Significant	**BIO-1:** A pre-construction survey for resident burrowing owls will be conducted by a qualified biologist within 30 days prior to commencement of grading and construction activities within those portions of the Project site containing suitable burrowing owl habitat. If ground disturbing activities in these areas are delayed or suspended for more than 30 days after the preconstruction survey, the area shall be resurveyed for owls. The pre-construction survey and any relocation activity will be conducted in accordance with	Less Than Significant

Environmental Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?		the CDFW Report on Burrowing Owl Mitigation, 1995. If active nests are identified on-site during the pre-construction survey, they shall be avoided or the owls actively or passively relocated. To adequately avoid active nests, no grading or heavy equipment activity shall take place within at least 100 meters (approximately 330 feet) of an active nest during the breeding season (February 1 through August 31), and 165 feet during the non-breeding season (September 1 through January 31). If burrowing owls occupy the site and cannot be avoided, passive relocation shall be used to exclude owls from their burrows. Relocation shall be conducted outside the breeding season or once the young are able to leave the nest and fly. Passive relocation is the exclusion of owls from their burrows (outside the breeding season or once the young are able to leave the nest and fly) by installing one-way doors in burrow entrances. These one-way doors allow the owl to exit the burrow, but not enter it. These doors shall be left in place 48 hours to ensure owls have left the burrow. Alternative natural or artificial burrows that are beyond 50 meters from the impacted area shall be provided in a ratio of 1 to1 in adjacent suitable habitat that is contiguous with the foraging habitat of the affected owls. The Project area shall be monitored daily for one week to confirm owl use of burrows before excavating burrows in the impact area. Burrows shall be excavated using hand tools and refilled to prevent reoccupation. Sections of flexible pipe shall be inserted into the tunnels during excavation to maintain an escape route for any animals inside the burrow. **BIO-2:** No new clearing, grubbing, grading or other ground-disturbance activities shall occur on each implementing development Project site until the following requirements have been met for the California gnatcatcher (*Polioptila californrnica californica*): Presence/absence surveys shall be conducted within the footprint where new clearing,	

Environmental Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		grubbing, grading or other ground-disturbance activities is proposed. Said surveys shall also include all land within 500 feet of the ground-disturbance footprint. If surveys document absence of CAGN no additional avoidance or minimization measures are required. Surveys in which the species is not detected are considered valid for one year. New surveys shall be conducted on any previously surveyed areas where clearing, grubbing, grading or other ground-disturbance activities are not commenced within one year and whenever new areas are proposed for ground-disturbance activities. If surveys document the presence of California gnatcatcher (CAGN), impacts to CAGN would be mitigated below the level of significance when occupied coastal sage scrub is fenced and direct impacts are avoided and construction within 500 feet of occupied habitat occurs only between September 1 and January 31 to avoid indirect impacts to nesting CAGN. If avoidance is not feasible a Section 7 Consultation or Section 10 Incidental Take Permit shall be initiated by the Project applicant with the USFWS and mitigation measures to avoid or minimize adverse Project effects to CAGN, as identified by the USFWS shall be implemented. Potential impacts will be reduced to below the level of significance through implementation of one or more of the following measures, which individually or in combination will reduce potential impacts to below the level of significance: 1) avoidance; 2) minimization of impacts; 3) acquisition and set aside of similar CAGN habitat either on-site or off-site at a 1to 1 ratio; and, 4) the purchase of off-site compensation land. **BIO-3:** Should construction of implementing development Projects occur during the breeding season for the least Bell's vireo (LBV) or southwestern willow flycatcher (SWWF) (March 15 through September 15), presence/absence surveys shall be conducted prior to construction; or presence can be assumed. If surveys document the presence of LBV and SWWF, impacts to LBV and SWWF would be mitigated below the level of significance when occupied riparian	

Environmental Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		forest/woodland/scrub is fenced and direct impacts are avoided and construction within 500 feet of occupied habitat occurs only between September 15th and March 15th to avoid indirect impacts to nesting LBV. If avoidance is not feasible, a temporary noise barrier shall be used during construction, at the appropriate location(s), in coordination with CDFW and the USFWS. The noise barrier shall attenuate noise levels to 60 dBA or less, at the edge of breeding habitat. If surveys indicate that these species are not present, this measure will not be required. Additional or alternative measures to avoid or minimize adverse Project effects to LBV and SWWF, as identified by the USFWS in Section 7 or Section 10 Consultation, shall be implemented. **BIO-4:** Prior to issuance of a grading permit(s) for areas within the Alberhill Villages Specific Plan that contain riparian/riverine habitat, the applicant shall implement one or more of the following measures to mitigate for impact to riparian/riverine habitat at a 1 to1 ratio: • On-site or off-site replacement of USACE/RWQCB jurisdictional "waters of the U.S.", "waters of the State" and wetlands at no less than a 1 to1 replacement to impact ratio, or as required by the agency. Off-site replacement shall include the purchase of mitigation credits at an agency-approved off-site mitigation bank or payment into an in-lieu fee agreement, such as, San Jacinto River invasive removal Project through Santa Ana Watershed Authority. • On-site or off-site replacement of CDFW jurisdictional streambed and associated riparian habitat at no less than a 1 to1 replacement to impact ratio, or as required by the agency. Off-site replacement shall include the purchase of mitigation credits at an agency-approved off-site mitigation bank or payment into an in-lieu fee agreement, such as San Jacinto River invasive removal through the San Jacinto Watershed Authority. **BIO-7:** Though the **Stephens' kangaroo rat** was not found on-site, suitable habitat, however, exists	

Environmental Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		on-site within the ruderal/non-native grassland and disturbed sage scrub habitats located on-site. The Project Site is located in the Stephens' Kangaroo Rat Fee Assessment Area (Riverside County Ordinance 663.10). To reduce potential impacts to the Stephens' Kangaroo Rat, and in accordance with Riverside County Ordinance 663.10, a Stephens' Kangaroo Rat Mitigation Fee payment of $500.00 per gross developed acre is required – paid to the Riverside County SKR Habitat Conservation Plan Fees. The mitigation fee shall be required prior to the issuance of a grading permit. If a deferral agreement instrument is recorded by the Applicant, the fee may be deferred to the issuance of the first building permit within the development. Fee amounts are determined by Riverside County Transportation and Land Management Agency (RCTLMA) Building & Safety and Planning Land Use staff and can be paid at any RCTLMA Permit Assistance Center. The **rosy boa** designated as a California Species of Concern, was not found on-site during the 14 days of general and focused biological surveys and site reconnaissance, even though suitable habitat was present. The rosy boa is generally sparsely distributed in rock chaparral and coastal sage scrub habitats, and has a high potential to occur within these habitats. Additional surveys are to be conducted before grading is permitted, and if found, the rosy boa will be relocated to habitat suitable areas outside the development area. In addition, the **fairy shrimp**, also not found during the 14 days of general and focused biological surveys and site reconnaissance, may have a potential for existence due to the presence of numerous seasonal pools observed on-site. A presence/absence survey shall be conducted prior to any on-site grading. **BIO-9:** If necessary, prior to the commencement of construction activity, a temporary sound wall shall be erected adjacent to construction between the AVSP's development footprint and any Critical Habitat Areas to ensure that wildlife are not subject to noise that would	

Environmental Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		exceed residential noise standards (65 dBA) or ambient noise levels (whichever is higher). Once construction is completed, the temporary sound wall shall be removed. **BIO-10:** Any loading docks proposed for construction located adjacent to the Critical Habitat Areas shall be designed and operated to maintain noise levels at 65 dBA or ambient noise levels (whichever is higher).	
Impact 4.11-2 Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service; and, **Impact 4.11-3** Would the project 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?	Significant	Implement Mitigation Measure BIO-4. **BIO-5:** Prior to issuance of a grading permit for any implementing development proposal that contains potential "waters of the U.S." and/or "waters of the State", an updated jurisdictional delineation of the subject property documenting all drainages including ephemeral drainages shall be completed. Potential impacts to any "waters of the U.S." and "waters of the State" will be reduced to below the level of significance through implementation of one or more of the following measures, which individually or in combination will reduce potential impacts to below the level of significance, subject to U.S. Army Corps of Engineers and California Department of Fish and Wildlife approval through the Section 404 and Section 1600 Streambed Alteration Agreement permitting process: • Avoidance of on-site jurisdictional features; • Enhancement of avoided on-site drainages; • Restoration of on-site riparian habitat following ground-disturbance activities; or, • On-site or off-site mitigation of residual impacts to jurisdictional areas at a 1 to 1 ratio, or such other ratio as negotiated between the applicant, the U.S. Army Corps of Engineers (ACOE), Regional Water Quality Control Board (RWQCB) and the California Department of Fish and Wildlife (CDFW) during the Section 404/401/1602 permitting process.	Mitigated to a level below significant

Environmental Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
Impact 4.11-4. Would the project 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?	Significant	**BIO-6:** In order to avoid violation of the Migratory Bird Treaty Act (MBTA) and the California Fish and Wildlife Code ground-disturbance activities including the removal of trees and vegetation shall be avoided, to the greatest extent possible, during the nesting season (generally February 1 to August 31) of potentially occurring native and migratory bird species. If site-preparation activities are proposed during the nesting/breeding season (February 1 to August 31), a pre-activity field survey shall be conducted by a qualified biologist prior to the issuance of grading permits, to determine if active nests of species protected by the MBTA or the California Fish and Wildlife Code are present in the construction zone. If active nests are not located within the Project area and appropriate buffer (500 feet) of an active listed species or raptor nest, 300 feet of other sensitive or protected bird nests (non-listed), or within 100 feet of sensitive or protected songbird nests), earth-moving activities may be conducted during the nesting/ breeding season. However, if active nests are located during the pre-activity field survey, no grading or heavy equipment activity shall take place within at least 500 feet of an active listed species or raptor nest, 300 feet of other sensitive or protected (under MBTA or California Fish and Wildlife Code) bird nests (non-listed), or within 100 feet of sensitive or protected songbird nests until the nest is no longer active.	Less Than Significant
Impact 4.11-5. Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	Significant	**BIO-8:** The Applicant shall be responsible for avoiding two species of native trees that were located on-site: the southern coast live oak riparian forest located in the northwest corner of the Site that includes coast live oak (Quercus agrifolia) and the arroyo willow (Salix lasiolepis). The oak trees and willows are large, mature, and in good health. The City of Lake Elsinore does not have a native tree ordinance. If oak trees are required to be impacted, the developer shall mitigate the loss at a 3 to1 replacement with 36" box trees, or	Less Than Significant

Environmental Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		relocate the native oak trees.	
Impact 4.11-6. Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	Less Than Significant	None required	Less Than Significant
Cumulative Impacts. Would the proposed project result in a cumulatively considerable contribution to biological resource impacts?	Significant	Implement Mitigation Measures BIO-1 through BIO-10	Less Than Significant
Cultural Resources			
Impact 4.11-1 Would the project cause a substantial adverse change in the significance of a historical resource as defined in §15064.5 of the California Code of Regulations?;and **Impact 4.11-2** Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the California Code of Regulations?	Significant	**CR-1:** Prior to issuance of grading permit(s) for the Project, the Project applicant shall retain an archaeological monitor to monitor all ground disturbing activities in an effort to identify any unknown archaeological resources. Any newly discovered cultural resource deposits shall be subject to a cultural resources evaluation. **CR-2:** At least 30 days prior to seeking a grading permit, the Project applicant shall contact the appropriate Indian tribe to notify that Tribe of grading, excavation and the monitoring program, and to coordinate with the City of Lake Elsinore and the Tribe to develop a Cultural Resources Treatment and Monitoring Agreement. The Agreement shall address: the treatment of known cultural resources, the designation, responsibilities, and participation of Native American Tribal monitors during grading, excavation and ground disturbing activities; Project grading and development scheduling; terms of compensation; and, treatment and final disposition of any cultural	Mitigated to a level below significant Mitigated to a level below significant

Environmental Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		resources, sacred sites, and human remains discovered on the site. **CR-3:** Prior issuance to any grading permit, the Project archaeologist shall file a pre-grading report with the City and County (if required) to document the proposed methodology for grading activity observation. Said methodology shall include the requirement for a qualified archaeological monitor to be present and to have the authority to stop and redirect grading activities. In accordance with the agreement required in CR-1, the archaeological monitor's authority to stop and redirect grading will be exercised in consultation with the appropriate tribe 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 also have the authority to stop and redirect grading activities in consultation with the Project archaeologist**.** **CR-4:** The landowner shall relinquish ownership of all cultural resources, including sacred items, burial goods and all archaeological artifacts that are found on the Project area, to the appropriate tribe for proper treatment and disposition. **CR-5:** All sacred sites, should they be encountered within the Project area, shall be avoided and preserved as the mitigation, if feasible. **CR-6:** If inadvertent discoveries of subsurface archaeological/cultural resources are discovered during grading, the Developer, the Project archaeologist, and the appropriate tribe shall assess the significance of such resources and shall meet and confer regarding the mitigation for such resources. If the Developer and the tribe cannot agree on the 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	

Environmental Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		account the religious beliefs, customs and practices of the appropriate tribe. Notwithstanding any other rights available under the law, the decision of the CDD shall be final. **CR-7**: Prior to the approval of any implementing development Project or the issuance of any grading permit, that includes the Alberhill School site, the applicant shall provide to the City of Lake Elsinore an evaluation of the School House structure completed by a qualified architectural historian to determine its historical significance and integrity. The report shall require the review and approval by the Community Development Department – Planning Division.	
Impact 4.11-3. Would the proposed project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	Significant	**CR-8**: Prior to the issuance of grading permits for each implementing development Project, 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 mitigation measures CR-1 through CR-7. However, if the approved Paleontological Resources Survey determines that it is likely that paleontological resources will be uncovered during earth-moving activities, a qualified paleontologist shall be retained to develop a Paleontological Resources Monitoring and Treatment Plan (PRMTP) for approval by the Community Development Director. Following Community Development Director approval of the PRMTP, grading and construction activities may proceed in compliance with the provisions of the approved PRMTP. The PRMTP shall include the following measures: 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	Less Than Significant

Environmental Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
.		activities by a qualified paleontologist or qualified designee. c. If fossil remains large enough to be seen are uncovered by earth-moving activities, a qualified paleontologist or qualified designee shall temporarily divert earth-moving activities around the fossil site until the remains have been evaluated for significance and, if 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. d. If a qualified paleontologist or qualified designee is not present when fossil remains are uncovered by earth-moving activities, these activities shall be stopped and a qualified paleontologist or qualified designee shall be called to the site immediately to evaluate the significance of the fossil remains. e. At a qualified paleontologist 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. f. A qualified paleontologist or qualified designee shall collect all significant identifiable fossil remains. All fossil sites shall be plotted on a topographic map of the Project site. g. If the qualified paleontologist or qualified designee determines that insufficient fossil remains have been found after fifty percent of earthmoving activities have been completed, monitoring can be reduced or discontinued. h. Any significant fossil remains recovered in the field as a result of monitoring or by processing rock samples shall be prepared, identified, catalogued, curated, and accessioned into the fossil collections of the San Bernardino County Museum, or another museum repository complying with the Society of	

Environmental Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		Vertebrate Paleontology standard guidelines. Accompanying specimen and site data, notes, maps, and photographs also shall be archived at the repository. i. Within 6 months following completion of the above tasks or prior to the issuance of occupancy permits, whichever comes first, a qualified paleontologist or qualified designee shall prepare a final report summarizing the results of the mitigation program and presenting an inventory and describing the scientific significance of any fossil 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.	
Impact 4.11-4. Would the proposed project disturb any human remains, including those interred outside of formal cemeteries?	Less Than Significant	None required.	Less Than Significant
Cumulative Impacts. Would the proposed project result in a cumulatively considerable contribution to cultural resource impacts?	Significant	Implement Mitigation Measures CR-1 through CR-8.	Less Than Significant

Environmental Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
Geology, Soils, Mineral Resources and Seismicity			
Impact 4.1-1. Would the proposed project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: a) 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); b) Strong seismic ground shaking; and/or, c) Seismic related ground failure, including liquefaction. d) Landslides?	Significant	**G-1:** Site specific geotechnical investigations, including subsurface fault studies, shall be completed prior to the approval of each implementing development proposal. **G-2:** **S**oil, seismic and foundation investigations shall be performed for each tract structural site. Structural foundations shall be designed to resist the effects of compressible/collapsible and expansive soils. The investigation shall also include engineering design for slope stabilization on northwest and southwest facing slopes that are cut into the Silverado Foundation. Recommendations may include over excavating and capping cut lots within granitic bedrock, Santiago Peak Volcanic and the Bedford Canyon Formation located on-site with at least three feet of compacted fill to create easily excavatible pads for foundation, utility, and landscaping purposes. Similar grading plans for interior streets located in hard bedrock cut areas may also be recommended in the investigations in addition to measures on the handling and selective replacement and/or removal off-site of oversized rock. These structures and grading characteristics shall be indicated in the construction design plans and subject to approval by the City Engineering Division prior to issuance of grading permits. **G-3:** Prior to issuance of building permits, all compressible/collapsible soils as identified by the soil and foundation investigations shall be removed to the level of underlying competent soils or bedrock. Unsuitable soil materials include stockpiles, uncompacted fill, alluvium, older alluvium and landslides. Varying depths of removal, depending on the type of soil material, shall be required, as recommended in the investigations. The grading characteristics shall be indicated in the construction design plans and are subject to review and approval by the City Engineering Division. **G-4:** Following completion of rough grading, a lot-by-lot classification shall be conducted to determine specific foundation recommendations of soils at exposed finished grade. The recommendations shall be indicated	Mitigated to a level below significant Mitigated to a level below significant

Environmental Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
	Significant	on construction design plans and are subject to review and approval by the City Engineering Division. **G-5:** All structures shall be designed to resist seismic acceleration of 0.47g (two thirds of peak acceleration of 0.7g). This design resistance shall be demonstrated to the satisfaction of the City's Building Official on the construction design plans prior to issuance of building permits. **G-6:** To reduce liquefaction and subsidence potential in the soil/seismic study, study recommendations to include over-excavation and recompaction and removal of sandy alluvial soils and other soft soils and replacement with fill shall be implemented. Compliance with this measure shall be demonstrated on construction design plans for review and approval by the City Engineering Division, prior to issuance of grading permits. Also, the use of systems such as sub-drains for dewatering purposes could potentially be used to reduce the potential for subsidence and liquefaction. **G-7:** Locally sheared or gouged bedrock materials that are exposed in areas of mapped, inactive faults shall either both be removed and capped, or to fill and be stabilized in accordance with recommendations in the required soils investigation report. **G-8:** Fault setbacks shall be documented and observed from active faults and fissures identified in the seismic study. Compliance with this measure shall be demonstrated on maps and construction design plans for review and approval by the City Engineer Division prior to issuance of grading permits. **G-9:** Cut and fill slopes, underground utility trenches, buttresses and stabilization fills shall be designed to accommodate the addition of rain/irrigation water, while not adversely impacting structures and infrastructure. Engineering design of these areas is subject to review and approval by the City. Compliance with this measure shall be demonstrated on the	Mitigated to a level below significant

Environmental Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		grading plans prior to issuance of grading permits, to the satisfaction of the City Engineering Division. **G-10:** To reduce the potential of the rise in ground water, due to the slow-down in mining dewatering activity, recommendations of compliance with this measure shall be demonstrated on construction design plans for review and approval by the City Engineering Division, prior to the issuance of grading permits. **G-11:** Prior to the approval of any Phased Development Plan or Subdivision Map as determined by the City Engineer, the applicant shall comply with the Landslide and Potential Slope Instability Recommendation contained in the *Geologic Constraints Study for an Environmental Impact Report (EIR) Submittal, Alberhill Villages Specific Plan, 1,374± Acres, West of Lake Street and South of Temescal Canyon Road, City of Lake Elsinore, Riverside County, California, by Petra Geotechnical Inc. dated March 16, 2010.*	
Impact 4.1-2. Would the proposed project result in substantial soil erosion or the loss of topsoil?	Less Than Significant	None required.	Less Than Significant

Environmental Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
Impact 4.1-3. Would the proposed project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (UBC) (1994), creating substantial risks to life or property; and, **Impact 4.1-4**. 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 Project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	Significant	Implement Mitigation Measures G-1 through G-11.	Less Than Significant
Impact 4.1-5. Would the proposed project have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste-water?	Less Than Significant	None required.	Less Than Significant

Environmental Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
Impact 4.1-6. Would the proposed project result in the loss of availability of a known mineral resource that would be of value to the region and residents of the state?; and, **Impact 4.1-7.** Would the proposed project result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	Less Than Significant	None required.	Less Than Significant
Cumulative Impacts. Would the proposed project result in a cumulatively considerable contribution to geology, soils, mineral resource, and seismic impacts?	Significant	Implement Mitigation Measures G-1 through G-11.	Less Than Significant
Hazards and Hazardous Materials			
Impact 4.2-1. Would the proposed project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous	Significant	Implement Mitigation Measures HAZ-1 through HAZ-2.	Less Than Significant

Environmental Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
materials?			
Impact 4.2-2. Would the proposed project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	Significant	Implement Mitigation Measures HAZ-1 through HAZ-2.	Less Than Significant
Impact 4.2-3. Would the proposed project emit hazardous emissions or handle hazardous materials or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	Less Than Significant	The Project will continue to implement on-going mandatory compliance with the M-3 zoning regulations General Plan Goal 3 and Policy 3.3. No Additional Mitigation Measures are Required.	Less Than Significant
Impact 4.2-4. Would the proposed project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	Less Than Significant	No Mitigation Measures are Required.	Less Than Significant

Environmental Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
Impact 4.2-5. Would the proposed project expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands area adjacent to urbanized areas or where residences are intermixed with wildlands?	Less Than Significant	Implement Mitigation Measure HAZ-3.	Significant
Cumulative Impacts. Would the proposed project result in a cumulatively considerable contribution to hazards, hazardous material impacts, safety programs, emergency-response, or wildlife fire hazard?	Less Than Significant	Implement Mitigation Measures HAZ-1 through HAZ-3. **HAZ-1** As part of the approval process for a Phased Development Plan, Subdivision, Map, or Design Review application, projects shall be required to demonstrate their avoidance of significant impacts associated with the use and storage of hazardous materials and disposal of hazardous materials through implementation of Policies 3.3 and 3.5 of the Hazards and Hazardous materials section of the Public Safety and Welfare chapter of the General Plan. (Ref. *General Plan EIR Mitigation Measure MM Hazards 1).* **HAZ-2** As part of the approval process for a Phased Development Plan, Subdivision, Map, or Design Review application, projects shall be required to demonstrate their avoidance of significant impacts associated with exposure to hazardous materials through implementation of General Plan Policies 3.3 and 3.5 of the Hazardous Materials section of the Public Safety and Welfare chapter. Proposed development on or adjacent to the SARI line would be required to analyze risks specific to sensitive land uses and the extent of subsurface components involved with building in these locations. (Ref. *General Plan EIR Mitigation Measure MM Hazards 2).* **HAZ-3** As part of the approval process for a Phased Development Plan, Subdivision, Map, or Design Review application, projects shall be	Less Than Significant

Environmental Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		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).*	
Hydrology and Water Quality			
Impact 4.3-1. Would the project violate any water quality standards or waste discharge requirements?	Less Than Significant	None required.	Less Than Significant
Impact 4.3-2.: Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge, such that there could be a net deficit in aquifer volume or a lowering of the local groundwater table (e.g., the production rate of pre-existing wells could drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	Less Than Significant	None required.	Less Than Significant

Environmental Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
Impact 4.3-3. Would the proposed project 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 substantial erosion or siltation on- or off-site?	Significant	**HY-1:** Prior to issuance of grading permits, the Projects' applicant shall obtain coverage under the General Construction Permit. The Project applicant/owner is required to electronically file and submit all Permit Registration Documents (PRDs) into the State Water Board's Stormwater Multi-Application and Report Tracking System (SMARTS) web-site prior to the commencement of construction. PRDs consist of: 1) Notice of Intent (NOI); 2) Risk Assessment; 3) Site Map; 4) Stormwater Pollution Prevention Plan (SWPPP); 5) Annual Fee - must be mailed; and, 6) Signed Certification Letter.	Less Than Significant
Impact 4.3-4. Would the proposed project substantially alter the existing drainage pattern of the site or area, 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 flooding on- or off-site?	Significant	Implement Mitigation Measure HY-1. **HY-2:** All drainage facilities constructed in this Project shall conform to the requirements and standards of the Riverside County Flood Control and Water Conservation District and the City Engineering Division of the Public Works Department **HY-3:** Site specific drainage systems shall be designed as each planning area or phase comes on line. All phased drainage systems shall conform to a Master Plan of Drainage for the entire Alberhill Villages Specific Plan Project area. **HY-4:** In order to protect the existing streambed of the Temescal Canyon Wash, an energy dissipating structure shall be provided at the storm drain system discharge point, if necessary. Erosion control devices shall also be provided, if necessary.	Less Than Significant
Impact 4.3-5. Would the proposed project create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	Significant	Implement Mitigation Measure HY-1 **HY-5:** Prior to the issuance of grading permits, the applicant shall develop a Storm Water Pollution Prevention Plan (SWPPP) that emphasizes structural and non-structural Best Management Practices (BMPs), in compliance with the Environmental Protection Agency's (EPAs) and National Pollutant Discharge Elimination System (NPDES) program requirements. The SWPPP indicates how stormwater pollution will be controlled only during plus one year after construction.	Less Than Significant

Environmental Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		Stormwater pollutants that may be present at the Project include the following: • Sediment; • Nutrients (fertilizers); • Bacteria and Viruses; • Organics; • Oil and Grease; • Heavy Metals; • Toxic Chemicals; and, • Floating Solids. **HY-6:** Best Management Practices (BMPs) shall be specified in the Project Storm Water Pollution Prevention Plan (SWPPP) and Water Quality Management Plan (WQMP) to reduce the level of pollutants indicated above from entering the Temescal Canyon Wash. Recommended practices during construction include site stabilization to limit sedimentation. Following is a list of recommended BMPs to be used during construction, in addition to the list referenced within the SWPPP: : • Preservation of Existing Vegetation; • Seeding, Planting and Mulching of Disturbed Areas; • Dust Control; • Construction Road Stabilization; • Stabilized Construction Entrance; • Outlet Protection; • Temporary Debris Basins; and, • Sandbagging, Slit Fence, Straw Waddles. **HY-7:** The site's SWPPP shall also specify BMPs for post construction. Post construction BMPs may be divided into two categories, structural and non-structural. A list of recommended non-structural BMPs is provided below, in addition to the list referenced within the SWPPP: • Public Education/Involvement; • Housekeeping Practices; • Catch Basin Stenciling; • Street Cleaning; and, • Storm Drain System Cleaning. **HY-8:** Structural BMPs shall be considered to be incorporated into the design of the community that will improve water quality and potentially enhance wetland mitigation opportunities, in	

Environmental Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		addition to the list referenced within the WQMP: • Retention Basins; • Grass-Lined Channels and Swales; • Detention Basins; • Infiltration Trenches; and, • Water Quality Basins and Inlets. **HY-9:** On-site drainage shall be placed in grass-lined channels and swales where ever possible, taking advantage of greenbelts within the Project's limits.	
Impact 4.3-5. Would the project otherwise substantially degrade water quality?	Significant	Implement Mitigation Measures HY-1 through HY-9.	Less Than Significant
Impact 4.3-6. Would the project place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map (1% Chance of Flooding)?	Significant	**HY-10:** Prior to final approval of street improvement plans or any required slope revetment plans, the Project Proponent shall provide evidence to the City of Lake Elsinore that a Conditional Letter of Map Revision (CLOMR) has been issued by FEMA for the Project. The grading plan shall substantially conform to the CLOMR. **HY-11:** Prior to the first building permit final inspection in area(s) subject to the FEMA floodplain designation, the Project Proponent shall provide evidence to the City of Lake Elsinore that a Final Letter of Map Revision (LOMR) has been issued by FEMA verifying that flood control measures have been completed and the residential development areas are permanently removed from the FEMA floodplain designation (1 percent annual chance of flooding).	Less Than Significant

Environmental Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
Impact 4.3-7 Would the project place within a 100-year flood hazard area structures which would impede or redirect flood flows?	Significant	Implement Mitigation Measures HY-10 and HY-11.	Less Than Significant
Impact 4.3-8 Would the project 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 or by inundation by Seiche, Tsunami, or Mudflow?	No Impact Less Than Significant for Mudflow	None required. None required.	No Impact Less Than Significant
Cumulative Impacts. Would the proposed project result in a cumulatively considerable contribution to hydrology and water quality impacts?	Significant	Implement Mitigation Measures HY-1 through HY-11	Less Than Significant
Land Use and Planning			
Impact 4.4-1. Would the proposed project conflict with an applicable land use plan, policy, or regulation of any agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local	Less Than Significant	None required.	Less Than Significant

Environmental Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
coastal plan, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			
Impact 4.4-2. Would the proposed project conflict with any applicable habitat conservation plan or natural community conservation plan?	No Impact	None required.	No Impact
Cumulative Impacts. Would the proposed project result in a cumulatively considerable contribution to land use and planning?	Less Than Significant	None required.	Less Than Significant Impact
Noise			
Impact 4.9-1. Would the project expose persons to, or generate noise levels in excess of standards established in the local general plan or noise ordinance, or other applicable standards of other agencies?; and **Impact 4.9-2** Would the project result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing	Significant Significant	**NSE-1:** To reduce construction-related noise, site preparation, grading and construction activities shall be limited to those hours as set forth in noise control provisions of the Lake Elsinore Municipal Code. **NSE-2:** All construction equipment, fixed and mobile, shall be equipped with properly operating and maintained mufflers. **NSE-3:** All stationary noise generating construction equipment and any construction staging areas shall be located as far as practical from existing residences. If impulsive noise generation such as pile driving or jack-hammers is necessary close to noise-sensitive users, activity scheduling to minimize off-site impacts, or erection of temporary barriers, shall be necessary. **NSE-4:** As part of an application for a Phased Development Plan, Subdivision Map, or	Less Than Significant Less Than Significant

Environmental Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
without the project?;and **Impact 4.9-3** Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?		Design Review application, a noise study shall be submitted that evaluates existing and projected noise levels affecting the implementing development proposal. Design features that may be incorporated within an implementing project may include setbacks from the roadway or noise attenuation that will reduce noise levels to acceptable standards. An exterior level of 60 dB CNEL in usable outdoor space shall be the noise exposure goal for such maximally noise-sensitive uses. If such a level is not attainable with reasonably available noise control measures, the General Plan finds levels up to 65 dB CNEL are acceptable. In the event that patios and balconies are determined to occur within the 65 dBA noise contour, noise attenuation shall be required to reduce noise levels to 65 dBA CNEL or lower. This may include the use of architectural treatments, barriers, or other noise attenuating measures. Project specific mitigation measures shall provide sound level reductions so that future uses within the AVSP area are consistent with the CNEL levels identified in the Lake Elsinore General Plan and Lake Elsinore Municipal Code. **NSE-5:** Prior to the issuance of building permits, the applicant shall submit a detailed acoustical study demonstrating that all the Alberhill Villages Specific Plan structures will meet applicable City interior noise levels and exterior living area noise levels, in accordance with applicable noise standards and zoning regulations. 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 Alberhill Villages Specific Plan design plans have incorporated adequate sound attenuation measures to achieve the applicable noise standards.	Less Than Significant

Environmental Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
	Significant	**NSE-6:** Prior to the issuance of any building permits for residential uses, 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 65 dBA for exterior noise levels and 45 dBA for interior noise levels. **NSE-7:** Prior to the issuance of building permits for commercial uses, the Project shall incorporate measures to minimize hours of operation and reduce exterior noise levels resulting from potential noise source locations, such as loading docks, speakerphones, music/live entertainment, to 65 dBA CNEL from 7 a.m. to 10 p.m. and 60 dBA from 10 p.m. to 7 a.m. These measures shall be implemented to the satisfaction of the Community Development Director or modified for special events. **NSE-8:** ASVP residential development planned for within 4,800 feet of nocturnal Pacific Aggregates rock crushing operations shall be approved only if it can be demonstrated that the nocturnal City of Lake Elsinore zoning ordinance standard of 40 dB (L_{50}) will not be exceeded at any single family residence. If future crushing activities are restricted to 7 a.m. to 10 p.m., this condition shall apply to proposed residential uses within 2,400 feet of crusher locations.	
Impact 4.9-4. Would the project result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise level?	Significant	**NSE–9:** For projects that have a potential to generate construction-related groundborne vibration (e.g., use of pile drivers, rock drills, and pavement breakers), the City shall require the project applicant to submit a construction-related vibration mitigation plan to the City prior to review and approval. The mitigation plan shall depict the location of the construction equipment and activities and how the vibration from this equipment and activity would be mitigated during construction of the project. The City shall require binding mitigation measures implementing the approved mitigation plan. **NSE-10:** For projects proposing new sensitive receptor uses in the vicinity of mining activities, the City shall require the project applicant to	Less Than Significant

Environmental Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		demonstrate the new use's compliance with City noise standards. Where project-specific analysis determines there is a potential for significant vibration-related impacts, the City shall require binding mitigation measures that will reduce the vibration received to acceptable levels.	
Cumulative Impacts. Would the proposed project result in a cumulatively considerable contribution to noise impacts?	Less Than Significant	Implement Mitigation Measures NSE-1 through NSE-10.	Less Than Significant
Population, Housing and Employment			
Impact 4.6-1 Would the proposed project induce substantial population growth in an area, either directly or indirectly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? .	Less Than Significant	None required.	Less Than Significant
Cumulative Impacts. Would the proposed project result in a cumulatively considerable contribution to population, housing, and employment impacts?	Less Than Significant	None required.	Less Than Significant

Environmental Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
Public Utilities and Service Systems			
Impact 4.10-1. Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	Less Than Significant	None required	Less Than Significant
Impact 4.10-2. Would the project result in the construction of new water facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	Less Than Significant	The installation of on-site water improvements described above as proposed by the Project are evaluated throughout this EIR accordingly. In instances where significant impacts have been identified for the Project's construction phase, mitigation measures are recommended in each applicable subsection of this EIR to reduce impacts to less-than-significant levels.	Less Than Significant
Impact 4.10-3. Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	Less Than Significant	None required.	Less Than Significant
Impact 4.10-4. Would the project require or result in the construction of new wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	No Impact	None required.	No Impact

Environmental Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
Impact 4.10-5. Would the proposed project 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?	Significant	**PU-1 -** Prior to the issuance of building permits for residential, commercial, mixed-use, or institutional development, the City shall require verification from the Elsinore Valley Municipal Water District that adequate wastewater treatment facilities and treatment capacity exists to serve the proposed development.	Less Than Significant
Impact 4.10-6 Would the proposed project require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	Less Than Significant	The construction of storm drainage improvements described above as proposed by the Project are considered to be part of the Project's construction phase and are evaluated throughout this EIR accordingly. In instances where significant impacts have been identified for the Project's construction phase, mitigation measures are recommended in each applicable subsection of this EIR to reduce impacts to less-than-significant levels.	Less Than Significant
Impact 4.10-7. Would the proposed project be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? and, **Impact 4.10-8.** Would the proposed project comply with Federal, State, and local statutes and	Less Than Significant	None required.	Less Than Significant

Environmental Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
regulations related to solid waste?			
Impact 4.10-9 Would the proposed project result in the wasteful and unnecessary consumption of natural gas?	Less Than Significant	None required.	Less Than Significant
Impact 4.10-10. Would the proposed project result in the wasteful and unnecessary consumption of electricity?	Less Than Significant	None required.	Less Than Significant
Impact 4.10-11. Would the proposed project result in substantial adverse physical impacts associated with the provision of new or physically altered police protection facilities, need for new or physically altered police protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for police protection services?	Less Than Significant	None required.	Less Than Significant

Environmental Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
Impact 4.10-12. Would the proposed project result in substantial adverse physical impacts associated with the provision of new or physically altered fire protection facilities, need for new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for fire protection services?	Less Than Significant	None required	Less Than Significant
Impact 4.10-13. Would the proposed project result in substantial adverse physical impacts associated with the provision of new or physically altered school facilities, need for new or physically altered school facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives of for schools?	Less Than Significant	None required	Less Than Significant

Environmental Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
Impact 4.10-14. Would the proposed project result in substantial adverse physical impacts associated with the provision of new or physically altered park facilities, need for new or physically altered park facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for park services?	Less Than Significant	None required.	Less Than Significant
Impact 4.10-15. Would the proposed project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	Less Than Significant	None required.	Less Than Significant

Environmental Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
Impact 4.10-16. Would the proposed project include recreational facilities or requires the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	Less Than Significant	None required.	Less Than Significant
Cumulative Impacts. Would the proposed project result in a cumulatively considerable contribution to public utilities and service system impacts?	Less Than Significant	Implement Mitigation Measure PU-1.	Less Than Significant
Retail and Fiscal Impact Analysis			
Impact 4.13-1. In effect, will the competitive impact of retail development within the AVSP be reasonably expected to have significant environmental impact on existing retail facilities that now serve the area?	Less Than Significant	None required.	Less Than Significant
Impact 4.13-2. Will the estimated fiscal impacts on the City of Lake Elsinore (City), in connection with the proposed development, cause impacts to AVSP's future revenue and costs which may result in blight?	Less Than Significant	None required.	Less Than Significant

Environmental Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
Cumulative Impacts. Would the proposed project result in a cumulatively considerable contribution to retail and fiscal impacts?	Less Than Significant	None required.	Less Than Significant
Transportation and Circulation			
Impact 4.7-1. Would the proposed project conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit.	Significant	**TC-1:** Prior to the start of construction for each phase of the Alberhill Villages Specific Plan Project the Applicant shall implement the following measures documented in a construction management plan to be approved by the City Engineer: • Control of any street closure, detour, or other disruption to traffic circulation; • Routes that construction vehicles will utilize the site; • Hours of construction traffic (not to occur during AM or PM peak hour); • Off-site vehicle staging and parking areas; • Proposed construction staging plan for the Project; • Posted information for contact in case of emergency or complaint; and, • Hours of construction and traffic control during construction shall not interfere with ingress/egress to and from the residential, commercial and other land uses from each phase built and to be built out. **TC-2:** The Project shall participate in the phased construction of the on-site and off-site intersection improvements through payment of City of Lake Elsinore fees, and participation in the Western Riverside County Transportation Uniform Mitigation Fees (TUMF) program. Where required, and improvements are not covered by these programs, mitigation shall be implemented through a fair-share contribution or as otherwise determined by the City Engineer. The improvements listed below may be phased pursuant to a project specific traffic impact	Significant and Unavoidable

Environmental Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		analysis for a Phased Development Plan, Subdivision Map, or Design Review application prior to issuance of the first building permit for each phase. • Horsethief Canyon Road at Temescal Canyon Road Install a traffic signal and design for three-phase operation with protective left-turn phasing for westbound left-turn movements on Horsethief Canyon Road. Widen and re-stripe Horsethief Canyon Road to provide an exclusive northbound free right-turn lane. Widen and re-stripe Temescal Canyon Road to provide a 2nd and 3rd eastbound through lanes, 2nd westbound through lane and dual westbound left-turn lanes. • Lake Street at Temescal Canyon Road Widen and re-stripe Lake Street to provide a 2nd northbound left-turn lane, 3rd northbound through lane and a 3rd southbound through lane. Modify existing planned traffic signal. • Lake Street at Nichols Road Widen and re-stripe Lake Street to provide an exclusive northbound free right-turn lane. Install a westbound right-turn overlap phase on Nichols Road. Modify existing traffic signal • Terra Cotta Road at Lakeshore Drive Install a traffic signal and design for eight-phase operation with protective left-turn phasing for all left-turn movements on Terra Cotta Road and Lakeshore Drive. Widen and re-stripe Terra Cotta Road to provide an exclusive northbound left-turn lane and an exclusive southbound left-turn lane. Widen and re-stripe Lakeshore Drive to provide a 2nd eastbound through lane, a 2nd westbound through lane and an exclusive westbound right-turn lane. • I-15 Southbound Ramps/Collier Avenue at Nichols Road Widen and re-stripe I-15 Southbound Ramps to provide two (2) southbound left-turns, one (1) southbound through lane and one (1) southbound free right-turn lane. Widen and re-stripe Collier Avenue to provide one (1) northbound free right-turn lane Widen and re-	

Environmental Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		stripe Nichols Road to provide a 2nd and 3rd eastbound through lanes, an exclusive eastbound right turn lane, dual westbound left-turn lanes, and a 2nd westbound through lane. Modify General Plan Buildout planned traffic signal. It should be noted that this improvement is part of the proposed I-15/Nichols Road Interchange Improvement Project. • I-15 Northbound Ramps at Nichols Road: Widen and re-stripe I-15 Northbound Ramps to provide two (2) northbound left-turns and one (1) northbound right-turn lane. Widen and re-stripe Nichols Road to provide a 2nd and 3rd eastbound through lanes, and a 2nd and 3rd westbound through lanes. Modify General Plan Buildout planned traffic signal. It should be noted that this improvement is part of the proposed I-15/Nichols Road Interchange Improvement Project. • Lincoln Street at A Street/E Street Widen and re-stripe Lincoln Street to provide an exclusive southbound right-turn lane. Widen and re-stripe E Street to provide a 2nd eastbound left-turn lane. Modify General Plan Buildout planned traffic signal. • Lake Street at A Street Widen and re-stripe Lake Street to provide a 3rd northbound through lane, 3rd southbound through lane and an exclusive southbound right-turn lane. Widen and re-stripe A Street to provide a 2nd eastbound left-turn lane, an exclusive eastbound right-turn lane, and an exclusive westbound right-turn lane. Install a southbound right-turn overlap phase on Lake Street. Modify General Plan Buildout planned traffic signal and convert from five-phase operation to eight-phase operation. It should be noted that this intersection is not impacted but has been improved due to other recommended improvements which affect the lane geometry of this intersection. • Lake Street at B Street Widen and re-stripe Lake Street to provide a 3rd northbound through lane and a 3rd southbound through lane. Modify General Plan Buildout planned traffic signal. It should be noted that this intersection is not impacted but	

Environmental Impact	Significance Before Mitigation	Mitigation Measures	Significance After Mitigation
		has been improved due to other recommended improvements which affect the lane geometry of this intersection. • Lake Street at D Street (North) Widen and re-stripe Lake Street to provide a 3rd northbound through lane and a 3rd southbound through lane. Modify General Plan Buildout planned traffic signal. • Alberhill Ranch Road at Nichols Road Widen and re-stripe Alberhill Ranch Road to provide a 2nd southbound left-turn lane. Widen and re-stripe Nichols Road to provide an exclusive westbound right-turn lane. Modify General Plan Buildout planned traffic signal. • Terra Cotta Road at Nichols Road Widen and re-stripe Nichols Road to a 3rd eastbound through lane, an exclusive eastbound right-turn lane, a 3rd westbound through lane and a 2nd westbound left-turn lane. Install a northbound right-turn overlap phase on Terra Cotta Road. Modify General Plan Buildout planned traffic signal. • Lincoln Street at Temescal Canyon Road Widen and re-stripe Lincoln Street to provide a 2nd northbound left turn-lane. Widen and re-stripe Temescal Canyon Road to provide an exclusive eastbound free right turn-lane and a 2nd westbound left-turn lane. Modify General Plan Buildout planned traffic signal.	

ES-3.0 SUMMARY OF PROJECT ALTERNATIVES

A detailed discussion and evaluation of the Project's Alternatives, as well as each of their ability to meet the Project objectives that are considered for the AVSP Project, are included within SECTION 6.0 - ALTERNATIVES TO THE AVSP PROJECT. An analysis is provided for three (3) alternatives that focus on the ability of the alternatives to reduce or eliminate environmental impacts associated with the Project. TABLE ES.0-4, on the following page, provides a summary that compares only the impacts of the AVSP to the Alternatives.

TABLE ES.0-4 - COMPARISON OF ALTERNATIVE IMPACTS TO AVSP PROJECT

Environmental Issue Area	AVSP Project[1]	Alternative No. 1 No Project/ No Development[2]	Alternative No. 2 Reduced Density[3]	Alternative No. 3 Further Reduced Density[i] (Environmentally Superior Alternative)
Aesthetics	Project Level: Less than Significant with Mitigation Cumulative Level: Less than significant	CEQA Significance: No impact Comparison to Project: Less impact than AVSP Project	CEQA Significance: Less than Significant Comparison to Project: Mitigated to Less than Significant; Less than AVSP Project	CEQA Significance: Less than Significant Comparison to Project: Mitigated to Less than Significant; Fewer to Less than AVSP Project
Air Quality and Greenhouse Gas Emissions	Project Level: Significant and Unavoidable for air quality. Less than Significant with Mitigation for greenhouse gas emissions Cumulative Level: Significant and Unavoidable for air quality. Less than Significant and mitigated /CAP for greenhouse gas emissions.	CEQA Significance: No impact Comparison to Project: Less impact than the AVSP Project	CEQA Significance: Significant and Unavoidable for air quality. Less than Significant with Mitigation for greenhouse gas emissions Comparison to Project: Less than AVSP; Significant and Unavoidable for air quality. Less than Significant with Mitigation for greenhouse gas emissions	CEQA Significance: Significant and Unavoidable for air quality. Less than Significant with Mitigation for greenhouse gas emissions Comparison to Project: Less than AVSP; Significant and Unavoidable for air quality. Less than Significant with Mitigation for greenhouse gas emissions
Biological Resources	Project Level: Mitigated to below a level of Significance Cumulative Level: Less than Significant	CEQA Significance: No impact Comparison to Project: Similar	CEQA Significance: Mitigated to below a level of Significance Comparison to Project: Less than AVSP Project; Less than Significant	CEQA Significance: Mitigated to below a level of Significance Comparison to Project: Less than AVSP Project. Less than Significant with Mitigation
Cultural Resources	Project Level: Mitigated to below a level of Significance Cumulative Level: Less than Significant	CEQA Significance: No impact Comparison to Project: Similar	CEQA Significance: Mitigated to below a level of Significance Comparison to Project: Less than AVSP Project; Less than Significant	CEQA Significance: Mitigated to below a level of Significance Comparison to Project: Less than AVSP Project; Less than Significant

Environmental Issue Area	AVSP Project[1]	Alternative No. 1 No Project/ No Development[2]	Alternative No. 2 Reduced Density[3]	Alternative No. 3 Further Reduced Density[i] (Environmentally Superior Alternative)
Geology and Soils	Project Level: Less than Significant with Mitigation Cumulative Level: Less than Significant	CEQA Significance: No increased impact Comparison to Project: Less impact	CEQA Significance: Less than Significant Comparison to Project: Similar impact to AVSP Project; Less than Significant	CEQA Significance: Less than Significant Comparison to Project: Similar impact to AVSP Project; Less than Significant
Hazards and Hazardous Materials	Project Level: Less than Significant Cumulative Level: Less than Significant	CEQA Significance: No increased impact Comparison to Project: Similar to/ Less impact than AVSP Project	CEQA Significance: Less than significant Comparison to Project: Similar impact to AVSP Project; Less than Significant	CEQA Significance: Less than Significance to no impact Comparison to Project: Similar impact to AVSP Project; Less than Significant
Hydrology/ Water Quality	Project level: Less than Significant with Mitigation Cumulative Level: Less than Significant	CEQA Significance: No impact Comparison to Project: Less impact	CEQA Significance: Less than Significant Comparison to Project: Similar to AVSP Project	CEQA Significance: Less than Significant Comparison to Project: Similar to AVSP Project; Less than Significant
Land Use and Planning	Project level: Less than Significant with Mitigation Cumulative Level: Less than Significant	CEQA Significance: No impact Comparison to Project: Greater	CEQA Significance: Less than Significant Comparison to Project: Similar impact as the AVSP Project; Less than Significant	CEQA Significance: Less than Significant Comparison to Project: Similar impact to AVSP Project; Less than Significant
Noise	Project level: Mitigated to below a level of Significance Cumulative Level: Less than Significant	CEQA Significance: No impact; mining noise continues until mining stops Comparison to Project: Less impact	CEQA Significance: Mitigated to below a level of Significance Comparison to Project: Similar construction impact and Less for operations than AVSP Project; Less than Significant	CEQA Significance: Mitigated to below a level of Significance Comparison to Project: Similar construction impact to Less for operations than AVSP Project; Less than Significant
Population and Housing	Project level: Less than Significant with Mitigation Cumulative Level: Less than significant	CEQA Significance: No impact Comparison to Project: Less impact	CEQA Significance: Less than Significant Comparison to Project: Less impact than AVSP Project	CEQA Significance: Less than Significant with Mitigation Comparison to Project: Less Impact than AVSP Project;

Environmental Issue Area	AVSP Project[1]	Alternative No. 1 No Project/ No Development[2]	Alternative No. 2 Reduced Density[3]	Alternative No. 3 Further Reduced Density[i] (Environmentally Superior Alternative)
Public Services	Project level: Mitigated to Less than Significant Cumulative Level: Less than Significant	CEQA Significance: No impact Comparison to Project: Less impact	CEQA Significance: Less than Significant Comparison to Project: Less to AVSP Project; Less than Significant than AVSP Project with Mitigation	CEQA Significance: Less than Significant with Mitigation Comparison to Project: Less to AVSP Project; Less than Significant with Mitigation
Recreation	Project level: Mitigated to Less than Significant Cumulative Level: Less than Significant	CEQA Significance: No impact Comparison to Project: Less impact	CEQA Significance: Less than Significant with Mitigation Comparison to Project: Less than AVSP Project: Less than Significant with Mitigation	CEQA Significance: Less than Significant with Mitigation Comparison to Project: Less than AVSP Project: Less than Significant with Mitigation
Transportation and Circulation	Project level: Significant and Unavoidable Cumulative Level: Significant and Unavoidable	CEQA Significance: No impact Comparison to Project: Less impact than AVSP Project	CEQA Significance: Significant and Unavoidable Comparison to Project: Less than AVSP Project; Significant and Unavoidable similar to AVSP Project.	CEQA Significance: Significant and Unavoidable Comparison to Project: Less than AVSP Project; Significant and Unavoidable similar to AVSP Project.
Utilities and Service Systems	Project level: Mitigated to Less than Significant Cumulative Level: Less than Significant	CEQA Significance: No impact Comparison to Project: Less impact	CEQA Significance: Less than Significant with Mitigation Comparison to Project: Less than AVSP Project; Less than Significant with Mitigation	CEQA Significance: Less than Significant with Mitigation Comparison to Project: Less than AVSP Project; Less than Significant with Mitigation

Note: This table provides a qualitative comparison of the level of impact for each issue area compared to the AVSP Project. See Sections 4.1 through 4.12 for a discussion of impacts for the AVSP Project.

[1] The AVSP Project would result in approximately 1,400 acres of: 8,244 Residential DU's, 19.5 acres of Active City Park, 9.3 acres of Passive City Park; 39.6 acres of City Passive Lake Park (Total 67.0 acres of Park), and 153.8 acres of natural and restored Open Space, 2,507,000 SF Office/Commercial (981,000 SF Office), two places of religious assembly (15.2 acres total) with schools (1,200 students), a 12.0-acre Elementary School (for a total 850 students), and a 62.6-acre University (for 6,000 Students).

[2] The 'No Project/ No Development' Alternative would leave the Project area in its present condition without Project development or new construction.

[3] The 'Reduced Density' Alternative would result in 5,606 dwelling units, 2,638 fewer dwelling units then the AVSP Project.

[i] The 'Further Reduced Density' Alternative would result in 4,337 dwelling units, 3,907 fewer dwelling units then the AVSP Project.
(This is the ***'Environmentally Superior Alternative'.)***

ES.3.1 SUMMARY OF CRITERIA FOR ALTERNATIVES ANALYSIS

The City, acting as the CEQA Lead Agency, is responsible for selecting a range of project alternatives for examination and must publicly disclose its reasoning for selecting those alternatives. CEQA also requires the feasibility of alternatives be considered. Section 15126.6(f)(1) states that among the factors that may be taken into account in determining feasibility are: site suitability; economic viability; availability of infrastructure; general plan consistency; other plans and regulatory limitations; jurisdictional boundaries; and (when evaluating alternative project locations) whether the proponent can reasonably acquire, control, or otherwise have access to an alternative site. Furthermore, an EIR need not consider an alternative whose effects could not be reasonably identified, whose implementation is remote or speculative, or that would not achieve the basic project objectives.

ES.3.1.1 Conclusion after Alternatives Analysis

Implementation of the 'Further Reduced Density' Alternative, with mitigation, would result in reduced impacts for all environmental issues areas except air quality and traffic LOS at certain intersections, as compared to the AVSP Project.

ES.3.1.2 Comparison of the ‘Further Reduced Density’ Alternative to Project Objectives

The 'Further Reduced Density' Alternative would not meet the full objectives of the Project applicant, even though this alternative would: 1) create a community with integrated land uses within the City of Lake Elsinore, and would offer a mix of residential, commercial, and recreational land uses located within the City of Lake Elsinore in the northern Alberhill District (Objectives 1, 4, 5, 6, 7, 9, and 10); and 2) would create job or housing opportunities at a reduced scale (Objectives 1, 2, 4, 5, 9). Therefore, in summary, the 'Further Reduced Density' Alternative: 1) would not implement the intensity and density of land uses permitted on the Property which are intended to reduce environmental impacts. These land uses include all of the allowable land uses permitted by the General Plan and any Specific Plan to be proposed and approved by the City in accordance with the existing Development Agreement between the City of Lake Elsinore and Pacific Clay Products, Inc. / Pacific Clay Properties 2) is not in accordance with the General Plan's job creation, density, land use or zoning; 3) the cost would not be economical; and, 4) there would be insufficient housing stock that is based on the Regional Housing Needs Allocations (RHNA) for the City and the community.

ES.3.2 ENVIRONMENTALLY SUPERIOR ALTERNATIVE

ES.3.2.1 Summary of the Determination

TABLE 6.0-3 that is provided at the end of the Alternatives Section provides a qualitative comparison of the impacts for each alternative compared to the AVSP Project. As noted in TABLE 6.0-3, the 'No Project/No Development' Alternative No. 1 would be considered the environmentally superior alternative among the alternatives, since it would eliminate all of the significant and unmitigated impacts identified for the project. However, *CEQA Guidelines*

Section 15126.6(e) (2) states that "if the environmentally superior alternative is the 'No Project' Alternative, the EIR shall also identify an environmentally superior alternative among the other alternatives."

The 'No Project' Alternative (existing conditions), in this case, would not result in the environmental impacts associated with construction of the proposed improvements; however, the existing mining would continue, and with it, further degradation of the natural habitat.

Alternative No. 3 - 'FURTHER REDUCED DENSITY' is considered the 'Environmentally Superior' Alternative, since it decreases impacts to and results in a less than significant or mitigated to below a level of significance impact to aesthetics, biological resources, cultural resources, geology-soils-mineral resources-seismicity, hazards and hazardous materials, hydrology and water quality, noise, public services, recreation, and utilities and service systems. However, Alternative No. 3 would not reduce significant unavoidable air quality and traffic impacts to a less-than-significant level. Therefore, Alternative 3 would result in the same significant and unavoidable impacts that would result from the AVSP Project.

CEQA does not require the lead agency (City of Lake Elsinore) to approve the environmentally superior alternative. Rather, CEQA requires that an EIR consider a reasonable range of feasible alternatives (State CEQA Guidelines, Section 15126.6(a)) and then the lead agency may elect to approve the project or any of the analyzed alternatives; in addition, the lead agency may also elect not to approve the project or any of its alternatives. This alternatives analysis has been prepared for the City to consider environmentally superior alternatives and also determine whether the benefits of the project or its alternatives outweigh the potential environmental impacts.

In summary, as stated above within the comparison of the 'Further Reduced Density' (Alternative No. 3 which is identified as the *Environmentally Superior Alternative*) to the Project's objectives, the 'Further Reduced Density' Alternative would not meet or 'fulfill the objectives' of the Project, as well as: 1) this alternative would not implement the intensity and density of land uses permitted on the Property which are intended to reduce environmental impacts. These land uses include all of the allowable land uses permitted by the General Plan and any Specific Plan to be proposed and approved by the City in accordance with the existing Development Agreement between the City of Lake Elsinore and Pacific Clay Products, Inc. / Pacific Clay Properties ; 2) this alternative would not be in accordance with the General Plan's job creation, housing density, land use or zoning; 3) with this alternative, the cost would not be economical; and, 4) with this alternative, there would be insufficient housing stock that is based on the RHNA for the City and the community.

1.0 - INTRODUCTION AND PURPOSE

1.0 INTRODUCTION AND PURPOSE

The Project consists of the Alberhill Villages Specific Plan No. 2010-02, a General Plan Amendment No. 2012-01, and Zone Change No. 2012-02. Along with the existing Development Agreement and Specific Plan zoning entitlements, a zoning implementation process will be followed for all development areas and projects within the AVSP area. The entitlement through the Phased Design Program (PDP), and Design Review (DR) approval process evaluated in this EIR consists of: 1) approval of a General Plan Amendment to change the land use designation from 'Mixed-Use Residential/Commercial' to 'Specific Plan' and Circulation Element changes; 2) approval of the Change of Zone by Ordinance from 'Mixed-Use Residential/Commercial' to 'Specific Plan'; and, 3) adoption of the Specific Plan by Ordinance. The PDP and DR entitlement Programs will be the subject of future entitlement review. The PDP and DR will be discussed in this EIR for context purposes within the Specific Plan process. The three-tier implementation approach with each PDP will reduce the need to amend the Specific Plan in the future by reviewing design details that cannot be anticipated until economic, market, and trend development concepts become certain. The AVSP will be adopted as a Zoning Ordinance and, as such, modifications may be made to the additional non-state mandated Specific Plan requirements contained in the City's Municipal Code. These components are described below.

1.1 PURPOSE OF THE PROGRAM EIR

The purpose of this Program Environmental Impact Report ("PEIR") is to provide decision-makers with information on the Alberhill Villages Specific Plan ("AVSP") and related General Plan Amendment and Zone Change (hereinafter referred to as the "Project") in a coordinated and tiering manner with the City of Lake Elsinore General Plan (GP), and related Final Recirculated Program EIR. The PEIR provides Project information by the review of the existing conditions, analysis of potential environmental impacts, and review of Project alternatives and identification of feasible mitigation measures to reduce potentially significant effects of the AVSP. The Project consists of approximately 1,400 acres, located just south of the Interstate 15 (I-15) Freeway, in the northerly portion of the City of Lake Elsinore ("City"), within the County of Riverside ("County").

This EIR has been prepared as a Program EIR in accordance with Sections 15152 and 15168 of the *California Environmental Quality Act ("CEQA") Guidelines*, in coordination with the City's GP EIR and addresses the environmental effects of the Project.[1] The City's certified/adopted General Plan (GP) is used throughout this PEIR to denote that the information contained in this Program EIR. This PEIR is derived from the 2011 adopted General Plan EIR and was used throughout document, and "Tiers" off the GP EIR. This was done in order to "focus upon the

[1] For the purposes of this EIR, Public Resources Code §§ 21000 et seq., will be referred to as the California Environmental Quality Act or "CEQA" for short. Additionally, 14 California Code of Regulations 15000 et seq., the State Implementing Guidelines for CEQA, will be referred to as "the *CEQA Guidelines*."

issues ripe for discussion" at each level of review, and in order to exclude duplicative analysis of environmental effects examined in previous environmental impact reports. [*CEQA Guidelines* Sections 21093 and 15152]

1.1.1 GENERAL

A Program EIR is an EIR which may be prepared on a series of actions that can be characterized as one large Project and are related either: 1) geographically; 2) as logical parts in the chain of contemplated actions; 3) in connection with issuance of rules, regulations, plans, or other general criteria to govern the conduct of a continuing program; or, 4) as individual activities carried out under the same authorizing statutory or regulatory authority and having generally similar environmental effects which can be mitigated in similar ways. [*CEQA Guidelines* Section 15168 (a)]

1.1.2 ADVANTAGES

Use of a Program EIR can provide the following advantages. The Program EIR can: 1) provide an occasion for a more exhaustive consideration of effects and alternatives than would be practical in an EIR on an individual action; 2) ensure consideration of cumulative impacts that might be slighted in a case-by-case analysis; 3) avoid duplicative reconsideration of basic policy consideration; 4) allow the Lead Agency (City) to consider broad policy alternatives and program-wide mitigation measures at an early time when the agency has a greater flexibility to deal with basic problems or cumulative impacts; and, 5) allow reduction in paperwork.
[*CEQA Guidelines* Section 15168 (b)]

1.1.3 USE WITH LATER ACTIVITIES

Subsequent activities in the AVSP development Program must be examined in the light of the EIR to determine whether an additional environmental document must be prepared, such as a Supplemental EIR, Addendum, or Negative Declaration. As listed within the *CEQA Guidelines* Section 15168(c), the subsequent activities are: 1) if a later activity would have effects that were not examined in the Program EIR, a new Initial Study would need to be prepared as a precursor to either an EIR or a Negative Declaration; 2) if the agency finds that pursuant to Section 15162, no new effects could occur or no new mitigation measures would be required, the agency can approve the activity as being within the scope of work of the project covered by the Program EIR, and no new environmental document would be required; 3) if an agency shall incorporate feasible mitigation measures and alternatives developed in the Program EIR into subsequent actions in the Program; 4) if where the subsequent activities involve site specific operations, the agency should use a written checklist or similar device to document the evaluation of the site and the activity to determine whether the environmental effects of the operation were covered in the Program EIR; and, 5) if a Program EIR will be most helpful in dealing with subsequent activities if it deals with the effects of the Program, as specifically and comprehensively as possible. With a good and detailed analysis of the Program, many subsequent activities may be found to be

within the scope of the project described in the Program EIR, and no further environmental documents would be required. [*CEQA Guidelines* Section 15168 (c)]

1.1.4 TIERING

Tiering refers to the use of analysis of general matters contained in a broader EIR (such as the GP EIR) with later EIRs and negative declarations on narrower projects - incorporating by reference the general discussions from the broader EIR and concentrating the later EIR or negative declaration solely on the issues specific to the later project. EIRs or negative declarations for later projects should limit their analysis to effects that were not examined as significant effects on the environment in the prior EIR or effects that are susceptible to substantial reduction or avoidance by the choice of specific revisions in the project, by the imposition of conditions, or other means.

The City of Lake Elsinore is using the tiering concept for the PEIR. The PEIR was prepared in conjunction with (subsequent to) the City's General Plan and GP EIR. Accordingly, this EIR tiers off of the City's GP EIR. The GP EIR may be examined at The City of Lake Elsinore, 130 South Main Street, Lake Elsinore, CA 92530, or online at www.lake-elsinore.org/index.aspx?page=913. [*CEQA Guidelines* Section 15152(g)]

1.1.5 INFORMATIONAL DOCUMENT

This EIR provides decision-makers, such as the City Planning Commission, City Council, and the public with information associated with the Project under the current proposal. As is stated in Section 15121 of the *CEQA Guidelines*, an EIR is an informational document, that will inform public agency decision-makers and the public with information pertaining to significant environmental effects of a project, identify possible ways to minimize the significant effects of a project and describe reasonable alternatives to the Project. Mitigation measures are provided, which may be adopted as Conditions of Approval in subsequent entitlement actions, in order to reduce the potential significance of impacts resulting from the Project. As is required by CEQA, the City will consider the information in the EIR along with other information, which may be presented during their review of this Project, in making an informed decision regarding the Project.

1.2 COMPLIANCE WITH CEQA

This Program EIR has been prepared in conformance with the California Environmental Quality Act (CEQA) Public Resources Code Section 21000 et. seq., and the *State CEQA Guidelines* Sections 15000 through 15387, and the City of Lake Elsinore's environmental procedures. The principal *CEQA Guidelines* Sections governing content of this document are Sections 15120 through 15132 (Content of an EIR), and Sections 15152 (Tiering) and 15168 (Program EIR).

Pursuant to State and Local *CEQA Guidelines*, the City of Lake Elsinore prepared an Initial Study for the Project. The City determined that the Project may result in potentially significant adverse effects and therefore required an EIR. A Notice of Preparation (NOP) was prepared by the City and distributed to the State Clearinghouse, responsible agencies and other interested parties on or about June 13, 2012. The NOP was posted by the Riverside County Clerk on June 14, 2012. Additionally, a notice advising of the availability of the NOP was published in the Press-Enterprise newspaper on June 15, 2012. Pursuant to Section 15082 of the State *CEQA Guidelines*, recipients of the NOP were requested to provide responses within 30 days after their receipt of the NOP. Copies of the NOP (including the Initial Study) and the NOP distribution list are located in Appendices A1, A2. Copies of comments regarding the NOP, received by the City, are also included in Appendix A3.

As part of the review process, the Program EIR (PEIR), when circulated for public comments, is subject to a 45-day review period by responsible and trustee agencies and interested parties. Following this PEIR review period, responses to comments received from these agencies will be prepared for the Lead Agency's review and consideration. The Final EIR will consist of the PEIR, any revisions to the PEIR, and responses to comments addressing concerns raised by responsible agencies or reviewing parties, public or private.

1.3 SCOPE OF THE EIR

This EIR focuses primarily on changes to the City General Plan Land Use Element, Circulation Element, City Zoning, and impacts to the existing environmental conditions that would result from the proposed short-term and long-term implementation of the Project. The EIR identifies impacts resulting from the construction and operation of the Project. The EIR provides data, analysis and conclusions regarding the significance of the changes to the existing and projected environment based on the Project's development over the build-out of the Project, estimated to be at 30 years. The EIR also provides decision-makers with alternative Project concepts to evaluate as to their relative impacts on the environment. The EIR also provides the decision makers with data and analysis on the cumulative and long-term impacts of the Project on the environment. This EIR addresses potentially significant Project impacts in the following topical environmental areas:

- Geology, Soils and Seismicity;
- Hazards and Hazardous Materials
- Hydrology and Water Quality;
- Land Use and Planning;
- Aesthetics/Light and Glare;
- Population, Housing and Employment;
- Traffic and Circulation;
- Air Quality and Greenhouse Gas Emissions;
- Noise;

- Public Services and Utilities;
- Biological Resources;
- Cultural Resources; and,
- Fiscal Impact Analysis.

The content and format of this Program EIR is organized into thirteen (13) Sections, to meet the current requirements of CEQA and the *CEQA Guidelines*, so that the reader can easily obtain information about the Project and its specific issues. The Sections are:

SECTION S.O - EXECUTIVE SUMMARY provides a brief description and summary of the environmental impacts and mitigation measures.

SECTION 1.0 - INTRODUCTION AND PURPOSE provides CEQA compliance information.

SECTION 2.0 - PROJECT DESCRIPTION provides a detailed Project Description indicating Project location, background and history, and Project characteristics, as well as associated discretionary actions required.

SECTION 3.0 - ENVIRONMENTAL SETTING provides an existing physical conditions overview for the Project site and vicinity.

SECTION 4.0 - ENVIRONMENTAL IMPACT ANALYSIS contains a detailed environmental analysis of the existing conditions, Project impacts, mitigation measures and unavoidable adverse impacts.

SECTION 5.0 - LONG-TERM IMPLICATIONS OF THE PROPOSED PROJECT examines the relationship between local short-term uses of the environment and maintenance and enhancement of long-term productivity, and significant environmental changes that would be involved in the proposed action, should the Project be implemented.

SECTION 6.0 - ALTERNATIVES TO THE AVSP PROJECT describes a reasonable range of alternatives to the Project on to the location of the Project, which could feasibly attain the basic Project objectives.

SECTION 7.0 - INVENTORY OF MITIGATION MEASURES lists mitigation measures proposed to minimize the significant effects.

SECTION 8.0 - INVENTORY OF UNAVOIDABLE ADVERSE IMPACTS describes any significant impacts, including those that can be reduced to less than significant levels but not eliminated.

SECTION 9.0 - EFFECTS FOUND NOT TO BE SIGNIFICANT provides an explanation of potential impacts that have been determined not to be significant.

SECTION 10.0 - ORGANIZATIONS AND PERSONS CONSULTED identifies all Federal, State or Local agencies, other organizations and individuals consulted.

SECTION 11.0 - BIBLIOGRAPHY identifies reference sources for the EIR.

SECTION 12.0 - TECHNICAL APPENDICES contains technical documentation for the Project.

1.4 USE OF EIR

The Program EIR is part of the Project review process for the Project. It is the intent of this Program EIR to enable the City, other responsible agencies and interested parties to evaluate the environmental impacts of the Project, enabling them to make informed decisions with respect to Project approvals. The EIR identifies measures to mitigate potential significant impacts of the Project and identifies any impacts that cannot be mitigated to less than significant levels. The decision-makers will evaluate these impacts and can adopt statements of overriding considerations, if they make his or her decisions on the Project entitlements based on this EIR data, and determine that the Project should be approved despite significant unavoidable impacts. Economic, social or other local factual reasoning can be justification for approving the Project, despite the significant unavoidable adverse impacts. The EIR also provides additional CEQA-mandated discussions, including cumulative impacts, growth inducing impacts, and an analysis of alternatives to the Project, that could feasibly accomplish most of the basic objectives of the Project and could avoid or substantially lessen one or more of the significant effects as long-term implications of the Project, and alternatives to the AVSP Project. The EIR provides the basis for subsequent permit evaluations by Responsible Agencies or Trusted Agencies that may issue Project permits subject to the City of Lake Elsinore's approval of the Project.

1.5 INCORPORATION BY REFERENCE

Pertinent documents relating to this EIR have been cited in accordance with Sections 15148, 15152, and 15155 of the *CEQA Guidelines*. Section 15150 of the *CEQA Guidelines* encourages "incorporation by reference" as a means of reducing redundancy and length of environmental reports. The following documents that are available for public review at the City[2], are hereby incorporated by reference into this Program EIR. Information contained within these documents has been utilized for each Section of this EIR and are further described as follows [A synopsis of the scope and content of these documents follows]:

"City of Lake Elsinore General Plan". November 1990. The General Plan dated November 1990, (pursuant to the **Pacific Clay Development Agreement**, effective November 10, 2003)

[2] City of Lake Elsinore Community Development Department, 130 South Main Street, Lake Elsinore, CA 92530.

functions as a guide for the City Staff, Planning Commission and City Council, as well as the development community with respect to future land use and development regarding intensity of land uses. The General Plan was utilized for regional and site specific resource information throughout this Program EIR;

"City of Lake Elsinore General Plan and Final Recirculated Program EIR". Certified/adopted December 13, 2011 (SCH No. 2005121019). The General Plan and Final Recirculated Program EIR is intended to provide environmental information to a number of agencies that may be involved in serving the City, or may otherwise have an interest in the General Plan's environmental effects. The General Plan and accompanying Final Recirculated Program EIR, also serves to assist the City in its initial review of future development proposals to determine the degree of environmental review such projects would require pursuant to CEQA. Regional and local environmental background information contained within this EIR was utilized throughout Section 4.0 of this Program EIR;

"Alberhill Ranch North Specific Plan Negative Declaration". May 1991. This document was prepared by the City of Lake Elsinore and includes a discussion of each item on the Initial Study Checklist and suggests mitigation measures to reduce the significance of potential impacts. The Alberhill Ranch Specific Plan, adopted in 1989, designated the Alberhill Ranch North project area as an "SPA" (Specific Plan Area). This SPA was for the development of 494 single and 362 multiple-family units within SPA-A. SPA-B would include up to 2.7 million square feet of commercial/ office development. Fifty-five percent of the Alberhill Ranch Specific Plan would be preserved as open space. Various sections of this document were utilized as background information for this Program EIR;

"Alberhill Ranch Specific Plan 89-2 Final EIR". June 1992. This document evaluates the impacts associated with the ultimate development and annexation of the Alberhill Ranch Specific Plan site, located east of the current AVSP site. The project entailed annexation of 2,667 acres into the City of Lake Elsinore and approval of the 1,853-acre Alberhill Ranch Specific Plan. The Plan included development of 3,705 dwelling units within 896 acres, 254 acres of commercial uses, junior high and elementary schools, 30 acres of parks, 531 acres of open space and 92 acres for roads. The Final EIR identified significant and unavoidable impacts to air quality and biological resources. Various sections of the Final EIR were used for background and cumulative information within this Program AVSP EIR.

"Final City of Lake Elsinore Climate Action Plan (CAP)". Certified/adopted December 13, 2011 by the City of Lake Elsinore, and was prepared by Rincon Consultants, Inc. The CAP serves as the programmatic tiering document for the purpose of CEQA within the City of Lake Elsinore for Greenhouse Gas (GHG) emissions, by which applicable projects will be reviewed. If a proposed development project can demonstrate it is consistent with the applicable emissions reduction measures included in the CAP, the programs and standards that would be implemented, as a result of the CAP, and the General Plan growth projections, the Project's environmental review pertaining to GHS impacts may be stream-lined, as allowed by *CEQA Guidelines* Sections 15152 and 15183.5;

"Alberhill Ranch Specific Plan Final Environmental Impact Report (SCH No. 88090517)". June 1989. This document was prepared by Douglas Wood and Associates, and was adopted by the City of Lake Elsinore on August 28, 1989;

"Addendum to the Alberhill Ranch Specific Plan 89-2 Final Environmental Impact Report (SCH No. 88090517) for the Alberhill Ranch". April 1992. Was prepared by The Planning Associates, and was adopted by the City of Lake Elsinore, June 1992;

"EIR Addendum II to Alberhill Ranch Plan EIR (No. 89-2) for Murdock Alberhill Ranch Specific Plan Vesting Tentative Tract Map No.'s 30836 & 28214" (SCH No. 88090517). November 28, 2003. Was prepared by The Planning Associates, and adopted by the City of Lake Elsinore on January 13, 2004;

"Final Joint Environmental Impact Statement/Environmental Impact Report for Section 10(a) Permit to Allow Incidental Take of the Endangered Stephens' Kangaroo Rat in Riverside County, California (SCH No. 89061909)". March 1990. County of Riverside EIR No. 3041[3];

"Final Environmental Impact Report for the Alberhill Regional Wastewater Reclamation Plan (SCH No. 90020247)". December 19, 1990. Was prepared by the Elsinore Valley Municipal Water District[4];

"Murdock Alberhill Ranch Specific Plan Amendment". June, 1992. Was prepared by The Planning Associates;

"Alberhill Ranch Specific Plan Amendment Number 3 – Lake Elsinore Outlet Center Expansion at Nichols Road". June 10, 1997. Was prepared by KTC Consultants;

"Pre-Annexation and Development Agreement by and Between the City of Lake Elsinore and Pacific Clay Products, Inc.". November 10, 2003;

"Resolution No. 2005-68, Commencing Proceedings to Annex Property". July 12, 2005. City of Lake Elsinore;

[3] The Final Joint Environmental Impact Statement/Environmental Impact Report ("Joint EIR/EIS") presents an analysis of the environmental impacts associated with the issuance of a permit under Section 10(a) of the Endangered Species Act of 1973 ("ESA"), as amended, to allow the incidental taking of the Stephens' kangaroo rat ("SKR") in certain areas in western Riverside County and the adoption and implementation of both a Habitat Conservation Plan ("HCP") and an Implementation Agreement pursuant to the ESA. The Short-term Habitat Conservation Plan is an interim Program for the protection of habitat areas occupied by SKR within western Riverside County. The Murdock Alberhill Ranch Specific Plan area was incorporated within the area analyzed under the Joint EIS/EIR and included in the HCP.

[4] The Final Environmental Impact Report for the Alberhill Regional Wastewater Reclamation Plan provides an environmental analysis of the impacts associated with the development and operation of a wastewater reclamation facility to accommodate service demands associated with development activities authorized under both the Alberhill Ranch Specific Plan and development which may otherwise occur within the service area of that facility.

"Ordinance No. 1152 Approving Zone Change No. 2005-05". July 26, 2005. City of Lake Elsinore;

"Resolution No. 21-06 Approving Annexation No. 72". March 23, 2006. Was prepared by Local Agency Formation Commission (LAFCO);

"EVMWD District-Wide Water Supply Assessment - Final Report". August 2005. Was prepared by MWH; and,

"Alberhill Villages and Alberhill Ridge Water Supply Assessment - Final Report". Was approved March, 2012 by EVMWD Board of Directors. Was prepared by MWH.

2.0 - PROJECT DESCRIPTION

2.0 PROJECT DESCRIPTION

The Project consists of the Alberhill Villages Specific Plan No. 2010-02, a General Plan Amendment No. 2012-01, and Zone Change No. 2012-02. Along with the existing Development Agreement and Specific Plan zoning entitlements, a zoning implementation process will be followed for all development areas and projects within the AVSP area. The approval process consists of: 1) approval of General Plan Amendment to change the land use designation from Residential Mixed Use, Hillside Residential, Low Density Residential, Low-Medium Residential, Medium Density Residential, High Density Residential, Recreational, Open Space, Public Institutional, General Commercial, and Commercial Mixed-Use to 'Specific Plan' and an amendment to the General Plan Circulation Element; 2) approval of the Change of Zone by Ordinance from Residential Mixed Use, Hillside Residential, Low Density Residential, Low-Medium Residential, Medium Density Residential, High Density Residential, Recreational, Open Space, Public Institutional, General Commercial, and Commercial Mixed-Use to 'Specific Plan'; and, 3) adoption of the Specific Plan by Ordinance. The three-tier implementation approach set forth in the Specific Plan [Specific Plan (SP), Phased Development Plan (PDP) and Design Review (DR)] will reduce the need to amend the new Specific Plan in the future by postponing design details that cannot be anticipated until economic, market, and trend development concepts become certain. The PDP and DR will be subject to further discretionary review and approval.

2.1 PROJECT LOCATION

The Project area is located within the incorporated area of Lake Elsinore in western Riverside County, California, west of Lake Street and south of the Interstate 15 (I-15) Freeway (see FIGURE 2.0-1, REGIONAL LOCATION MAP). The City of Lake Elsinore, that is located in the Lake Elsinore Valley, was founded in 1888 and incorporated that same year. The City is surrounded by the San Jacinto Mountains to the north, the Temescal Mountains to the east and the Santa Ana Mountains to the south and west.

The site has direct access from Lake Street and Temescal Canyon Road, with regional access provided by the Interstate 15 Freeway (see FIGURE 2.0-2, SITE VICINITY MAP). The Project area contains approximately 1,400 gross acres. The site is contained within portions of Sections 15, 16, 21, 22, 27 and 28 of Township 5 South, Range 5 West, San Bernardino Base and Meridian.

2.2 SITE CHARACTERISTICS

The property has historically been involved with mining and related manufacturing activities. Current mining activities include clay, sand and gravel extraction. These activities have changed

the topography of the site, leaving the present condition with no discernible link to its previous natural landform.

The County of Riverside previously approved the Horsethief Canyon Ranch Specific Plan adjacent to the western boundary of the Project area. That Specific Plan is substantially completed, with residents living in developed neighborhoods.

To the east, across Lake Street, the City has approved and amended the Alberhill Ranch Specific Plan (ARSP) for the area east of the Project area. Subsequent ARSP amendments by Brighton Homes and Murdock have provided only minor refinements to the original ARSP. To the northeast, across Lake Street, Alberhill Ridge - Brighton Specific Plan proposes residential, commercial and parks on approximately 400 acres (previously approved VTTM No. 35001).

The AVSP Project is a mixed-use development combining residential, commercial, office, institutional/educational, open space and recreational uses on approximately 1,400 acres. The residential portion of the Specific Plan proposes approximately 8,244 dwelling units distributed among five (5) different residential density land use categories.

2.3 PROJECT CHARACTERISTICS

2.3.1 PROJECT OBJECTIVES

1. Set forth a comprehensive development plan that implements the applicable portions of the City's General Plan and achieves the City's development goals for the Alberhill District through zoning, density, and, other land use regulations.

2. Stimulate private sector investment in the Project by implementing a project that is fiscally sound, capable of financing the construction and maintenance of necessary infrastructure improvements, and be economically feasible with a return on private investment.

3. Maximize the advantages of the site's location in terms of visibility and proximity to the I-15 Freeway and the Lake Street built intersection.

4. Improve the housing stock by providing a substantial residential component with a variety of residential product types, densities that are compatible with the City's economic mixed-use demand, activity functions within the Alberhill Villages Specific Plan Project site area and consistency with the City's Housing Element and job goals.

5. Facilitate economic vitality within the City and provide additional opportunities for housing, employment, and commercial development consistent with the City of Lake Elsinore's General Plan Alberhill District planning area objectives.

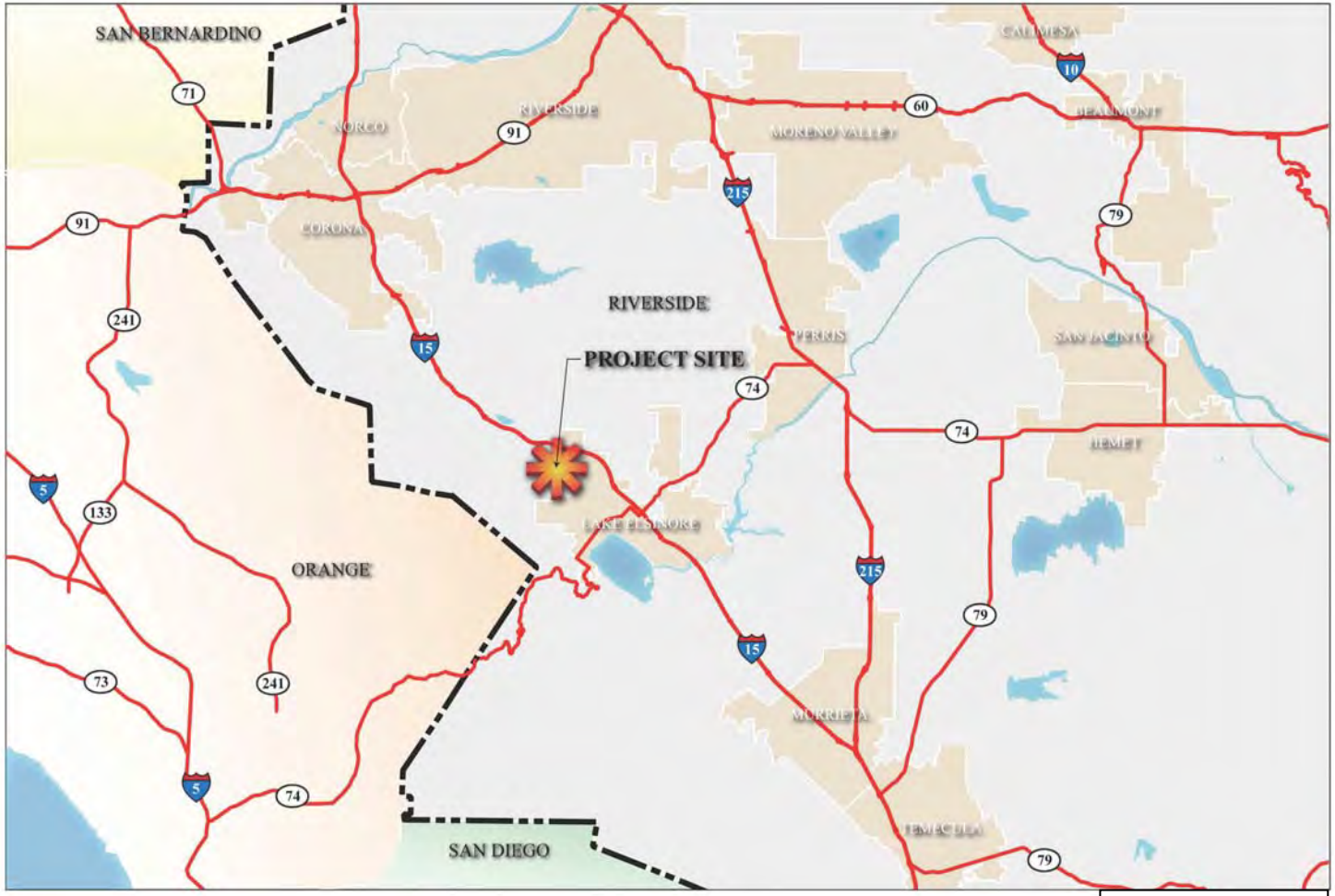


FIGURE 2.0-1

REGIONAL LOCATION MAP

Alberhill Villages
Specific Plan

0' 15,000' 30,000'

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FIGURE 2.0-2
VICINITY MAP

6. Increase revenues to the City by providing for a variety of commercial and retail activities with the potential to generate substantial sales, and property tax revenue.

7. Provide for connectivity within the Alberhill Villages Specific Plan within and between land use areas by incorporating gathering places, strong pedestrian linkages, passive areas, and linkages to surrounding city-wide trails and open space.

8. Plan for phased development and supporting infrastructure improvements consistent with market forces and sufficiently sized to sustain the land use plan in terms of adequate water supply, sewer, storm water collection systems, and transportation system improvements.

9. Expand the City's shopping, entertainment and hospitality opportunities for City residents and visitors and maintain a sustainable balance of residential and nonresidential uses in a mixed-use residential Specific Plan format that includes schools, places of religious assembly, a university, entertainment, retail shopping, and restaurants.

10. Create an aesthetically pleasing and distinct development identity reflective of the unique character of the Alberhill District through establishment of design criteria for architecture, landscaping, hardscape, street and pedestrian improvements, signage, entry monumentation, and other design features.

11. Set forth a comprehensive development plan that implements the existing Development Agreement between the City of Lake Elsinore and Pacific Clay Properties, Inc.

2.3.2 DISCRETIONARY APPROVALS

To administer the Specific Plan and control the build-out of residential units and commercial/office square footage allocated to Pacific Clay Products through the General Plan Amendment, Development Agreement and Specific Plan zoning entitlements, a three-tier zoning implementation process will be followed for all development areas and projects within the AVSP area. The three-tier administration process consists of: 1) adoption of the Specific Plan Zoning Ordinance; 2) adoption of Phased Development Plans (PDPs); and, 3) the more precise Design Review approval process (through a Major or Minor Design Review Process) that corresponds with actual development plans. The three-tier implementation approach will reduce the need to amend the new Specific Plan in the future by postponing certain details that cannot be anticipated until economic, market, and trend development concepts become certain.

The following discretionary approvals by the City of Lake Elsinore, as listed on the following page, have been summarized and identified for the Project:

TABLE 2.0-1 - REQUIRED DEVELOPMENT APPROVALS

PERMIT/APPROVAL	AGENCY	PURPOSE
General Plan Amendment to Land Use & Circulation Element, Zone Change and Specific Plan Amendment	City of Lake Elsinore	Modify to incorporate the Pacific Clay and Pacific Aggregates sites into a Specific Plan to implement the pre-annexation Development Agreement and revise previous land use plan for the area.
Phased Development Plan	City of Lake Elsinore	Specifies greater details regarding the type of development that will occur within a phase of the Specific Plan.
Subdivision Maps	City of Lake Elsinore	Create legal lots.
Site Plans	City of Lake Elsinore	Review architectural details prior to building permit issuance.
Right-of-Way Permits	City of Lake Elsinore	Work in public right-of-ways.
Grading Permits	City of Lake Elsinore	Site preparation.
Final Map	City of Lake Elsinore	Final mapping of approved subdivision lots.
Drainage Plans	City of Lake Elsinore Engineer, RCFC & WCD	Plans for Storm Drains and Detention Plans, Temescal Creek Restoration.
Improvement Plans	City of Lake Elsinore	Plans for roads.
Sewer and Water Plans	EVMWD	Plans for Backbone Sewer, Water and Reclaimed Master Planned Water Facilities.
Building Permits	City of Lake Elsinore	Construction of buildings.
National Pollutant Discharge Elimination System (NPDES) Permit	Santa Ana Regional Water Quality Control Board (SARWQCB)	Discharge approval.
General Construction Stormwater Permit	SARWQCB	Stormwater runoff.
Waste Discharge Requirements Permit	SARWQCB	Waste discharge.
Water District Approval	EVMWD	Water service.
Sewer District Approval	EVMWD	Sewer service.
School District Approval	LEUSD	School service.
Fire District Approval	Riverside County Fire	Fire service.
Caltrans Approval	California Department of Transportation	Modification of on-ramps and off-ramps.
OTHER DISCRETIONARY PERMIT/APPROVALS INCLUDE	**AGENCY**	**PURPOSE**
CRWQCB 401 Water Quality Permit	California Regional Water Quality Control Board	Discharges into 'waters of the U.S.'
CDFW 2081 or 1600 Permits	California Department of Fish and Wildlife	Incidental take and streambed alteration.
USACE 404 Permit	US Army Corp of Engineers	Construction activities within the 'waters of the U.S.'
LEAPS Process	City of Lake Elsinore	For right-of-way within the MSHCP core areas outside of the development agreement for Pacific Clay and the MOU for Alberhill Ridge.

Some of the discretionary actions listed above can occur simultaneously. Subdivision Maps may be processed concurrently with the Specific Plan Amendment. Subdivision Maps and Design Review Plans may also be processed concurrently with a PDP for all or a portion of the area subject to the PDP. Alternatively, a PDP may be processed prior to Subdivision Maps and Design Review Plans. Subdivision Maps may also be processed concurrently with or prior to Design Review Plans (see TABLE 2.0-2). Site Plans are required at the Design Review stage 3.

TABLE 2.0-2 - IMPLEMENTATION TABLE

IMPLEMENTING ENTITLEMENT ACTION	TIER I SPECIFIC PLAN	TIER II PHASED DEVELOPMENT PLAN	TIER III DESIGN REVIEW
Subdivision Maps	O	O	O
Density Transfer System (DTS) (within the Specific Plan area)	N/A	O	O
Updating Development Status Matrix	N/A	R	R
Site Plan	N/A	O	R

Note: "O" = Optional; "R" = Required.

As noted above, numerous agreements, permits and approvals would be required as a part of the Project.

2.4 PROJECT CHARACTERISTICS

The AVSP utilizes the planning and design flexibility contained within the Specific Plan District (SPD) of the City of Lake Elsinore Zoning Ordinance (Lake Elsinore Municipal Code Chapter 17.204) to create a master-planned mixed-use community.

The AVSP proposes a Master Planned, mixed-use community combining single family detached, single family attached and multi-family homes (see FIGURE 2.0-3 - CONCEPTUAL LAND USE PLAN). These residential land uses are complemented by one core neighborhood commercial center, as well as an entry highway commercial site near the Interstate 15 Freeway.

The open space and recreational needs of the community will be served by extensive green belt/open space areas and re-created and restored natural wildlife and open space connections to provide continuity to the Cleveland National Forest off-site to the south and the MSHCP core areas off-site to the north, and two school/park sites.

A key element of the AVSP is the creation of a University Campus with related professional office, multi-family residential and service commercial uses. There are six (6) development

Villages, each containing developable planning areas. TABLE 2.0-3 is a summary of land uses and TABLE 2.0-4 is a statistical summary for each of the six Villages. The unifying element of the community would be the centrally located lake complex in Village 1. The AVSP would be developed with a maximum of 8,244 dwelling units on approximately 1,400 acres, at an overall gross density of 5.9 dwelling units per acre.

TABLE 2.0-3 - SPECIFIC PLAN LAND USES

OVERALL PROJECT	SITE ACRES	UNITS	BLDG. S.F.	SCHOOL CAPACITY	ALLOCATED ADT'S (ESTIMATED)
Overall Project	1,399.5	8,244	4,007,000	8,050 students	162,991
LAND USE					
Mixed-Use					
University Town Center - Office	40.2	1,594	503,000		12,430
University Town Center	58.6	346	1,029,500		28,349
Alberhill Town Center – Community	48.8	150	592,500	600 Church/School	30,728
Lakeside Mixed-Use - Community	12.7	60	382,000		16,228
Institutional					
University Village	76.0	450	1,500,000	6,000 University	1
Residential					
Parkview, Lakeside and Ridgeview Villages	670.3	5,636		850 Elementary and 600 Church/School	52,692
Highlands Village Hillside	164.5	8			77
Streets, Parks, Open Space, Lake, and PW	328.4	-	-	-	-

Key features of the circulation and infrastructure components of the AVSP, include: 1) the future improvements of Lake Street, the extension of Nichols Road through the Project's site as a major east-west transportation link within the City's overall circulation plan; 2) major improvements to control, detain, and channelize off-site drainage through the Project site; and, 3) enhancement of the Elsinore Valley Municipal Water District's water and reclaimed water systems through linkages between the Horsethief Canyon Ranch Specific Plan and the AVSP. Expansion of the Alberhill Sewer Reclamation Plant will also be required, as a result of this development.

A significant portion of the plan is devoted to residential uses, providing a selection of housing types and densities to meet the market demand for a variety of lifestyle choices and consumer income levels. The following is a description of each six (6) Villages and fifteen (15) Planning Areas.

2.4.1 VILLAGES AND PLANNING AREAS

The Specific Plan area has been organized into Villages and Planning Areas (refer to FIGURE 2.0-4). Each Village is intended to create and maintain a unique character. There are a total of

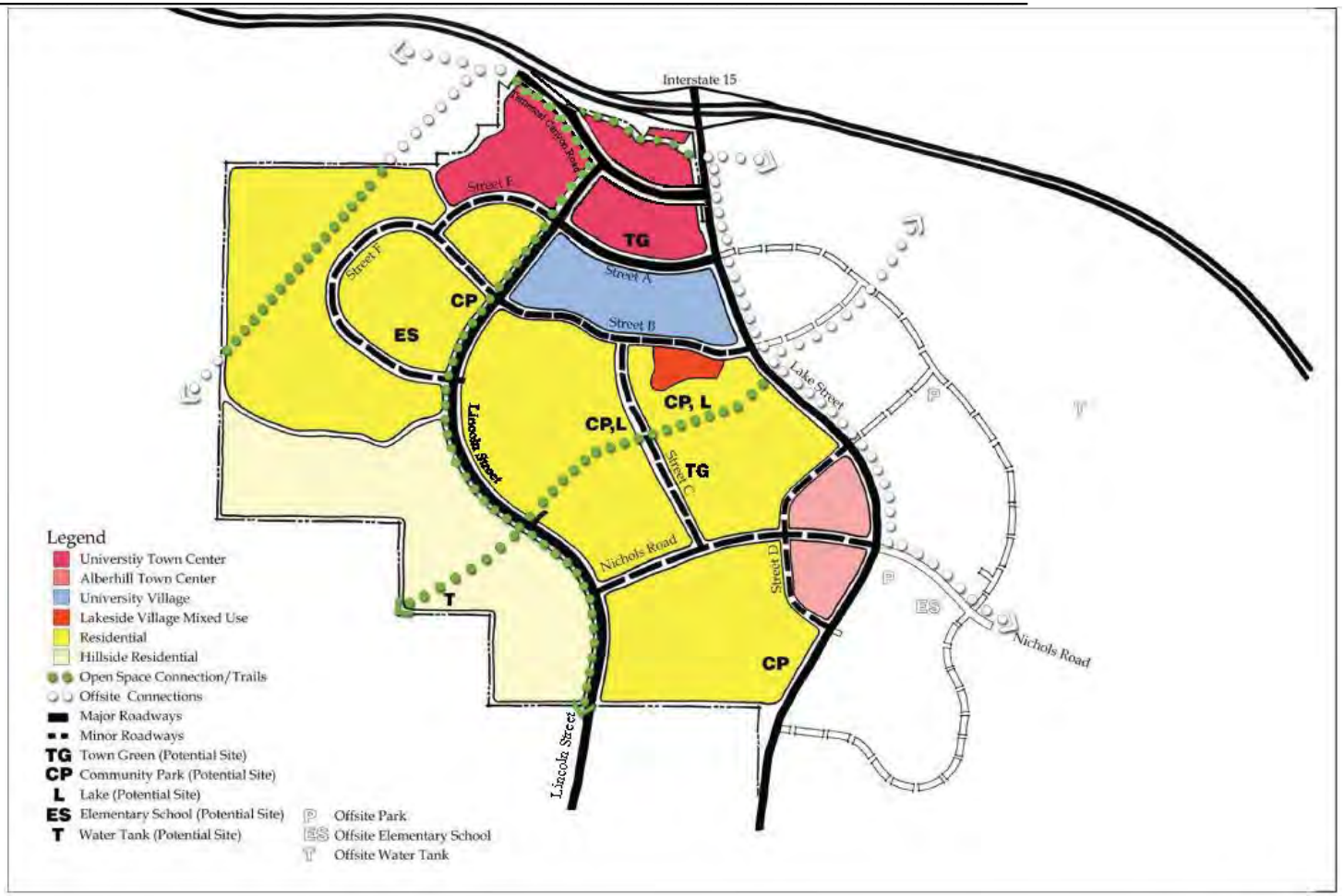


FIGURE 2.0-3

Alberhill Villages Specific Plan — **Conceptual Land Use Plan**

0' 1,000' 2,000'

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six Villages and each is bounded by major roadways, topography, and intended service area (i.e. regional or community focused). In addition, each Village will be anchored by a central land use focal point such as a school, park, commercial core, plaza, or similar, so that these uses are within a ten-minute walk or five-minute bike ride to and from residential uses.

- ***Village 1:*** **University Town Center and University Village**

This Village includes regional mixed-use, restored open space, and the site for the university campus plus campus housing. At ultimate build-out, this area is intended to be the most intense, active, and vibrant village area with regionally-focused commercial uses adjacent to the I-15 Freeway, housing for various types of occupants including students, teachers, alumni, senior citizens, working professionals, and families, a potential office/medical center, and entertainment uses, and are within walking and biking distance from housing and/or workplace.

- ***Village 2:*** **Parkview**

This Village is bounded by the wildlife connection adjacent to Lincoln Street to the east, steep slopes to the south, and the Project boundary to the north and west. The Greenbelt District is named after the Greenbelt open space connection formed by a tributary of a canyon drainage that will carry a portion of the stormwater runoff and serve as wildlife and pedestrian connection. Wildlife move mostly at night and early evening when these pedestrian/movement corridors are not used by humans. A park and elementary school will provide a focal point and social gathering place for the neighborhoods within this Village and should be centrally located to facilitate safe and easy walking. A site provided for religious assembly will complement the variety of land uses in this Village.

- ***Village 3:*** **Highlands**

This Hillside Village area consists of two major components: 1) custom hillside estate homes that will be located in and along the highest portions of the site; and, 2) the open space connection that runs along Lincoln Street. The open space connection will serve a multitude of functions including drainage, sediment collection, wildlife conveyance, and recreational pursuits. In addition, the open space connection will buffer the low density residential development from the more intense development to the east.

- ***Village 4:*** **Lakeside**

The central portion of the Specific Plan area contains the Lakeside Village. Two recreational lakes and large lakeside park are designed for this area to serve as a transition between the intense mixed-use University Village and the adjacent residential districts to the south, east, and west. A series of interconnected open space areas for pedestrians, bicyclists, and wildlife will be provided. This Village is within easy walking distance of the community Alberhill Town Center along Lake Street and Nichols Road. A lake front mixed-use area is also located in this Village.

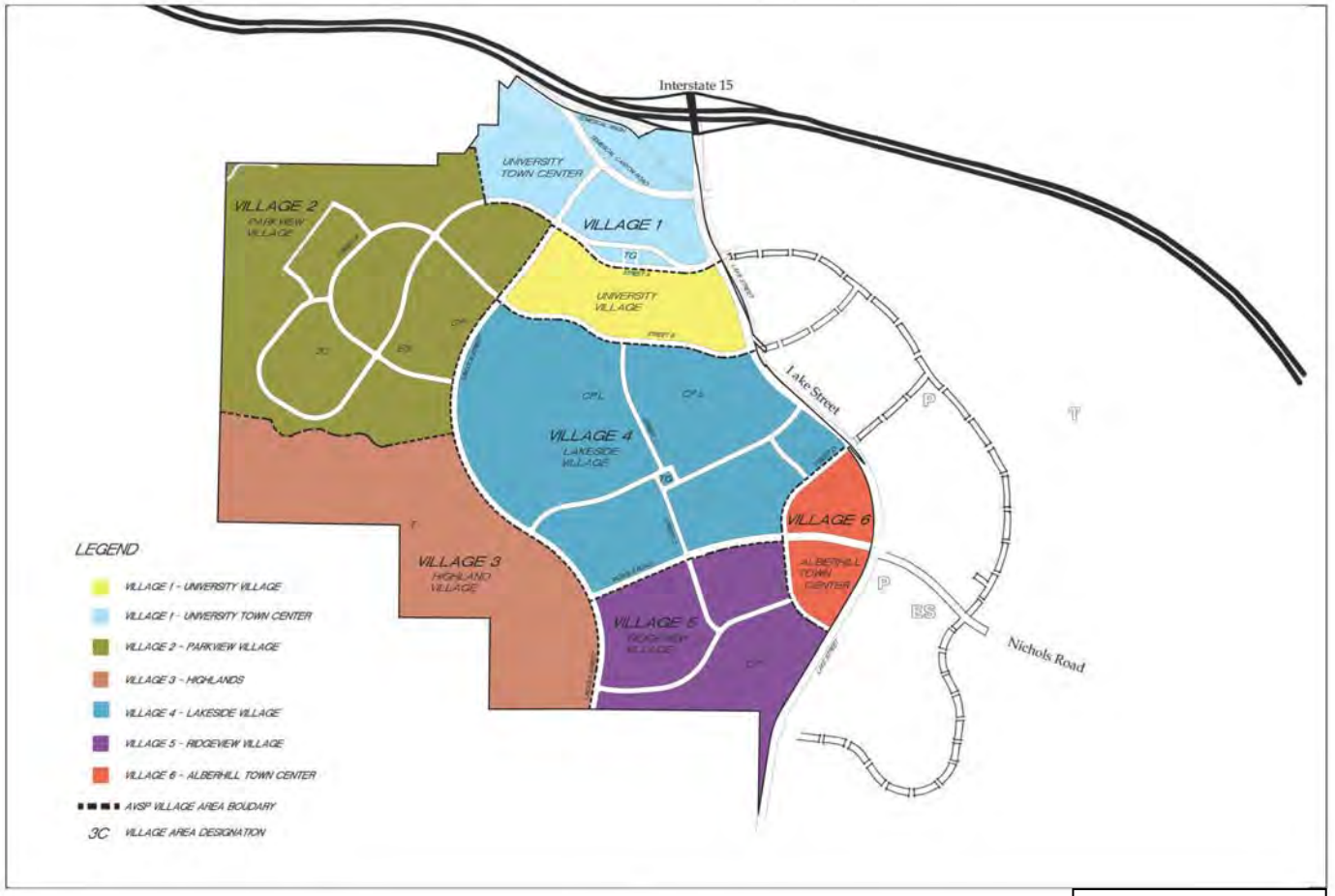


FIGURE 2.0-4

Alberhill Villages Specific Plan

Village and Planning Areas Map

0' 1,000' 2,000'

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▪ ***Village 5:*** **Ridgeview**

The Ridgeview Village 5 will be anchored by a 45.9 acre Sports Park that will serve as a focal point for the Village. This Village is also within a short walking distance of the community Alberhill Town Center along Lake Street and Nichols Road.

▪ ***Village 6:*** **Alberhill Town Center**

This village site, the Alberhill Town Center Village 6, is intended to accommodate a mix of land uses, such as a major market, office, smaller retail businesses, worship, and residences, located in a manner that creates a pleasant pedestrian environment complete with public spaces. A -site provided for religious assembly will complement the variety of land uses in this Village.

▪ **Planning Areas**

Each Village is divided into smaller Planning Areas or Neighborhoods that can number, as little as two or as many as six. Individual Planning Areas or Neighborhoods have boundaries that are defined by major and minor roadways or distinct topographic features. In addition, they are sized so that uses are within a five-minute walk or quarter-mile radius.

TABLE 2.0-4, as shown on the following page, identifies the maximum allowable dwelling units, non-residential square footage, and students permitted by Planning Area or Neighborhood.

2.4.2 RESIDENTIAL LAND USE CATEGORIES

The residential component of the Land Use Plan provides six land use categories for housing development. The intent is to provide a balance between various housing/lifestyle choices, pricing, and open space/recreation amenities. A total of 8,244 dwelling units on approximately 1,400 acres are provided, representing approximately 17% of the developed land within the Specific Plan, with an overall density of 5.89 dwelling units per acre. Residential developments are weighted toward single family homes with approximately 26.8% of the 2,209 detached housing dwelling units. Single family lot sizes allow for a variety of single family products including, but not limited to, patio homes, wide and shallow lots, single family cluster, and zero lot lines.

▪ Hillside Residential (R-H): Intended to accommodate single family detached residential uses in a density range of approximately 0.0 to 0.5 dwelling units per gross acre. These residences would have a minimum lot size of 25,000 square feet with maximum allowable lot size coverage of 30% and maximum height of 30 feet. Permitted and conditionally permitted uses in areas designated as Hillside Residential shall be allowed under the City of Lake Elsinore Municipal - Zoning Code[1] Title 17, Chapters 17.204, and 17.72.

[1] City of Lake Elsinore Municipal - Zoning Code, Title 17. Web-site accessed on October 15, 2012:

▪ Residential Single Family (R-E & R-1): Intended to accommodate single family detached residential uses in a density range of approximately 2.0 to 6.0 dwelling units per gross acre. These residences would have a minimum lot size of 5,500 square feet with maximum allowable lot size coverage of 50% and a maximum height of 30 feet. Permitted and conditionally permitted uses in areas designated as Residential Single Family shall be allowed under the City of Lake Elsinore Zoning Code Title 17, Chapters 17.204, 17.68, and 17.76.

▪ Medium Density Residential (R-2): Intended to accommodate both single family detached residential and multi-family attached residential uses in a density range of approximately 6.0 to 12.0 dwelling units per gross acre. These residences would have a minimum lot sizes for the single family detached of 5,000 square feet with maximum allowable lot size coverage of 55% and maximum height of 36 feet (permitting a potential 3-story product). The minimum lot sizes for the multi-family attached would be 2,250 square feet with maximum allowable lot size coverage of 60% and maximum height of 40 feet (permitting a potential 3-story product). Permitted and conditionally permitted uses in areas designated as Medium Density Residential shall be allowed under the City of Lake Elsinore Municipal - Zoning Code Title 17, Chapters 17.204 and 17.80.

▪ Medium High Density Residential (R-2 & R-3): Intended to accommodate both single family detached residential and multi-family attached residential uses in a density range of approximately 12.0 to 18.0 dwelling units per gross acre. These residences would have a minimum lot sizes for the single family detached of 2,400 square feet with maximum allowable lot size coverage of 70% and maximum height of 40 feet. The minimum lot sizes for the multi-family attached of 1,350 square feet with maximum allowable lot size coverage of 70% and maximum height of 40 feet (permitting a potential 3-story product). Permitted and conditionally permitted uses in areas designated as Medium High Density Residential shall be allowed under the City of Lake Elsinore Zoning Code Title 17, Chapters 17.80 and 17.84.

▪ High Density Residential (R-3): Intended to accommodate multi-family attached residential uses in a density of approximately 18-24 (35)[2] dwelling units per gross acre. These residences permitted uses in areas designated as Residential Single Family shall be allowed under the City of Lake Elsinore Zoning Code Title 17, Chapters 17.204, 17.68, and 17.76.

▪ Medium Density Residential (R-2): Intended to accommodate both single family detached residential and multi-family attached residential uses in a density range of approximately 6.0 to 12.0 dwelling units per gross acre. These residences would have a minimum lot sizes for the single family detached of 5,000 square feet with maximum allowable lot size coverage of 55% and maximum height of 36 feet (permitting a potential 3-story product). The minimum lot sizes for the multi-family attached would be 2,250 square feet with maximum allowable lot size

http:/www.codepublishing.com/CA/lakeelsinore/html/LakeElsinore17/Lake Elsinore 17.html.
[2] Bonus density tied to performance criteria.

TABLE 2.0-4 - LAND USE SUMMARY BY PLANNING AREAS OR NEIGHBORHOODS

PLANNING AREA	LAND USE	ACRES *	DENSITY *	UNITS	LAND S.F.	BLDG. S.F.	SCHOOL CAPACITY	ALLOCATED GROSS ADT's (ESTIMATED)
Village 1								
University								
PA 1a	Inst./Res.	63.1	--	--		1,500,000	6,000	17,286
PA 1a	Residential	12.9	34.9	450				2,999
University Town Center								
PA 1b	Mixed-Use	58.6	5.9	346	2,866,200	1,029,500	-0-	28,349
1b	Park	0.7	---	---	---	---	---	---
PA 1c	Mixed-Use	40.2	39.7	1,594	2,008,100	503,000	-0-	12,430
Village 2								
Parkview								
PA 2a	Residential	171.5	6.6	1,132		-0-	-0-	11,284
PA 2b	Residential	29.3	35	1,026		-0-	-0-	6,916
PA 2c	Residential	44.0	6.5	287		-0-	-0-	2,765
2c	Active Park	14.3	---	---		---	---	31
2c	Elementary School	12.0	---	---		---	850	1,097
2c	Worship/ School	5.2	---	---	---		600	1,488
Village 3								
Highlands								
PA 3a	Custom Res.	164.5	1 unit/ 20 acres	8		-0-	-0-	77
Village 4								
Lakeside								
PA 4a	Residential	155.3	10.8	1,684		-0-	-0-	13,762
4a	City Park	21.3	---	---		---	---	34
PA 4b	Residential	55.6	12.0	701		-0-	-0-	6,692
PA 4c	City Park	15.5	---	---	---	---	---	25
PA4c	Park	0.7	---	---	---	---	---	---
PA 4c	Residential	18.7	10.1	190		-0-	-0-	1,809
PA 4c	Mixed-Use	12.7	4.7	60	553,200	382,000	-0-	16,627
Village 5								
Ridgeview								
PA5a	Residential	52.4	5.5	287		-0-	---	2,747
PA 5b	Residential	27.9	11.8	329		-0-	-0-	4,357

PA5b	Park	45.9	--	--	--	--	--	--
PLANNING AREA	**LAND USE**	**ACRES ***	**DENSITY ***	**UNITS**	**LAND S.F.**	**BLDG. S.F.**	**SCHOOL CAPACITY**	**ALLOCATED GROSS ADT'S (ESTIMATED)**
Village 6								
Alberhill Town Center								
PA 6a	Mixed-Use	25.7	3.9	100	1,119,500	392,500	-0-	15,364
PA 6b	Mixed-Use	13.1	3.8	50	570,636	200,000	-0-	15,364
PA 6b	Worship/ School	10.0	---	---	----		600	1,488
Streets, Open Space, Lake & Public Works		328.4	---	---	---	---	---	---
TOTALS	**---**	**1,399.5**	**5.89**	**8,244**	**7,553,200**	**4,007,000**	**8,050**	**162,991**

NOTE: * ACRES AND DENSITY ARE APPROXIMATE.

coverage of 60% and maximum height of 40 feet (permitting a potential 3-story product). Permitted and conditionally permitted uses in areas designated as Medium Density Residential shall be allowed under the City of Lake Elsinore Municipal - Zoning Code Title 17, Chapters 17.204 and 17.80.

▪ Medium High Density Residential (R-2 & R-3): Intended to accommodate both single family detached residential and multi-family attached residential uses in a density range of approximately 12.0 to 18.0 dwelling units per gross acre. These residences would have a minimum lot sizes for the single family detached of 2,400 square feet with maximum allowable lot size coverage of 70% and maximum height of 40 feet. The minimum lot sizes for the multi-family attached of 1,350 square feet with maximum allowable lot size coverage of 70% and maximum height of 40 feet (permitting a potential 3-story product). Permitted and conditionally permitted uses in areas designated as Medium High Density Residential shall be allowed under the City of Lake Elsinore Zoning Code Title 17, Chapters 17.80 and 17.84.

▪ High Density Residential (R-3): Intended to accommodate multi-family attached residential uses in a density of approximately 18-24 (35)[3] dwelling units per gross acre. These residences would have a minimum lot size of 1,000 square feet with maximum allowable lot size coverage of 80% and maximum height of 50 feet (allows for potential 4-story product to achieve proposed 35 dwelling units per gross acre). Permitted and conditionally permitted uses in areas designated as High Density Residential shall be allowed under the City of Lake Elsinore Zoning Code Title 17, Chapters 17.84 and 17.88.

▪ Mixed-Use (R-3 & Condominium & C-O & C-1, C-2 & C-P): Intended to accommodate three types of Mixed-Use, occurring within these Villages: 1) Regional University Town Center,

[3] Bonus density tied to performance criteria.

Lakeside Village (Regional); 2) Community Alberhill Town Center (Community); and, 3) Institutional University Village (Institutional). All are intended to accommodate multi-family with minimum lot size of 50,000 square feet and 100% maximum lot coverage with a maximum height of: 1) 100 feet for the Regional; 2) 46 feet for the Community; and, 3) 50 feet for the Institutional. Permitted and conditionally permitted uses in areas designated as Mixed-Use shall be allowed under the City of Lake Elsinore Zoning Code Title 17, Chapters 17.84, 17.88, 17.116, 17.120, 17.124 and 17.132.

2.4.3 DESIGN FLEXIBILITY

In order to encourage design flexibility within the Land Use Plan, a density transfer system (DTS) has been established for the AVSP. The intention of the DTS is to permit the transfer of dwelling units between planning areas. Should the number of units approved within a planning area be less than maximum permitted within the planning area pursuant to the Land Use Plan, a credit system will be applied to permit future residential development to recapture these units if all other development standards and impacts can be maintained at acceptable levels.

2.4.4 COMMERCIAL/OFFICE USES

The commercial/office component of the Land Use Plan is planned to be within Mixed-Use areas of three Village areas: 1, 4 and 6, as described below. The Alberhill Villages Specific Plan will include approximately 2,507,000 square feet (S.F.) of commercial and office uses that are contemplated within the Development Agreement (D.A.), the previous 1990 General Plan, and the current approved General Plan.

▪ Village 1: Within the University Town Center Mixed-Use Area there are two (2) Planning Areas (PA) (PA1b and PA1c) that focus on the regional-oriented commercial due to its proximity to the I-15 Freeway and two major roads (Lake Street and Temescal Canyon Road). PA1b is intended for a total of 1,029,500 S.F. (with 809,500 S.F. being Commercial and 220,000 S.F. being Office) of non-residential use and PA1c is intended to have 503,000 S.F. (with 503,000 S.F. being Office) of non-residential use, and totaling 1,532,500 S.F. These areas are intended to accommodate a wide variety of uses including civic/institutional, commercial/retail, professional office/medical/ and entertainment.

▪ Village 4 (Lakeside Mixed-Use – PA4c) and Village 6 (Alberhill Town Center Mixed-Use – PA6a and PA6b) are intended to serve the community. PA 4c will have 382,000 S.F. (287,000 S.F. Commercial and 95,000 S.F. Office) of non-residential use, PA 6a will have 392,500 S.F. (98,000 S.F. of Office, and 294,500 S.F. of Commercial) of non-residential use, and Pa 6b will have 200,000 S.F. (65,000 S.F of Office, and 135,000 S.F. of Commercial, for an overall total of PA 4 and PA 6 Commercial/Mixed-Use of 974,500 S.F. and each with 716,000 S.F. Commercial, and 258,000 S.F. of Office/Mixed-Use.

Commercial/Mixed-Use area acreage represents approximately 10% of the total AVSP land use Project area acreage.

2.4.5 OPEN SPACE AND RECREATIONAL

The City's standard for public parks is 5 acres of developed park land per 1,000 residential population. Park and recreational facilities needed to serve the area will be provided by developers/builders through park land dedication or funded through the park capital improvement fund fees (Quimby) collected by the City prior to the issuance of building permits on all new development. The project provides a total of 183 acres of public and private parks, which is 73 acres more than is required by the Quimby Act per population. The Quimby Act requires a total of 110 acres of parks based on population, which the project meets and exceeds. The AVSP public and private parks will count toward the City's park requirement. And the location and definition of these recreation areas will be reviewed and approved as part of a subsequent Phased Development Plan (PDP) and Design Review (DR) process.

The AVSP park system will consist of: a 36.8 acre lakeside park that borders 39.6 acres of two large recreational lake facilities, an active 14.3 acre community park bordering a 12 acre elementary school with its own recreation play fields and shared school play facilities, a 45.9 acre sports park across from the existing Alberhill Ranch community park, a 6 acre community garden, two (2) town greens, which are approximately 0.7 acres each, and 4 acres of multi-use trails throughout the project. Approximately thirty-five (35) smaller private pocket parks are approximately one (1) acre each and will be built and maintained by the HOA. Thirty five (35) acres of private pocket parks will be distributed throughout the Villages within easy walking distance of the surrounding residences and each private pocket park will provide specialized private amenities such as private pools, basketball courts, volleyball courts, and tennis courts.

Each Village will contain some form of open space such as a private pocket park, town green, plaza, trail, rest area, or a school so that all homes will be within approximately one-quarter mile or a five (5) minute walk to an open space area. Open space areas can vary in size, form, and function, and are clarified below. Each park classification below is modeled after Section 4 of the City of Lake Elsinore's Parks and Recreation Master Plan, which is used as a guide for development of a city-wide system of parks and recreation. Open space areas can vary in size, form, and function, and are clarified below.

1. **Private Pocket Parks** – Parks of this nature are typically less than one (1) acre in size according to Section 4 of the Lake Elsinore Parks and Recreation Master Plan. The project provides approximately thirty-five (35) one acre private pocket parks, which are distributed throughout the five different Planning Areas. These private pocket parks are built and maintained by the HOA and are intended to serve the immediate surrounding residents. Each private pocket park will provide its own specialized programing and include different private amenities such as private pools, basketball courts, tennis courts, and volleyball courts.

2. **Sports Park** – This 45.9 acre Sports Park is found in Phase 2 of the Alberhill Villages Specific Plan. The sports park includes: four baseball fields in a wagon wheel design,

four volleyball courts, four basketball courts, four soccer fields, tot-lots, water park play area, restrooms, and concession stands. The Sports Park is situated along Lake Street and across from the existing Alberhill Ranch Community Park and future school site.

3. **Community Park** – Section 4 of the City's Parks and Recreation Master Plan classifies community parks between 11 - 40 acres in size and are designed to serve 15,000 - 20,000 residents within a one and one-half mile (1 ½ mile) service radius, as well as visitors to the area and utilized for active and passive recreation. The project provides a 19.5 acre community park bordering a 12 acre elementary school with its own recreational fields. This 19.5 acre community park will include lighted sports fields and courts for joint-use with the elementary school, picnic facilities, play areas, and restrooms. This community park will focus on sports and other active uses due to its adjacency to an elementary school and its relatively level terrain.

4. **Lakeside Park** – Section 4 of the City's Parks and Recreation Master Plan classifies regional parks between 25 -100 acres in size and are designed to offer a broad range of amenities to attract the greatest range of users from within and beyond the City limits. Amenities can include open space, bodies of water, and trails. The 36.8 acre Lakeside Park will be located at the heart of the project and boarder two recreational lakes totaling 39.6 acres of light water activities. The 36.8 acre Lakeside Park alongside the recreational lakes makes it the largest park in the entire project. Along with the university, the Lakeside Park and recreational lake will be the focal point of Alberhill Villages. Two large recreational lakes totaling approximately 39.6 acres will be surrounded by playfields, picnic areas, active areas, as well as passive park uses such as an outdoor amphitheater. The 36.8 acre Lakeside Park will also serve as a wildlife corridor to allow connections of local wildlife.

5. **Recreational Lake Facilities** – Two large recreational lake facilities totaling approximately 39.6 acres will be the main attraction of the AVSP. The 13.6-acre west lake and the 26.0-acre east lake at the heart of the project will provide light water activities to both local residents and visitors. Trails and pathways will surround the lake and provide opportunities for biking, jogging, and scenic walks.

6. **Town Green** – Two (2) town greens approximately ¾ acres in size will be located near single family homes and near the University Town Center. The town green in the University Town Center will serve the university and regional mixed-uses, and act as a social gathering place / outdoor event area for the Lake Elsinore community and region. In addition, the Town Green has the potential to establish a unique character for the regional mixed-use area and act as a gateway to the university.

7. **Plazas / Hardscapes** – The project will contain a series of primarily hardscaped open spaces such as private and public plazas, or other unique gathering places. These hardscaped areas may contain water features, decorative paving, ornamental landscaping

and shade trees, seating, and other amenities, which contribute to a pleasant urban gathering place.

8. **Community Garden** – The project will provide a 6 acre community garden in the detention basins located along Lincoln Street. This community garden will be built the developer and operated and maintained by the HOA in order to create a sense of community and togetherness amongst residents and visitors. Each plot in the community garden will be rented by residents of the community and will provide beautification and preservation to the natural environment.

9. **Trails** – The project will provide approximately 8,000 lineal feet (approximately 4 acres) of open space connections for the entire community. The public trails preserve and restore open space, as well as provide opportunities for physical activity to improve fitness and mental health. Residents and visitors will be able to connect to the multiple recreational facilities and parks through these public trails. These trails also function as wildlife corridors, which connect to the Cleveland National Forest to the north and connect to through the Ridge Project to the south under I-15 Freeway into the MSHCP CORE areas.

In addition, rest areas, 'Par-courses', or vista spots will be located throughout the Specific Plan area along trails, wildlife corridors, and greenbelts. These recreation areas may include a bench and a single tree for shade or a more complex arrangement of benches, trash receptacles, several trees and shrubs, educational signage, and even an overhead structure with solar panels for lighting.

The AVSP includes re-created and restored natural wildlife and open space connections in key locations in the Specific Plan area to provide continuity to the National Forest off-site to the south and the MSHCP core areas off-site to the north (see FIGURE 2.0-5 - OPEN SPACE VICINITY MAP). The intent of these wildlife connections is to facilitate connections to allow for safe passage of wildlife around the community and towards the existing under passes that permit wildlife to safely cross under Lake Street and under the I-15 Freeway into core MSHCP areas (see FIGURE 2.0-6 - OPEN SPACE MAP). These open space connections can be designed to separate wildlife from humans through the use of lighting, educational signage, and fencing. Multi-purpose trails are also a component of these connections, generally located along the outer edge in order to maximize the effectiveness in moving wildlife along and through these open space areas (see FIGURE 2.0-7 - SAMPLE OPEN SPACE CORRIDOR SECTION). Open spaces would include natural terrain features such as: 1) the Temescal Canyon Wash; 2) the major drainage area on the western portion of the site; and, 3) the hill mass in the north central portion of the Specific Plan. These areas would be left in their natural condition or re-naturalized to the extent feasible. In those areas where remedial grading disturbs native vegetation, the area could be revegetated with either indigenous plan material or other appropriate native materials.

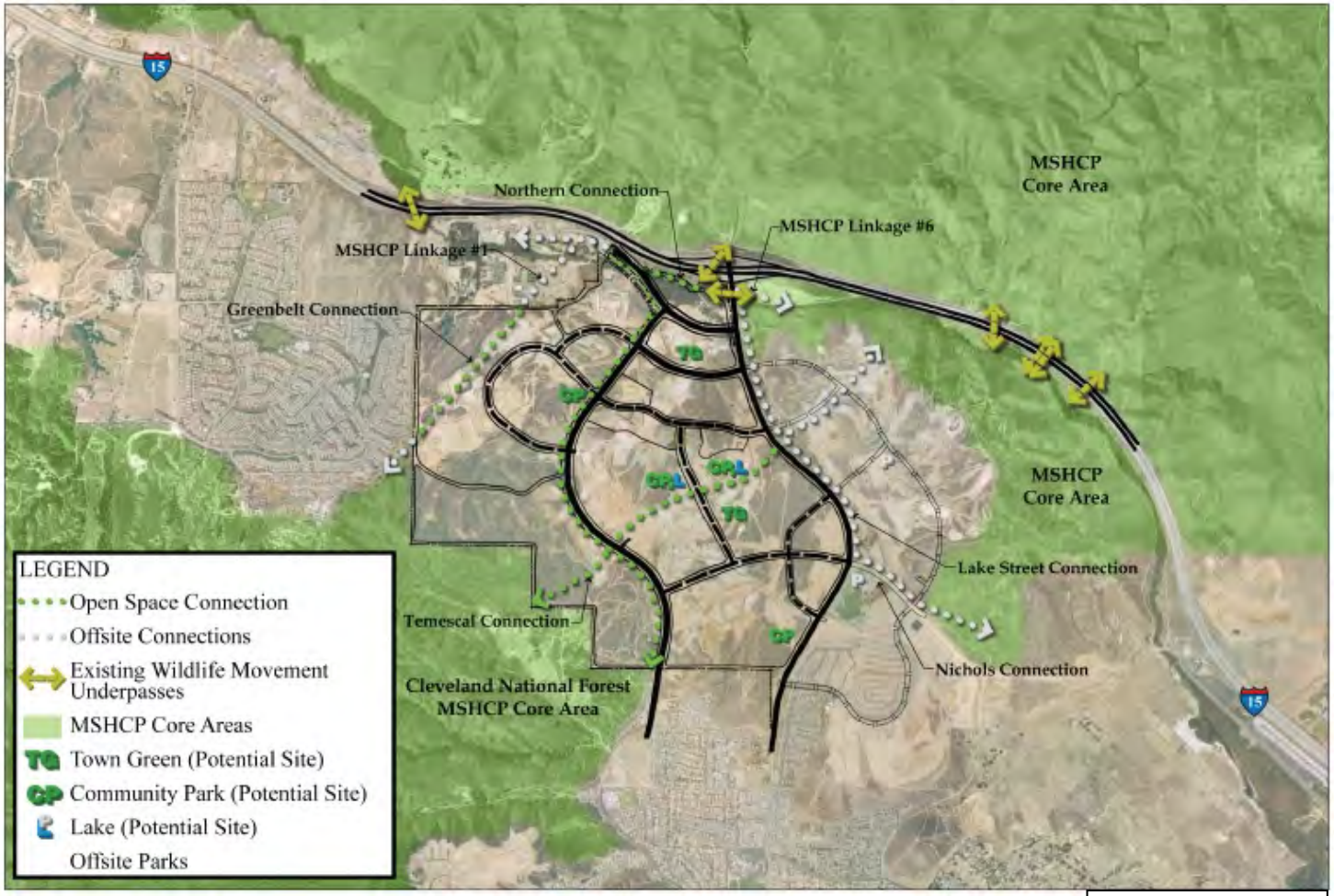


FIGURE 2.0-5

Alberhill Villages Specific Plan — **Open Space Vicinity Map**

0' 1,500' 3,000'

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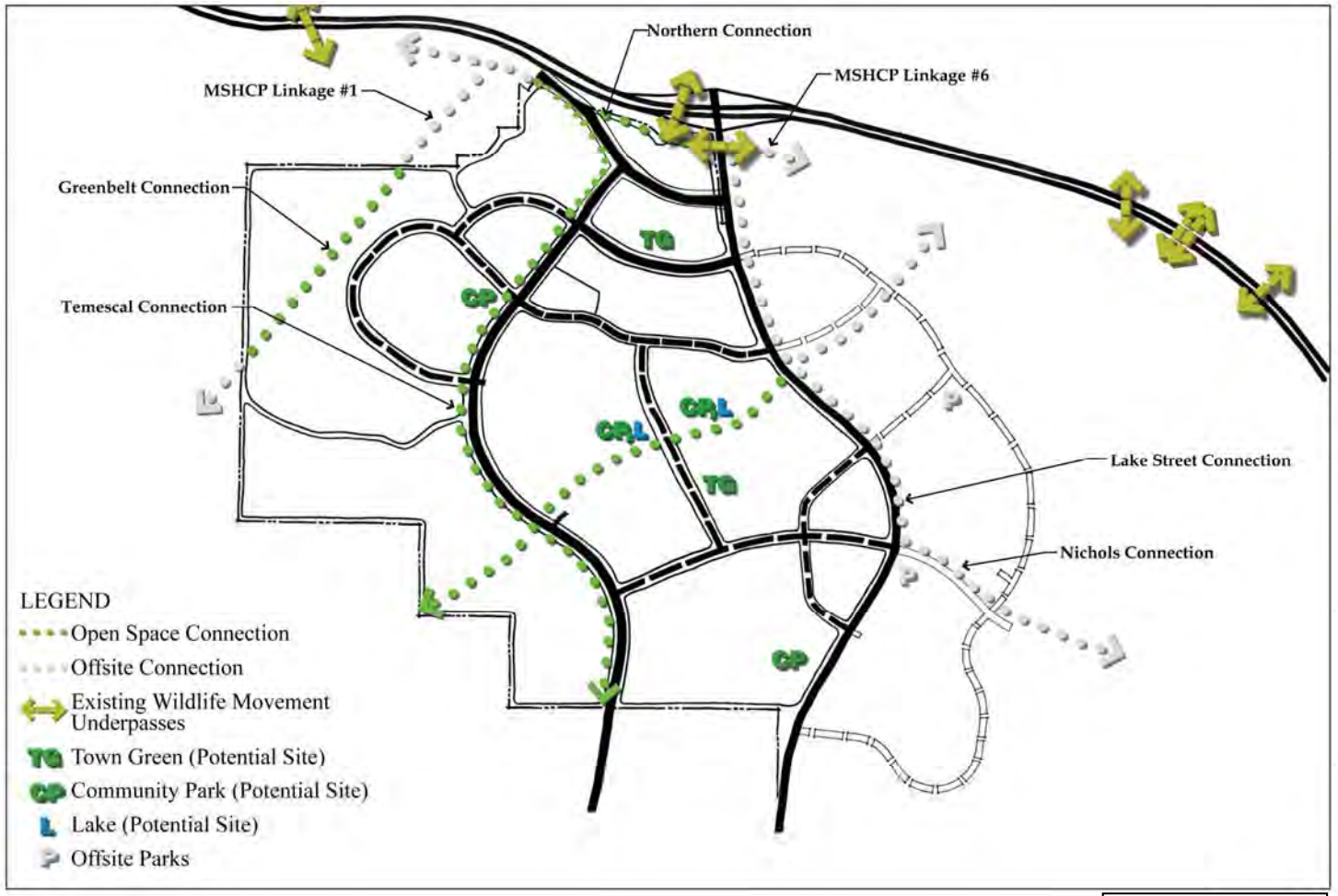


FIGURE 2.0-6

Open Space Map

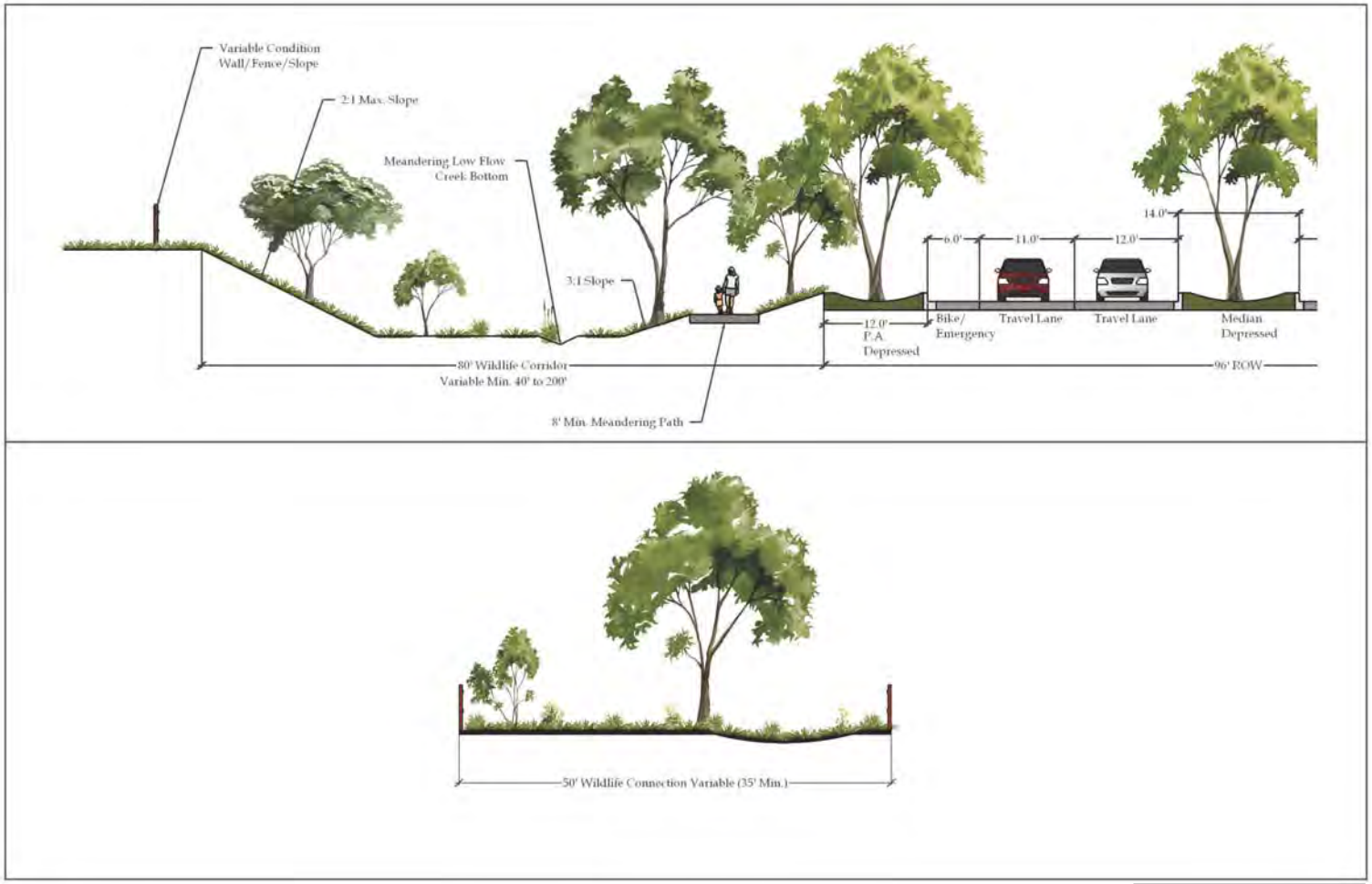


FIGURE 2.0-7

Alberhill Villages Specific Plan

Sample Open Space Corridor Sections

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A paseo trail system would extend along the natural drainage channel in the eastern portion of the site. A second paseo would parallel the Lincoln Street entrance to the site. These two passive open space pedestrian systems would provide access opportunities to future development areas adjacent to the Specific Plan area.

Open space (Recreational and Natural) makes up 163.4 acres, or approximately 11.0% of the land use within the Specific Plan. It should be noted that this figure does include the extensive parkway landscaping that would be provided as part of the circulation system.

The approximate 26.0-acre and 13.6-acre lakes, totaling 39.6 acres, serve as the principal open space and recreational use within the AVSP. The lakes represent 2.8% of the land within the Project would provide open space visual relief, as well as an opportunity for both passive and active recreation. Designed as the central feature of Lakeside Village 4, the lake extends into the Village and is adjacent to and visible from Street C and Lake Street. The crossing of the loop road (Secondary "A") would be a dramatic grade-separated design that would enhance the entry into the community.

A neighborhood park is located adjacent to the elementary school site proposed within the Project area. This park would be dedicated to the City for development as an active recreation amenity consistent with the City of Lake Elsinore's park improvement program. Within the Project boundaries, a main plaza and additional smaller plazas are planned to provide community gathering spaces. The residential development components will most likely incorporate various private recreational facilities that may include pools, clubhouses, courtyards barbeque areas and passive landscaped areas.

2.4.6 CIRCULATION CONCEPT

Regional access to the Specific Plan area will occur from the I-15 Freeway that connects to the Project site via an interchange at Lake Street. Two parallel routes, Lake Street and Temescal Canyon Road, will function as the main north/south roadways through the Project site. Temescal Canyon Road will be reconfigured to pass through the Project site and link into Lincoln Street rather than Lake Street. In order to minimize congestion near the I-15 Freeway, the first signalized intersection within the Project site has been located on Lake Street approximately 1,000 feet from the I-15 Freeway on-ramps and off-ramps utilizing trap lanes. This same minimum spacing has been used for four-way intersections along both roads (see FIGURE 2.0-8 - CIRCULATION PLAN).

The Project has been designed to accommodate several multi-modal forms of transportation including transit, walking, and bicycling, that will evolve over a 25 to 30 year period. The framework and the right-of-ways have been planned to accommodate these potential future features. The Interstate 15 is envisioned to become a future transit corridor. A future transit station or stop may be located in the University Town Center area and a future bus route may serve Nichols Road and Lake Street connecting residential areas with the University and Alberhill Town Center.

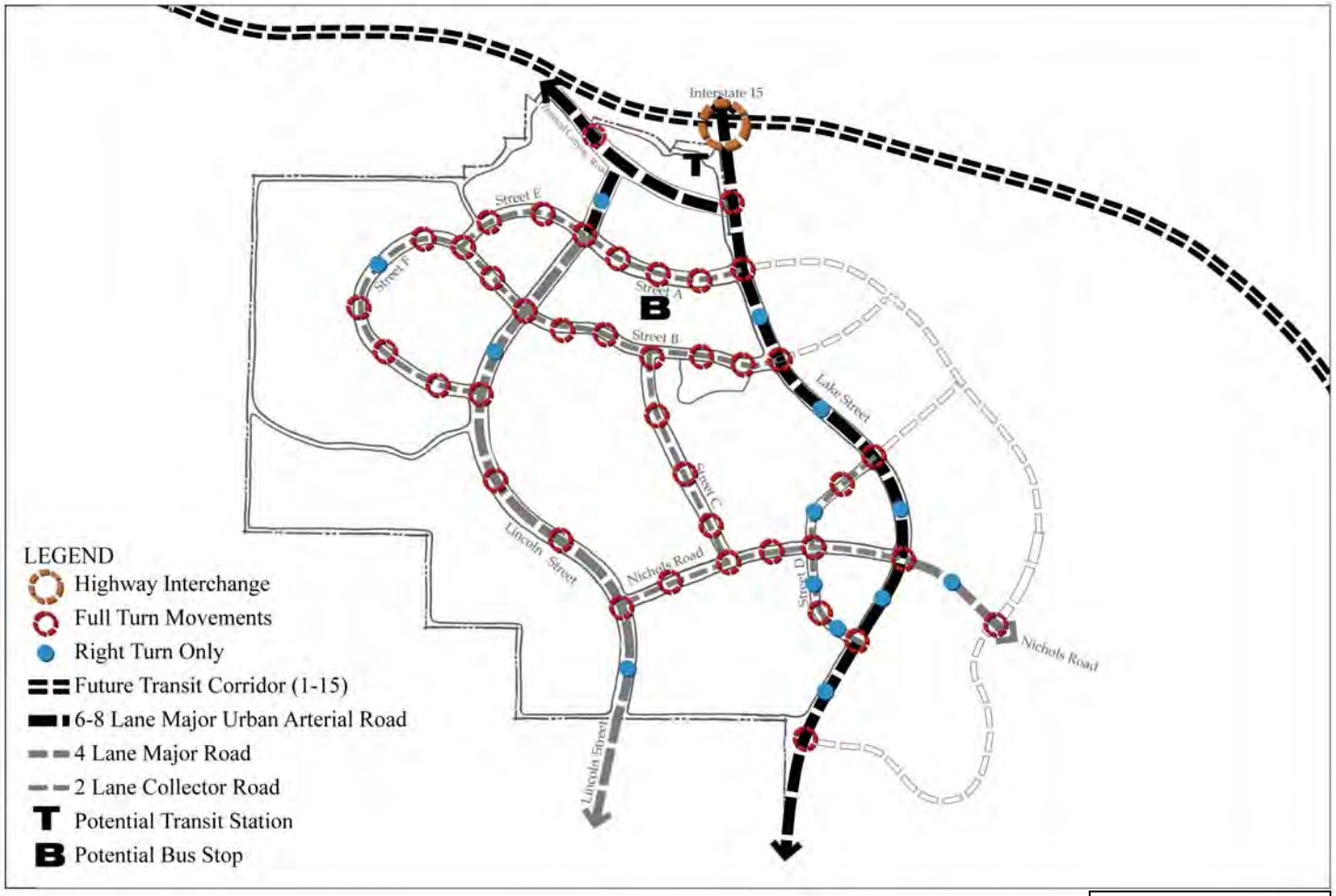


FIGURE 2.0-8

Alberhill Villages Specific Plan — **Circulation Plan**

0' 1,000' 2,000'

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Walking and bicycling is encouraged throughout the AVSP via the establishment of multi-use trails that permit both forms of transportation. Multi-use trails should have a rest stop located approximately every quarter (1/4) mile along its route. A project-core area with a variety of intense uses ranging from local and regional commercial uses, office and medical uses, a university of 6,000 students, housing at 35 dwelling units per acre, and a large lakeside park also contribute to pedestrian interaction through the incorporation of a pedestrian spine that contains a series of special event gathering places or focal points such as plazas, mini-parks, or a town green.

A transportation management plan will be adopted to spread out peak travel times through ridesharing, van-sharing, employee flex-time, and bike-to-work programs.

A modified grid system has been utilized within the Project area in order to disperse traffic and to maintain road sections, as narrow as possible, for a safe pedestrian-oriented community. Lake Street and Temescal Canyon Road are joined by east/west two-lane collectors at various key locations where community and regional mixed-uses will generate the most traffic. The system is augmented by other two-lane streets that further disperse traffic throughout the Project site. This arrangement allows local trips to occur by foot, bicycle, or automobile and reduces pedestrian and bicycle interaction with vehicular traffic on wide four-lane or six-lane streets.

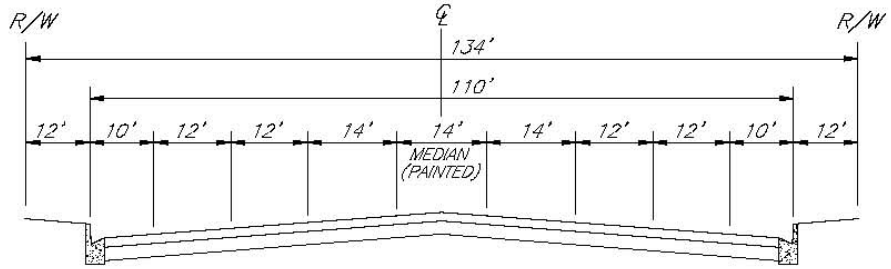
To further contribute to the pedestrian-oriented environment, a number of different traffic calming or speed reducing devices or designs may be implemented in PDPs including roundabouts, neck-downs, cul-de-sacs, divided roadbeds, knuckles, pocket parks, and neighborhood focal points. Similar devices may be utilized, as long as they meet the goals and intent of the circulation system for this Specific Plan.

Any areas not covered in the AVSP, or subsequent PDPs, will rely on the street requirements of the City of Lake Elsinore in effect at the time a development proposal comes forward.

The following is a list of backbone roads that form the framework for the entire Project. They include a new realigned Lake Street, a new realigned portion of Temescal Canyon Road, Nichols Road, Street A that bisects the campus and the University Town Center (UTC) area (in the form of a Town Couplet), Street B that runs south of the campus, Street C that runs north-south in the Lakeside Village 4, Street D near the Alberhill Town Center, and Street E and F in The Parkview Village 2 area. (See FIGURE 2.0-8 - CIRCULATION PLAN).

▪ **Lake Street:** Lake Street will serve as the northern gateway to the City of Lake Elsinore, and will be realigned, landscaped and widened. Monumentation will be placed at key locations along the western edge of the street to ensure a visually appealing environment and complement the wildlife movement corridor on the east side of Lake Street, with landscapes corridors and location(s) to identify one of the City's key entries at Lake Street. A major feature of this "gateway experience" will be a variable width median ranging up to 26 feet wide, as well as a 50 feet to 250 feet open space corridor on the east side of Lake Street that stretches from the I-15 Freeway to the intersection at Nichols Road. This is a multi-function corridor that

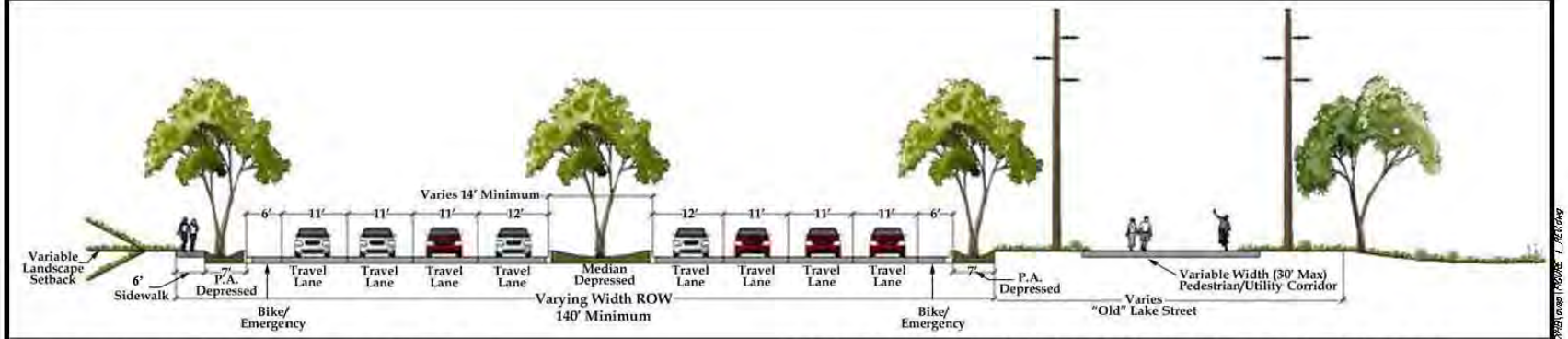
CITY GENERAL PLAN



(8-LANE)

AUGMENTED URBAN ARTERIAL

AVSP



LAKE STREET (I-15 to STREET "A" COUPLET)

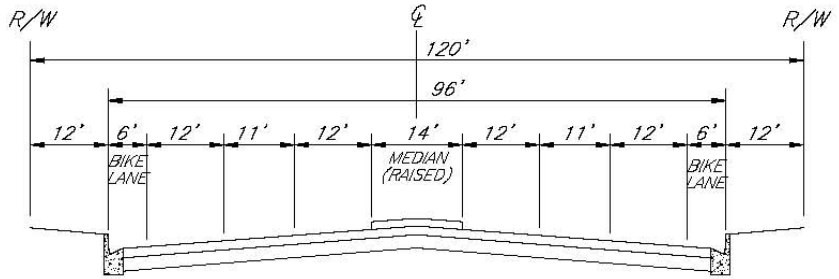
AUGMENTED URBAN ARTERIAL - 8 to 10 LANE

KWC ENGINEERS
CIVIL ENGINEERS ■ PLANNERS ■ SURVEYORS
1880 COMPTON AVENUE, SUITE 100 ■ CORONA, CA. 92881-3370 ■ 951-734-2130

ALBERHILL VILLAGES SPECIFIC PLAN
ROADWAY CLASSIFICATION CONSISTENCY ANALYSIS
CITY GENERAL PLAN vs. AVSP

FIGURE 2.0-9

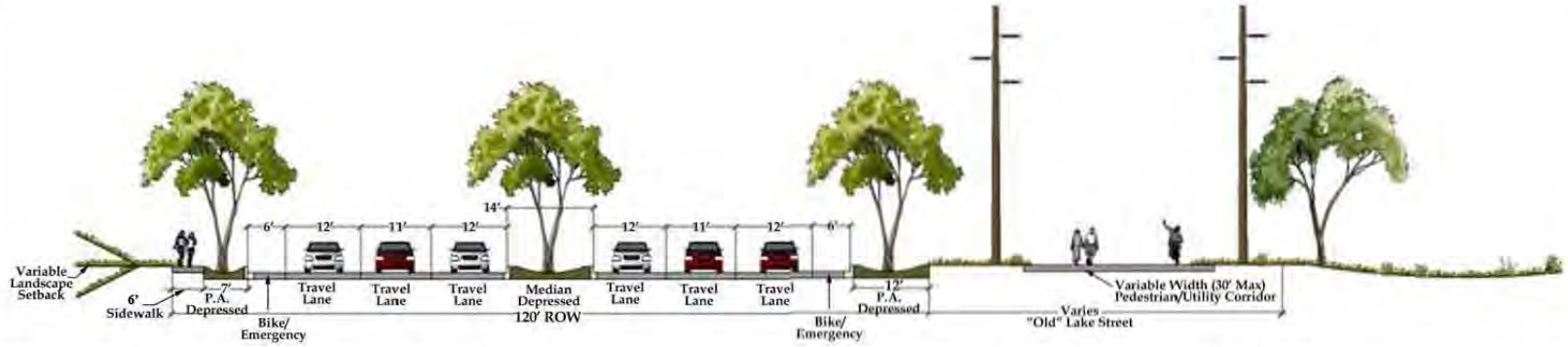
CITY GENERAL PLAN



(6-LANE)

URBAN ARTERIAL

AVSP



LAKE STREET (STREET "A" COUPLET to NICHOLS)

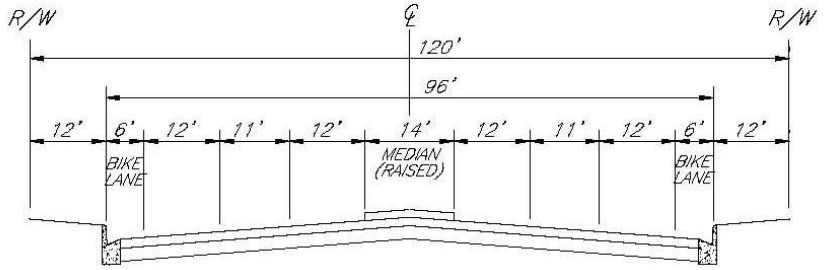
URBAN ARTERIAL - 6 LANE

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ALBERHILL VILLAGES SPECIFIC PLAN
ROADWAY CLASSIFICATION CONSISTENCY ANALYSIS
CITY GENERAL PLAN vs. AVSP

FIGURE 2.0-10

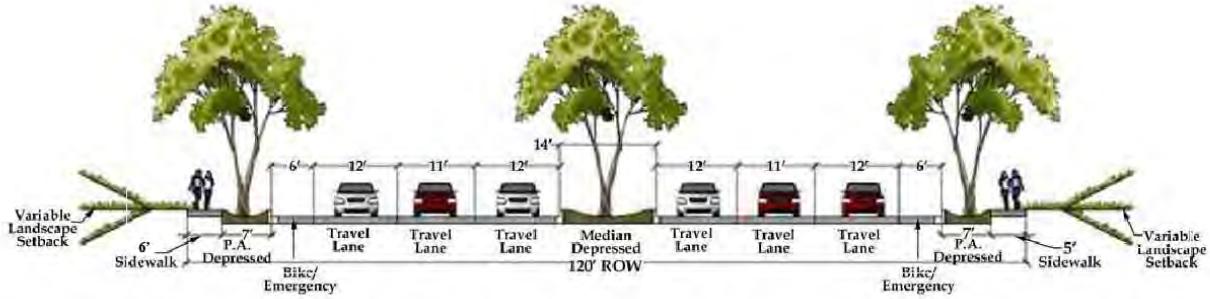
CITY GENERAL PLAN



(6-LANE)

URBAN ARTERIAL

AVSP



LAKE STREET (NICHOLS ROAD to 1000' N. OF MOUNTAIN)

URBAN ARTERIAL - **6 LANE**

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ALBERHILL VILLAGES SPECIFIC PLAN
ROADWAY CLASSIFICATION CONSISTENCY ANALYSIS
CITY GENERAL PLAN vs. AVSP

FIGURE 2.0-11

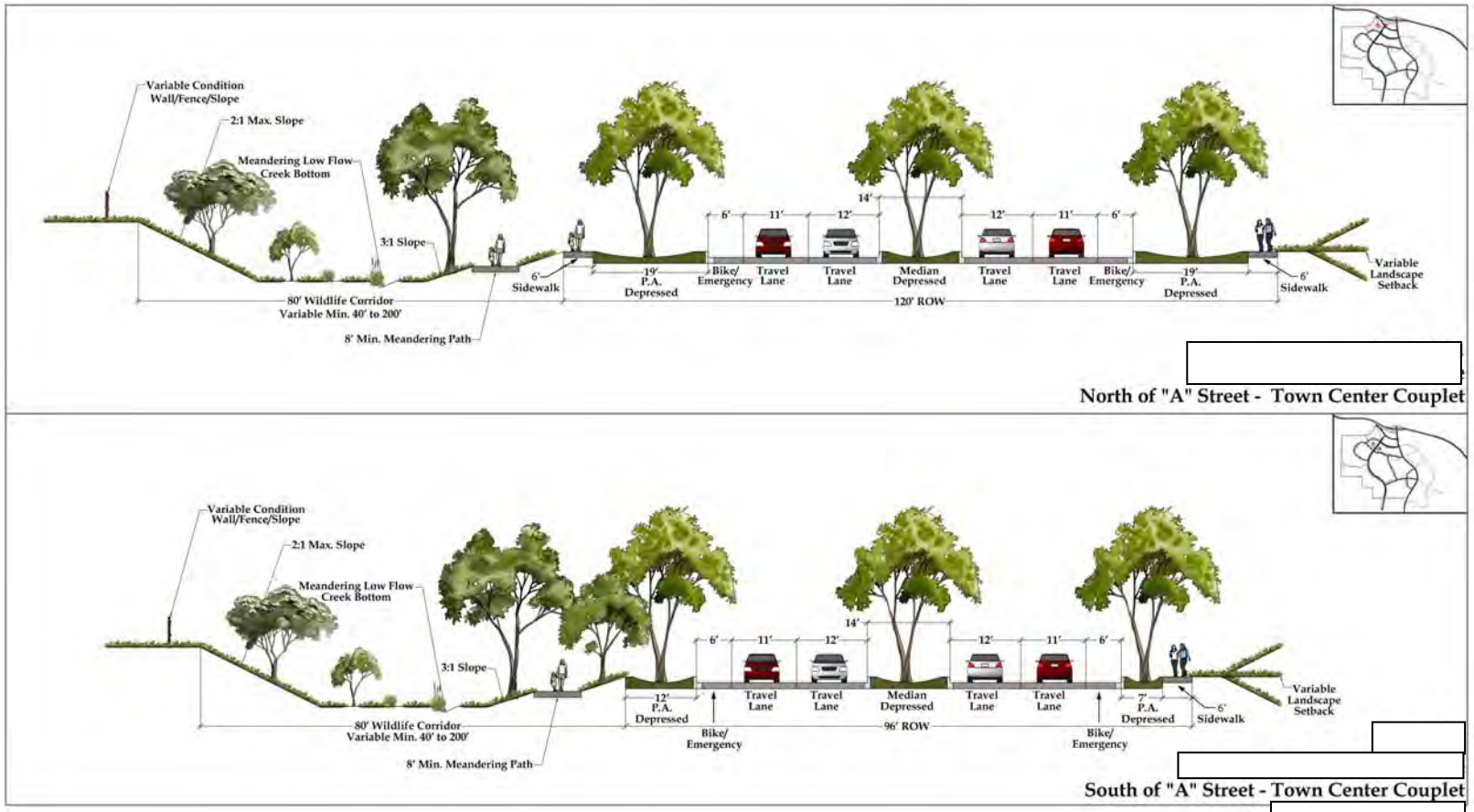


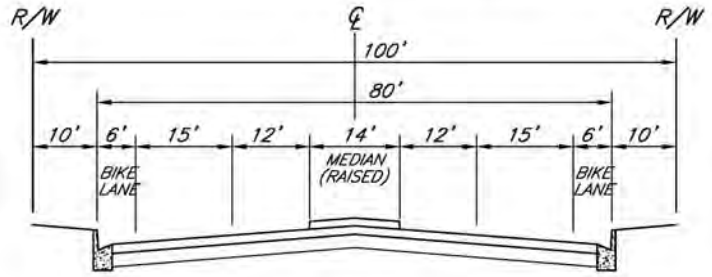
FIGURE 2.0-12

Lincoln Street Sections

Alberhill Villages Specific Plan

PROJECT DESIGN CONSULTANTS

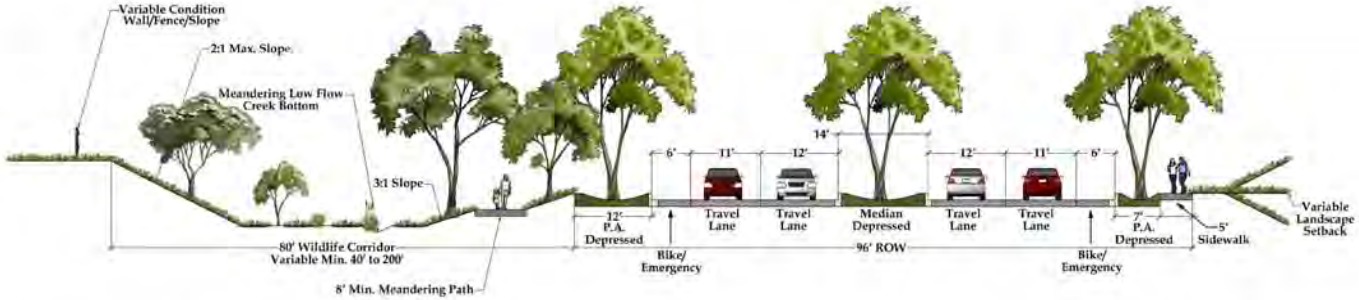
CITY GENERAL PLAN



(4-LANE)

MAJOR

AVSP



LINCOLN STREET (STREET A to NICHOLS ROAD)

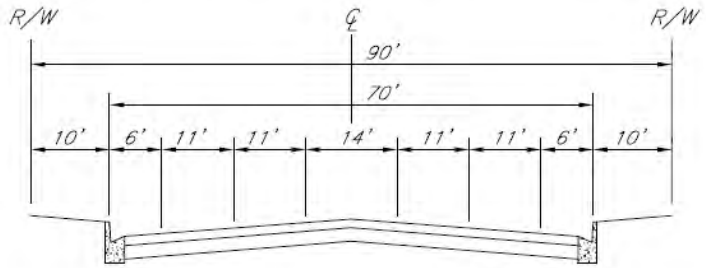
MAJOR - 4 LANE

ALBERHILL VILLAGES SPECIFIC PLAN
ROADWAY CLASSIFICATION CONSISTENCY ANALYSIS
CITY GENERAL PLAN vs. AVSP

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FIGURE 2.0-13

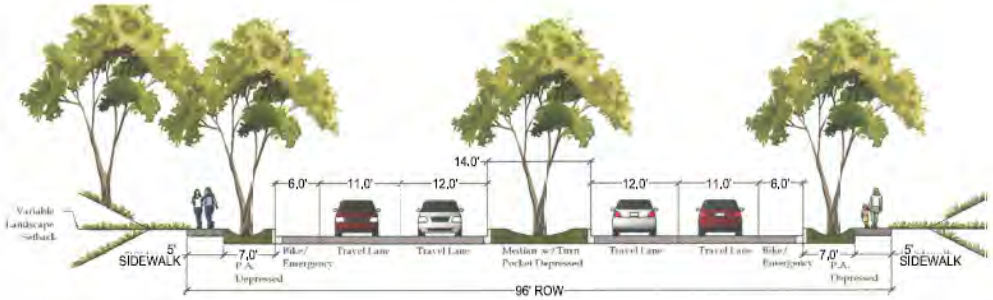
CITY GENERAL PLAN



(4-LANE)

SECONDARY

AVSP



LINCOLN STREET (NICHOLS ROAD to SOUTH PROJECT BOUNDARY)

SECONDARY - 4 LANE

ALBERHILL VILLAGES SPECIFIC PLAN
ROADWAY CLASSIFICATION CONSISTENCY ANALYSIS
CITY GENERAL PLAN vs. AVSP

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FIGURE 2.0-14

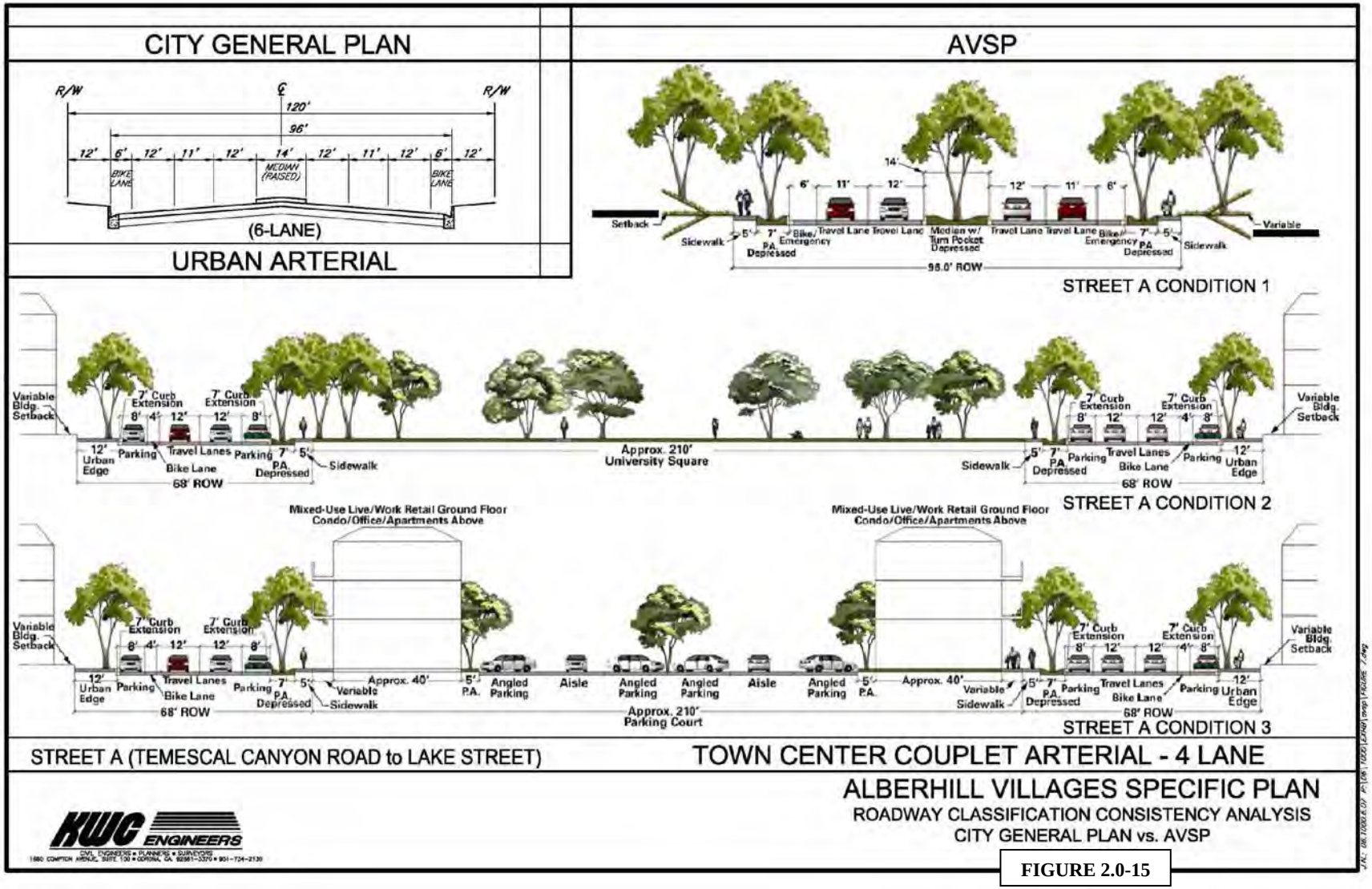

CITY GENERAL PLAN
AVSP
R/W
℄
R/W
120'
96'
12' 6' 12' 11' 12' 14' 12' 11' 12' 6' 12'
BIKE LANE
MEDIAN (RAISED)
BIKE LANE
(6-LANE)
URBAN ARTERIAL
Setback
Sidewalk
5'
7' P.A. Depressed
Bike/ Emergency
Travel Lane
Travel Lane
Median w/ Turn Pocket Depressed
Travel Lane
Travel Lane
Bike/ Emergency
7' P.A. Depressed
5'
Sidewalk
Variable
98.0' ROW
STREET A CONDITION 1
Variable Bldg. Setback
7' Curb Extension
8' 4' 12'
12' 8'
12' Urban Edge
Parking
Travel Lanes
Bike Lane
Parking
7' P.A. Depressed
5'
Sidewalk
Approx. 210' University Square
68' ROW
STREET A CONDITION 2
Mixed-Use Live/Work Retail Ground Floor Condo/Office/Apartments Above
Approx. 40'
5' P.A.
Angled Parking
Aisle
Angled Parking
Angled Parking
Aisle
Angled Parking
Variable
Approx. 210' Parking Court
STREET A CONDITION 3
STREET A (TEMESCAL CANYON ROAD to LAKE STREET)
TOWN CENTER COUPLET ARTERIAL - 4 LANE
ALBERHILL VILLAGES SPECIFIC PLAN
ROADWAY CLASSIFICATION CONSISTENCY ANALYSIS
CITY GENERAL PLAN vs. AVSP
KWC ENGINEERS

FIGURE 2.0-15

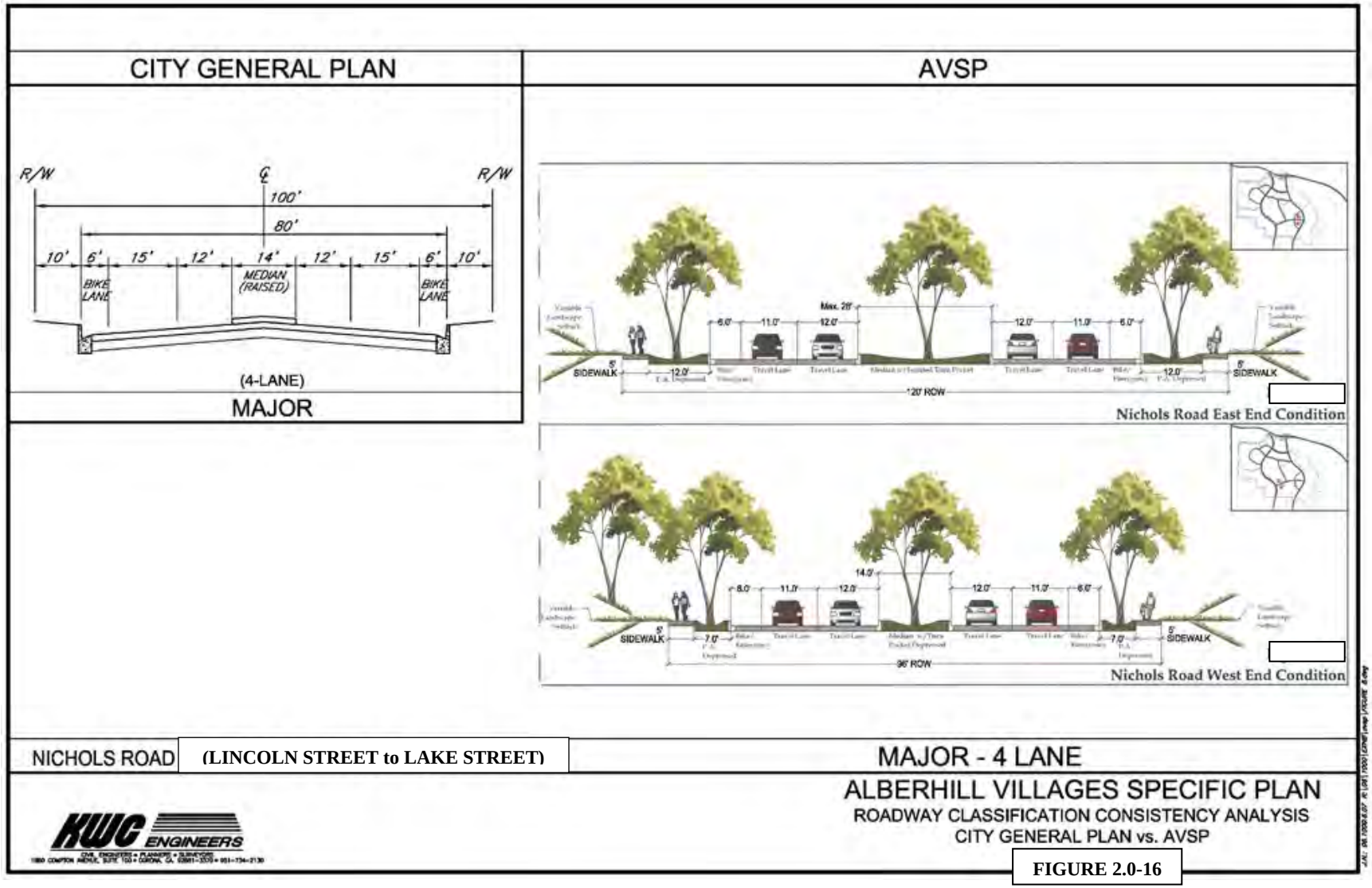
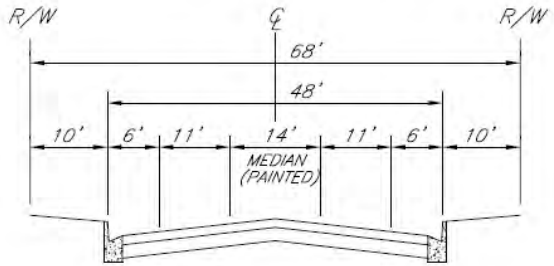

CITY GENERAL PLAN
AVSP
R/W
℄
R/W
100'
80'
10'
6'
15'
12'
14'
12'
15'
6'
10'
BIKE LANE
MEDIAN (RAISED)
BIKE LANE
(4-LANE)
MAJOR
Max. 28'
6.0'
11.0'
12.0'
12.0'
11.0'
6.0'
5' SIDEWALK
12.0'
120' ROW
5' SIDEWALK
Nichols Road East End Condition
14.0'
8.0'
11.0'
12.0'
12.0'
11.0'
6.0'
5' SIDEWALK
7.0'
96' ROW
7.0'
5' SIDEWALK
Nichols Road West End Condition
NICHOLS ROAD
(LINCOLN STREET to LAKE STREET)
MAJOR - 4 LANE
ALBERHILL VILLAGES SPECIFIC PLAN
ROADWAY CLASSIFICATION CONSISTENCY ANALYSIS
CITY GENERAL PLAN vs. AVSP
KWC ENGINEERS

FIGURE 2.0-16

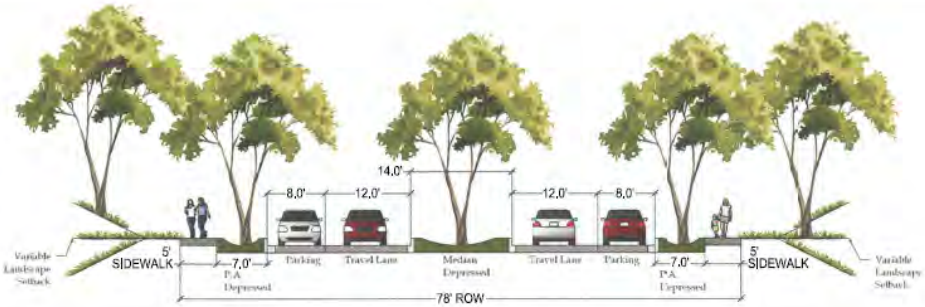
CITY GENERAL PLAN



(2-LANE)

DIVIDED COLLECTOR

AVSP



LOOP ROADS (WEST of TEMESCAL CANYON Rd.)

DIVIDED COLLECTOR - 2 LANE

ALBERHILL VILLAGES SPECIFIC PLAN
ROADWAY CLASSIFICATION CONSISTENCY ANALYSIS
CITY GENERAL PLAN vs. AVSP

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FIGURE 2.0-17

provides wildlife linkage, meandering pedestrian and bicycle paths, utility easements, a perennial flowing creek, ponds, and a native revegetated landscape. A landscape setback has been set in place on edges of both sides of Lake Street, combined with the landscaped roadway median; this Lake Street entry will form a broad canopy of native landscape that will be one of the central features of the AVSP. Lake Street's cross-section will vary from six to eight lanes, the eight lanes occurring near the I-15 Freeway interchange and transitioning to 6 lanes, as it approaches Nichols Road. Bike lanes will be provided on both sides of the street (see FIGURES 2.0-8, 2.0-9, 2.0-10 & 2.0-11). [Note: The Open Space Corridor on the east side of Lake Street is part of the previously approved VTTM No. 35001 and is not part of the AVSP Project area.]

▪ **Temescal Canyon Road:** Temescal Canyon Road will be realigned to follow current roadway standards, to allow for flood control and the construction of a new bridge. This section will consist of six lanes. Bike lanes will be provided on both sides of the road. As with all divided roads, Temescal Canyon Road will incorporate a "depressed" or concave parkway with "broken" curbs in order to collect and cleanse road runoff. Where appropriate, this technique will also be used in certain parkways so that road runoff can be better isolated from the open space connections. (see FIGURES 2.0-12 and 2.0-13).

▪ **Lincoln Street:**
This road will also have a major open space feature along its western edge that measures from 40 feet to more than 200 feet wide. A system of 5-minute, or quarter-mile spaced rest stops for pedestrians and bicyclists will play an important role in the success of this corridor. These stops will vary in what amenities are provided, but the minimum will be for sun protection and seating. Some stops may also provide water, educational signage, and lighting. The corridor will also provide: off-site siltation collection, drainage, utility easement, enhanced wildlife connection, and a naturalized landscape.

Lincoln Street, south of Nichols Road becomes a 2-lane collector at the southern property line (see FIGURE 2.0-14.)

▪ **Nichols Road:** Nichols Road will be a four-lane divided theme road with wide medians that links Lake Street and Temescal Canyon Road. There are two distinct cross-sections for Nichols Road: 1) the section that bisects Alberhill Town Center that employs unique left turn pockets and a wide median; and, 2) the section that extends westerly between Lakeside Village 4 and Ridgeview Village 5. Both sections will have bike lanes and non-adjacent sidewalks along each of their sides in order to provide a safe and enjoyable experience for the residents. This road will serve as one of the three main east-west links between Lake Street and Temescal Canyon Road. Streets A and B provide the other two links near the University and University Town Center (UTC) Village 1. These three roads, when combined with other streets and the pedestrian/bicycle paths, provide the inter-locking modified grid that allows residents and visitors a variety of choices when moving around, through and among the Alberhill Villages (see FIGURE 2.0-16).

▪ **Street A:** Street A is one of the main east-west connections located in the northern portion of the Project. It plays a major role in providing a seamless connection between the University and UTC Village. This road will have bike lanes and an "urban edge" consisting of a wide walk with tree wells along the street's sides. This "urban edge" or main street design configuration is important in balancing automobile and pedestrian safety. Its unique configuration is based on small town central squares where residents and visitors socialized on a daily basis. There are three distinct cross-sections that, when combined, form an environment both conducive to moving automobile traffic, as well as providing safe pedestrian and bicycle crossings. The three sections consist of a traditional divided four-lane road, a "main street" section with buildings and parking on both sides, and the "town square" section that provides the social gathering space that is so important in establishing community pride (see FIGURE 2.0-15).

▪ **Street B:** Street B, a two-lane divided road employing extra wide travel lanes, is another important east-west link in the northern portion of the Project. When combined with the other east-west links, it provides alternative traffic routes through the Project, as well as serving as the main entry to the University. This road will have a bike lane and a non-adjacent sidewalk along its northern side and an "urban edge" consisting of a wide walk with tree wells along its southern side. The street's wide median and extended curbs design also facilitates the pedestrian and bicycle movement across its section. This feature is important because the street separates the University Village 1 from the Lakeside Village 4 Park and the southern Villages.

▪ **Street C:** Street C, a two-lane road with curb extensions, is the north-south connector for the Lakeside Village 4 and Ridgeview Village 5 that will extend from Nichols Road to Street B. It will be composed of two different cross-sections that are designed to both calm traffic and alert the driver to his or her surroundings. The northern portion of this road will incorporate a median to bring attention to the Lakeside Village 4 park area. The southern portion will travel through a residential neighborhood that will utilize alley-loaded homes whose entries will face the street. These features will assist in bringing "eyes on the street" and encourage social interaction to this main north-south auto, pedestrian, and bicycle route.

▪ **Street D:** Street D forms the north and southwestern boundaries of the Village 6 Alberhill Town Center. It is a two-lane divided road with parking on both sides. Due to the anticipated traffic, the travel and parking lanes are slightly wider than other two-lane streets in the community. Where possible on this street, curb extensions will be employed to facilitate the safe street crossings due to the strong draw of pedestrian and social interaction within the mixed-use Village 6 Alberhill Town Center.

▪ **Street E and Street F:** Streets E and F are very similar to Street D, but service primarily residential traffic. They are each two-lane divided roads with parking on both sides. Where possible on this street, curb extensions will be employed to facilitate safe-street-crossings (see FIGURE 2.0-17).

2.4.7 PUBLIC FACILITIES

▪ **Water:** Existing and proposed tanks and other water facilities will serve the Project's three different pressure zones. The portion of the Project within the 1434 pressure zone will be served by the existing 8.0 MG tank located north of the site along Lake Street. The proposed 1601 zone tanks will be located on the eastern ridge, east of Lake Street and along the western border of the Highlands Village 3. Homes in the Highlands Village 3 outside of the 1601 zone service area will be served by the existing 1801 tanks.

A water storage and distribution system would be developed in coordination with the Elsinore Valley Municipal Water District (EVMWD) to serve the Project area. The Project area (AVSP) is a part of an adopted Water/Sewer EVMWD Master Plan. EVMWD currently supplies water from local water wells and from regional pipe lines (see FIGURE 2.0-18 - PROPOSED REGIONAL WATER FACILITIES).

Construction of water system facilities would include pipelines, water storage reservoirs, and booster pumping stations. Storage would be required to meet normal operation, emergency and fire flow requirements, as established by EVMWD.

▪ **Sewer**: Wastewater treatment will occur at a possible Alberhill WWTP or at the existing EVMWD Regional Wastewater Treatment Plant located west of the I-15 Freeway along Chaney Street. The collection system shall consist of a series of lift stations, force mains and gravity sewer lines. Pipes will be sized to convey ultimate sewer flows at build-out. Refer to FIGURE 2.0-19 for ULTIMATE BUILD-OUT CONDITION PROPOSED SEWER FACILITIES).

▪ **Storm Drain:** A multi-faceted storm drain system utilizing above-ground and below-ground facilities will be used to treat, detain, and convey storm flows where necessary. Low flows are intended to be managed in surface systems, such as swales while major flows are intended to be conveyed in underground facilities. The major off-site flows from Rice Canyon District and Horsethief Canyon Ranch District drainage areas will first pass through detention/debris basins in order to remove sediment and debris from the stormwater runoff. On a periodic basis, the remaining debris will be removed from the sediment basins. The proposed lake system will also be used to retain portions of clarified storm flows. A stream or series of streams will utilize on-site spring water to replenish and cleanse the Project's lake(s). A series of channels, large pipes, and box culverts will be used to convey flows ultimately to the Temescal Canyon Wash channel.

The storm drain system will be designed in conjunction with water quality management facilities, as required by the California Regional Water Quality Control Board and the City.
A variety of stormwater management techniques are permitted, including: the use of swales, stream enhancement areas, bioretention basins, stormwater detention areas that serve a dual purpose, as recreational facilities and parking lot bio-infiltration. Additional techniques may be implemented in a PDP, provided that they meet the goals and intent of the AVSP and local agency guidelines.

A finalized Drainage Plan would be approved by the City of Lake Elsinore prior to initiating construction. Drainage and flood control infrastructure and improvements will be provided in accordance with the requirements of the City of Lake Elsinore and Riverside County Flood Control and Water Conservation District (RCFCWCD) (see FIGURE 2.0-20 – PROPOSED MASTER DRAINAGE FACILITIES).

▪ **Solid Waste:** The City of Lake Elsinore has a franchise agreement with CR&R Disposal, Inc. to provide solid waste services within the City. The solid waste that is collected within the Project area can be hauled to the El Sobrante Sanitary Landfill, Badlands Landfill, and Lamb Canyon Landfill located within western Riverside County. These facilities are Class III landfills that accept construction/demolition waste and mixed municipal refuse.

▪ **Electrical and Natural Gas:** The City of Lake Elsinore receives electrical service from Southern California Edison (SCE). Gas service is provided by the Southern California Gas Company (The Gas Company). There are existing 115KV and 12KV power lines in Lake Street and Temescal Canyon Road, as well as an existing 6-inch and 8-inch high pressure gas line mains. The Project developers will work with SCE, The Gas Company, and the City as development proposals come forward, in order to determine the appropriate location for additional facilities needed to meet future demand.

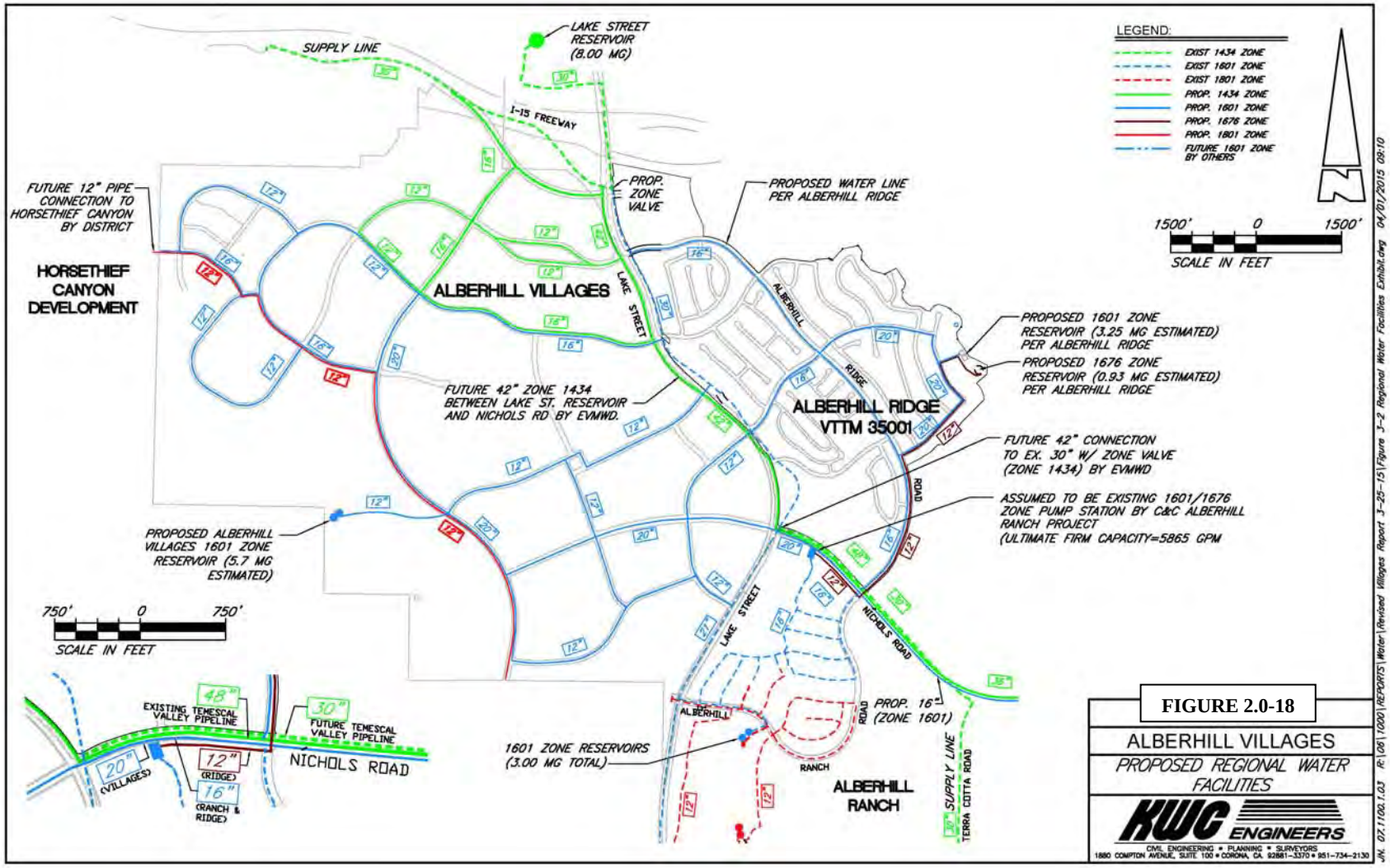
▪ **Police Protection:** The City of Lake Elsinore, through a contract with the Riverside County Sheriff's Department, will provide police protection for the AVSP area. The Lake Elsinore Police Department/Sheriff's Station is located within the City at 333 Limited Avenue in Lake Elsinore. For Fiscal Year (FY) 2011/2012, the total number of sworn officers serving the City was 43.6 that equates to a ratio of 0.85 sworn officers per 1,000 residents. If an additional police substation is required to service the AVSP area, it will be located within the University Mixed-Use Industrial District.

▪ **Fire Protection:** The City of Lake Elsinore, through a contract with the Riverside County Fire Department, will provide fire protection. All of the Riverside County fire stations are part of the Integrated Fire Protection System, under contract with the State, and may have a mix of State, County, contract City, or volunteer staffed equipment. All calls for service are dispatched by the same County Fire 9-1-1 Center. In addition to emergency and fire services, the City receives services such as administration, personnel, finance, dispatch, fire prevention, hazardous materials, training, emergency services and arson investigation from the Department. A fire station may be required within the AVSP area to provide the necessary coverage. If required, the fire station may be located within the University Town Center (Village 1) or east of Lake Street in the Alberhill Ridge Specific Plan area.

▪ **Schools:** Public school sites have been provided in accordance with the Lake Elsinore Unified School District's criteria for sizing facilities. One elementary school site with an 850 student capacity has been identified within the AVSP area. Two private Church/Schools will provide for 1,200 students (600 each) are also planned within the AVSP. With the proposed 6,000 student university, this Project will add a total of 8,050 students.

▪ **AT&T (Phone), Time Warner (Cable TV) and Level 3 Communications (Fiber):** AT&T has an existing (3) 1 ¼" fiber conduit system located on the easterly side of Lake Street that extends from Mountain Avenue to Temescal Canyon Road, where it travels along the southerly side of Temescal Canyon Road into the Corona area. Time Warner has an existing underground (2) 3" conduit system located on the easterly side of Lake Street that extends easterly from Mountain Avenue to Nichols Road. Time Warner also have an existing overhead fiber system located on the easterly side of Lake Street that extends from Mountain Avenue to Temescal Canyon Road and beyond. Time Warner's overhead fiber also extends along the northerly side of Temescal Canyon Road. Level 3 Communications has an existing regional underground (12) 1 ¼" conduit system on the easterly side of Lake Street and extending westerly to Temescal Canyon Road, where it travels along the southerly side of Temescal Canyon Road into the Corona area. The existing Level 3 Communication system will not be used to serve the Alberhill Villages Specific Plan.

▪ **Library:** City residents have access to all libraries and bookmobiles within the Riverside County library system. In addition, all new subdivisions, apartments, condominiums, four-plexes, triplexes, duplexes, mobile homes, and single family residences are required to pay a library fee, used to fund a City operated library facility that is pursuant to a Resolution passed by the City of Lake Elsinore in 1989.


LAKE STREET RESERVOIR (8.00 MG)
SUPPLY LINE
I-15 FREEWAY
PROP. ZONE VALVE
PROPOSED WATER LINE PER ALBERHILL RIDGE
FUTURE 12" PIPE CONNECTION TO HORSETHIEF CANYON BY DISTRICT
HORSETHIEF CANYON DEVELOPMENT
ALBERHILL VILLAGES
LAKE STREET
ALBERHILL RIDGE
VTTM 35001
PROPOSED 1601 ZONE RESERVOIR (3.25 MG ESTIMATED) PER ALBERHILL RIDGE
PROPOSED 1676 ZONE RESERVOIR (0.93 MG ESTIMATED) PER ALBERHILL RIDGE
FUTURE 42" ZONE 1434 BETWEEN LAKE ST. RESERVOIR AND NICHOLS RD BY EVMWD.
FUTURE 42" CONNECTION TO EX. 30" W/ ZONE VALVE (ZONE 1434) BY EVMWD
ASSUMED TO BE EXISTING 1601/1676 ZONE PUMP STATION BY C&C ALBERHILL RANCH PROJECT (ULTIMATE FIRM CAPACITY=5865 GPM
PROPOSED ALBERHILL VILLAGES 1601 ZONE RESERVOIR (5.7 MG ESTIMATED)
LEGEND:
EXIST 1434 ZONE
EXIST 1601 ZONE
EXIST 1801 ZONE
PROP. 1434 ZONE
PROP. 1601 ZONE
PROP. 1676 ZONE
PROP. 1801 ZONE
FUTURE 1601 ZONE BY OTHERS
1500' 0 1500'
SCALE IN FEET
750' 0 750'
SCALE IN FEET
EXISTING TEMESCAL VALLEY PIPELINE
FUTURE TEMESCAL VALLEY PIPELINE
NICHOLS ROAD
(VILLAGES)
(RIDGE)
(RANCH & RIDGE)
1601 ZONE RESERVOIRS (3.00 MG TOTAL)
PROP. 16" (ZONE 1601)
ALBERHILL RANCH
SUPPLY LINE
TERRA COTTA ROAD
NICHOLS ROAD
RANCH ROAD
ALBERHILL RIDGE ROAD
LAKE STREET
FIGURE 2.0-18
ALBERHILL VILLAGES
PROPOSED REGIONAL WATER FACILITIES
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1880 COMPTON AVENUE, SUITE 100 • CORONA, CA 92881-3370 • 951-734-2130
JN. 07.1100.1.03 R:\06\1000\REPORTS\Water\Revised Villages Report 3-25-15\Figure 3-2 Regional Water Facilities Exhibit.dwg 04/01/2015 09:10

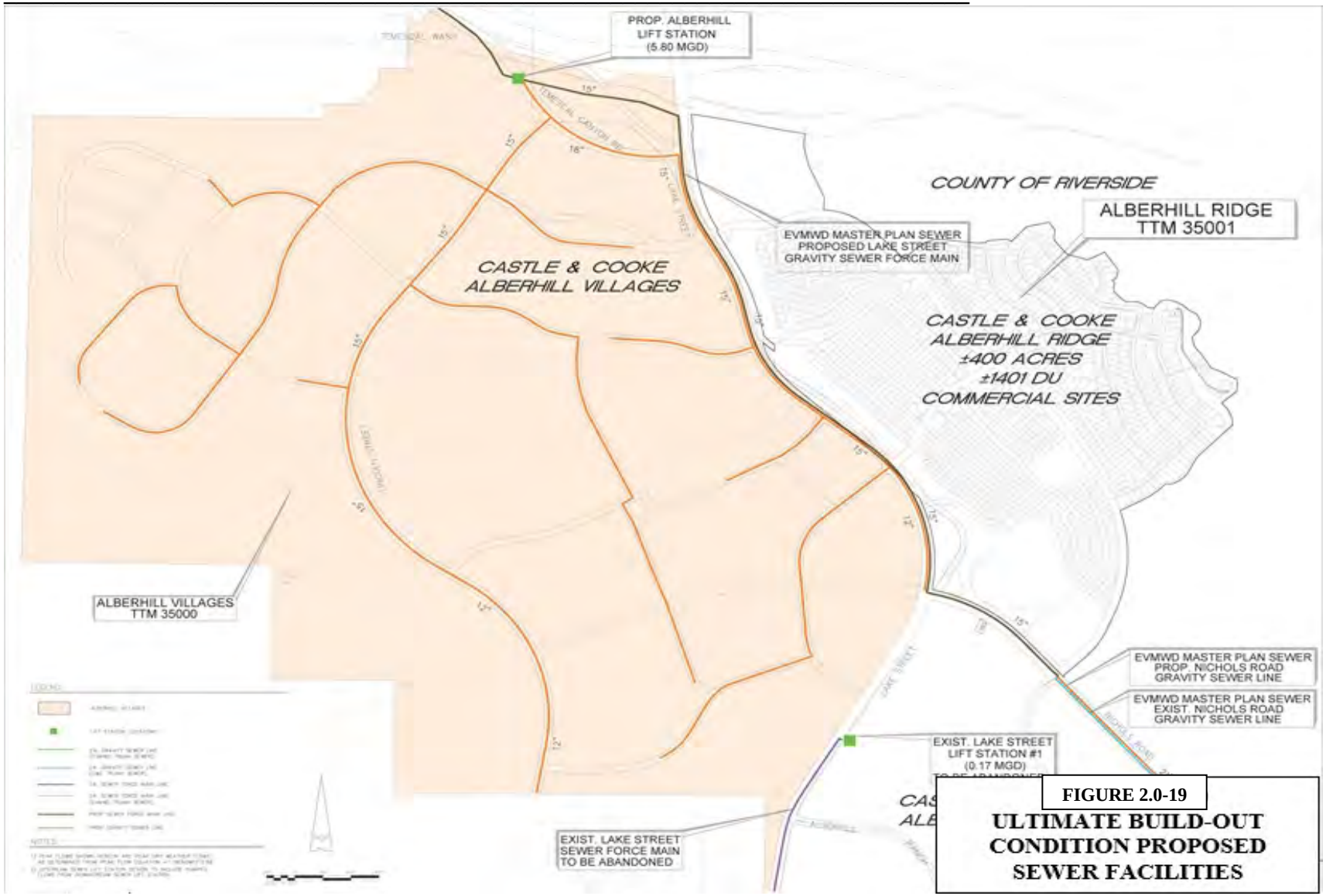
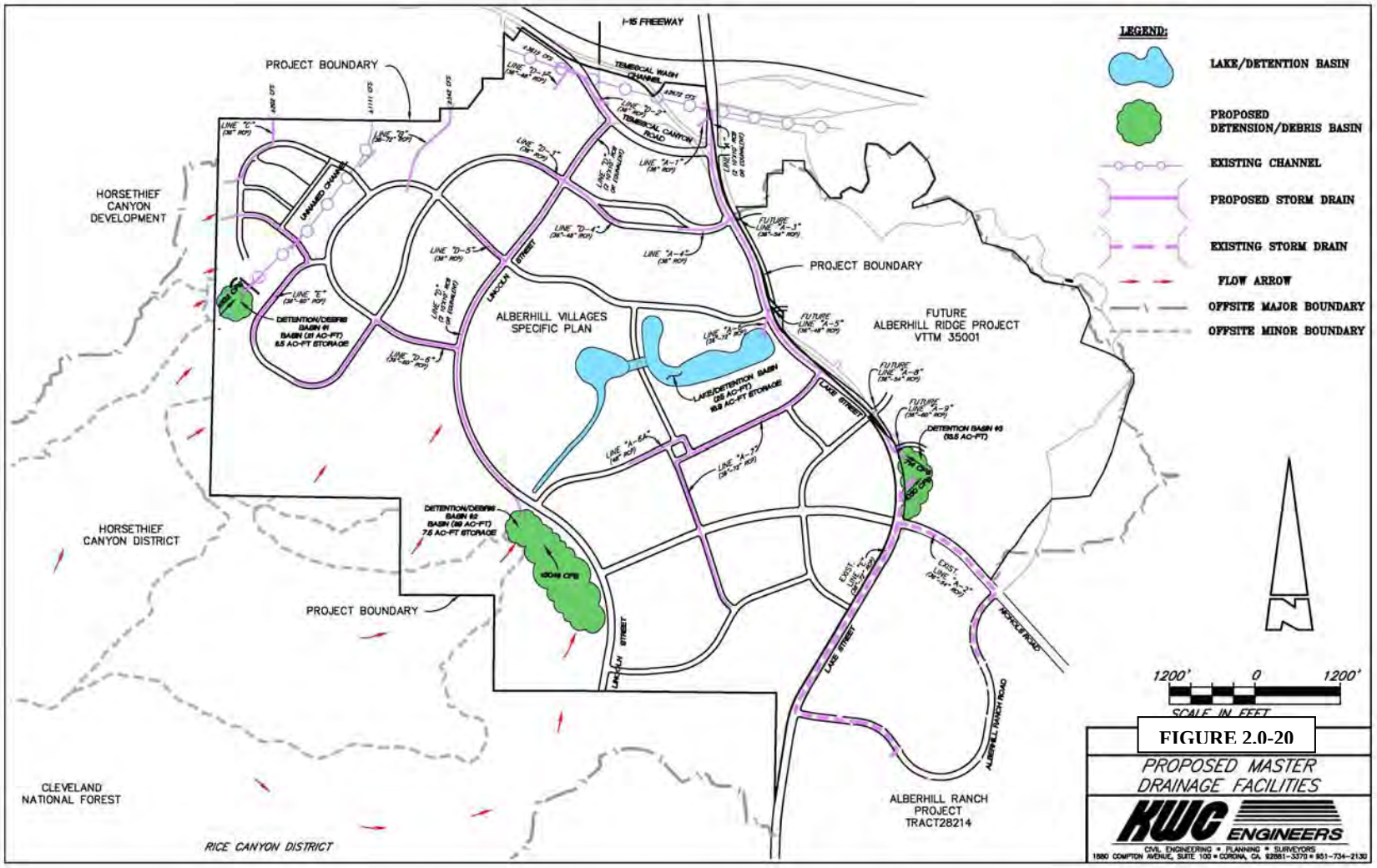


FIGURE 2.0-19
ULTIMATE BUILD-OUT CONDITION PROPOSED SEWER FACILITIES


I-15 FREEWAY
PROJECT BOUNDARY
HORSETHIEF CANYON DEVELOPMENT
ALBERHILL VILLAGES SPECIFIC PLAN
PROJECT BOUNDARY
FUTURE ALBERHILL RIDGE PROJECT VTTM 35001
HORSETHIEF CANYON DISTRICT
PROJECT BOUNDARY
CLEVELAND NATIONAL FOREST
RICE CANYON DISTRICT
ALBERHILL RANCH PROJECT TRACT28214
LEGEND:
LAKE/DETENTION BASIN
PROPOSED DETENSION/DEBRIS BASIN
EXISTING CHANNEL
PROPOSED STORM DRAIN
EXISTING STORM DRAIN
FLOW ARROW
OFFSITE MAJOR BOUNDARY
OFFSITE MINOR BOUNDARY
1200' 0 1200'
SCALE IN FEET
FIGURE 2.0-20
PROPOSED MASTER DRAINAGE FACILITIES
KWC ENGINEERS

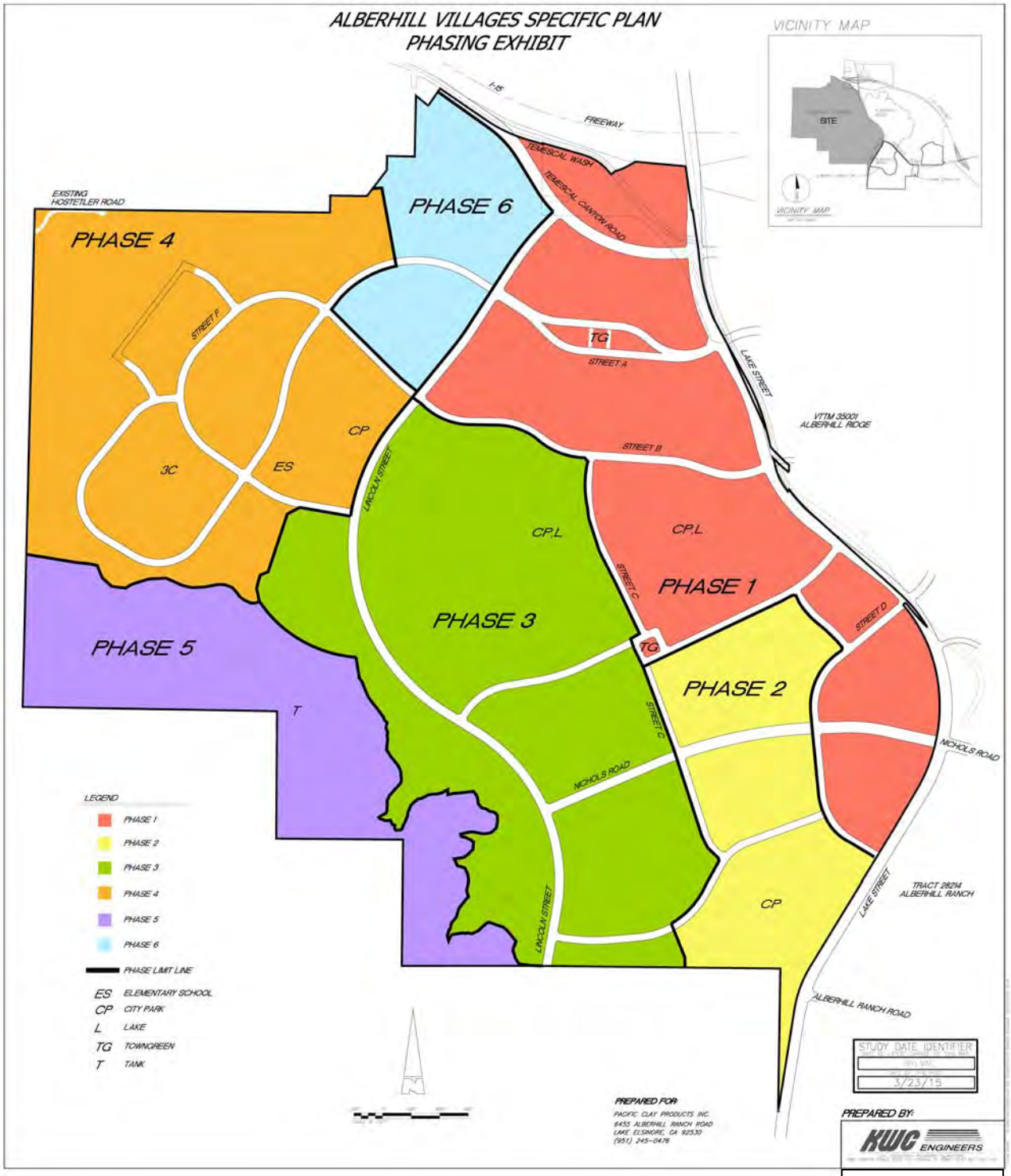

ALBERHILL VILLAGES SPECIFIC PLAN
PHASING EXHIBIT
VICINITY MAP
SITE
I-15
FREEWAY
TEMESCAL WASH
TEMESCAL CANYON ROAD
EXISTING HOSTETLER ROAD
PHASE 6
PHASE 4
STREET F
TG
STREET A
LAKE STREET
VTTM 35001
ALBERHILL RIDGE
CP
3C
ES
STREET B
LINCOLN STREET
CP,L
CP,L
STREET C
PHASE 1
PHASE 3
STREET D
PHASE 5
TG
PHASE 2
T
STREET C
NICHOLS ROAD
NICHOLS ROAD
LEGEND
PHASE 1
PHASE 2
PHASE 3
PHASE 4
PHASE 5
PHASE 6
PHASE LIMIT LINE
ES ELEMENTARY SCHOOL
CP CITY PARK
L LAKE
TG TOWNGREEN
T TANK
LINCOLN STREET
CP
TRACT 28214
ALBERHILL RANCH
LAKE STREET
ALBERHILL RANCH ROAD
STUDY DATE IDENTIFIER
3/23/15
PREPARED FOR:
PACIFIC CLAY PRODUCTS INC.
6455 ALBERHILL RANCH ROAD
LAKE ELSINORE, CA 92530
(951) 245-0476
PREPARED BY:
KWC ENGINEERS

FIGURE 2.0-21

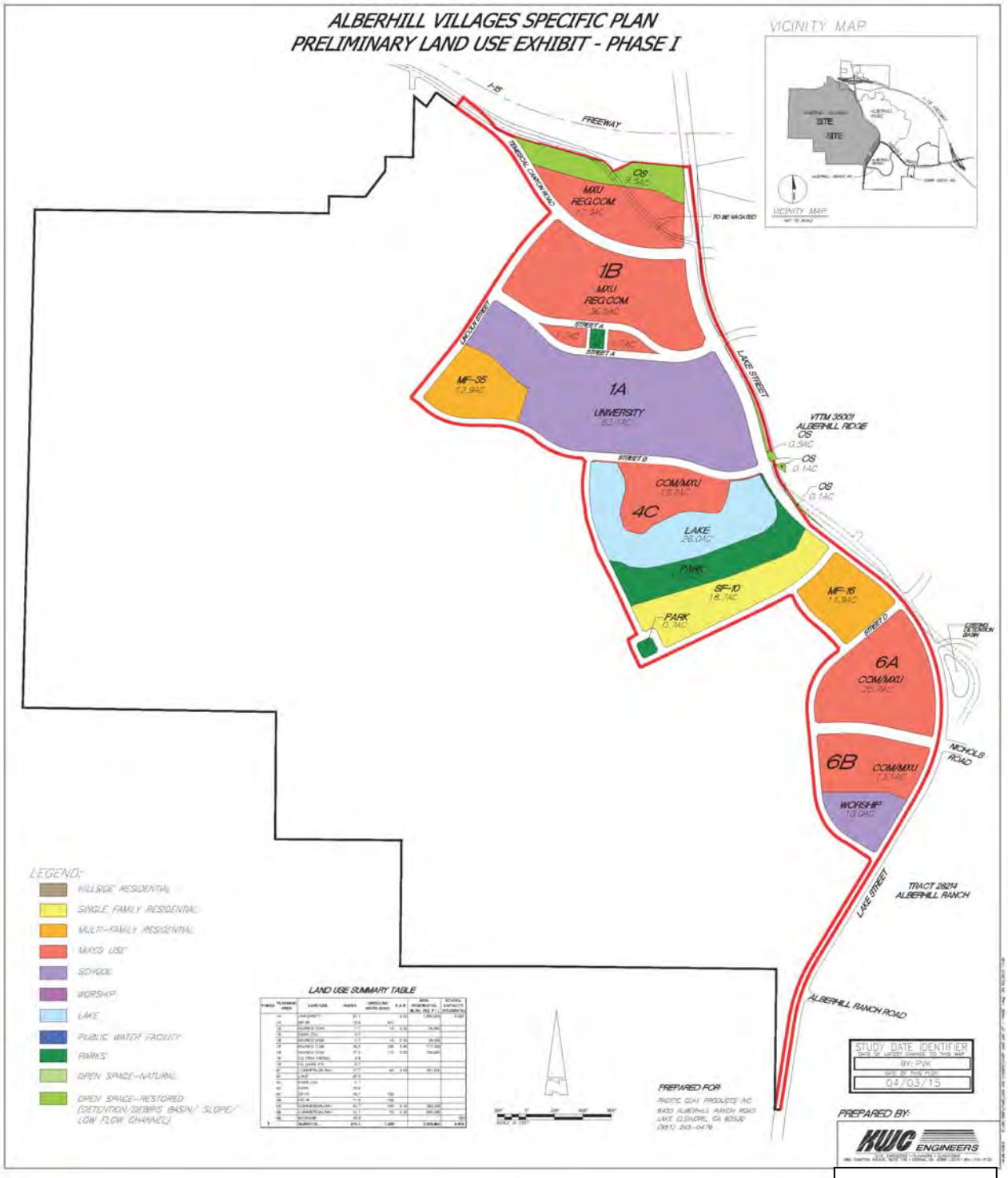

ALBERHILL VILLAGES SPECIFIC PLAN
PRELIMINARY LAND USE EXHIBIT - PHASE I
VICINITY MAP
I-15
FREEWAY
TEMESCAL CANYON ROAD
OS
MXU
REG.COM.
TO BE VACATED
1B
MXU
REG.COM.
LAUREL STREET
STREET A
1A
UNIVERSITY
MF-35
LAKE STREET
VTTM 35001
ALBERHILL RIDGE
OS
STREET B
COM/MXU
4C
LAKE
PARK
SF-10
PARK
MF-16
STREET D
6A
COM/MXU
6B
COM/MXU
WORSHIP
NICHOLS ROAD
TRACT 28224
ALBERHILL RANCH
LAKE STREET
ALBERHILL RANCH ROAD
LEGEND:
HILLSIDE RESIDENTIAL
SINGLE FAMILY RESIDENTIAL
MULTI-FAMILY RESIDENTIAL
MIXED USE
SCHOOL
WORSHIP
LAKE
PUBLIC WATER FACILITY
PARKS
OPEN SPACE-NATURAL
OPEN SPACE-RESTORED
(DETENTION/DEBRIS BASIN/ SLOPE/
LOW FLOW CHANNEL)
LAND USE SUMMARY TABLE
PREPARED FOR
PACIFIC CLAY PRODUCTS INC.
16465 ALBERHILL RANCH ROAD
LAKE ELSINORE, CA 92530
(951) 245-0478
STUDY DATE IDENTIFIER
BY: PVK
04/03/15
PREPARED BY:
KWC ENGINEERS

FIGURE 2.0-22

2.4.8 CONSTRUCTION ACTIVITIES AND PHASING

The CONCEPTUAL PHASING PLAN (see FIGURE 2.0-21) is dependent on the mining operation phasing considering the market conditions for materials and manufactured products, as well as the demand for housing and commercial space. This phasing plan is an estimate of the order in that the development will proceed; however, major controlling factors that will affect the actual phasing plan include: 1) economic forces: 2) the development of water, sewer, street, flood control, and other public infrastructure improvements; 3) current and future trends in regional and local housing demand and supply; and, 4) decisions of local agencies regarding public improvements and future individual development plans. The actual rate and phasing of development will be determined by these factors over the continuous evolution of the Project area.

Phasing of all infrastructure, including streets, public facilities, and utilities, would correspond to development of the residential components of the AVSP. The master plan would be phased over a twenty-year to thirty-year period in response to market demand and the orderly expansion of infrastructure. It is the intent of the phasing program to insure that backbone facilities are in place prior to model complexes opening for sales. Development of such facilities may progress concurrently, provided that fire and emergency service access is available to all sites. Fire flow requirements must be met prior to locating combustible materials at model complex building sites. Phasing of facilities is subject to approval by the City Engineer or the designated representative.

The phasing concept is predicated upon retaining the clay mining activities to the extent feasible. No mining activity would be permitted within 100 feet of residential land uses, once occupied by homeowners. This requirement is subject to review by the City of Lake Elsinore, as discussed in SECTION 4.9 - NOISE.

The CONCEPTUAL PHASING PLAN (FIGURE 2.0-21) shows the phasing concept for the AVSP Project area. Depending upon market conditions, phases may be accelerated or reordered to address site specific concerns.

The PHASE I LAND USE PLAN (see FIGURE 2.0-22) identifies the land uses for Phase I of the AVSP.

TABLE 2.0-5 - PHASE I LAND USE SUMMARY BY PLANNING AREAS, provides a statistical breakdown of the units and square footage by Subarea for the Phase I Land Use Plan.

It should be noted that the current location of the manufacturing facility is shown within Phase 6. The Phasing Plan anticipated stockpiling useable clay materials in this area and maintaining the plant as long as it is economically viable.

TABLE 2.0-5 - PHASE 1 LAND USE SUMMARY BY PLANNING AREAS

Location	Land Use	Approx. Acres	Units		Square Feet		Student Capacity	Total ADT's Allocated Per Specific Plan
			Detached	Attached	Retail	Office		
University Village								
PA 1a	University	63.1	0	0	0	1,5000,000	6,000	14,280
PA 1a	Residential	12.9	0	450	0	0	0	3,006
University Town Center								
PA 1b	Regional Mixed-Use	58.6	0	346	809,500	220,000	0	28,349
Lakeside Village								
PA 4b	Residential	11.9	0	192	0	0	0	1,301
PA 4c	Residential	18.7	190	0	0	0	0	766
PA 4c	Mixed-Use	12.7	0	60	287,000	95,000	0	0
PA 4c	Lake	26.0	0	0	0	0	0	0
PA 4c	Park	15.5	0	0	0	0	0	0
Alberhill Town Center								
PA 6a	Mixed-Use	25.7	0	100	294,500	98,000	0	15,364
PA 6b	Mixed-Use	13.1	0	50	135,000	65,000	0	15,364
PA 6b	Worship	10.0	0	0	0	0	600	1,488
TOTALS	**---**	**278.4**	**190**	**1,199**	**1,526,000**	**1,978,000**	**6,600**	**87,929**

▪ **Grading**: A mining Reclamation Plan has been updated, designated as RP 112, and governed by the City Reclamation and M-3 Zoning District that addresses re-grading of the mined landform upon completion of the mining reclamation. Refer to FIGURE 2.0-23 for a SLOPE ANALYSIS of the existing conditions of the Project site.

Highly visible slopes along major roadways that are over approximately 30 feet in height, such as those along Lake Street and Lincoln Street, will be contour-graded and set back from the roadbed. The bottom of these slopes will be graded to a slope ratio of 3:1 (run over rise) or slightly less, and will transition into a 2:1 slope. This technique will "soften" the most visual portion of the slope while landscaping is being established.

The perimeter slopes along the western side of the Project will only be visible from afar. These slopes will be located below the adjoining residential neighborhoods and will be less visible and somewhat screened by homes and landscaping.

The central slope on the southern boundary will be prominent due to the mining operation. It will be visible to those traveling south on Lincoln Street and Lake Street and will serve as a reminder of the mining history of the site. The slope will be graded at its base to a 3:1 slope, transitioning to a 2:1 slope, and will be located adjacent to the wildlife connection and drainage swale area.

The slope on the south side of the lake and park, near the middle of the Project, will also be contour-graded, when exceeding 15 feet in height, in order to visually soften the slope for the users of the park.

All other slopes can be 2:1 or steeper if their stability is certified by a registered geologist.

The separate on-going mining activity, within portions of the Project area, may leave the landform in a condition that may require additional grading of up to 150 feet of cut or fill in order to establish the desired pad elevations. As a result, the Project will incorporate appropriate measures to reduce potential impacts from the grading and haul operation.

The Project proposes phased grading on-site after mining is completed. The grading after mining is limited to 11,969,000 cubic yards of fill material (see FIGURE 2.0-24 - CONCEPTUAL GRADING PLAN of the Project AVSP area). After the mining is complete, the Project site will be graded to a 'balanced earthwork condition' by the developer, without export.

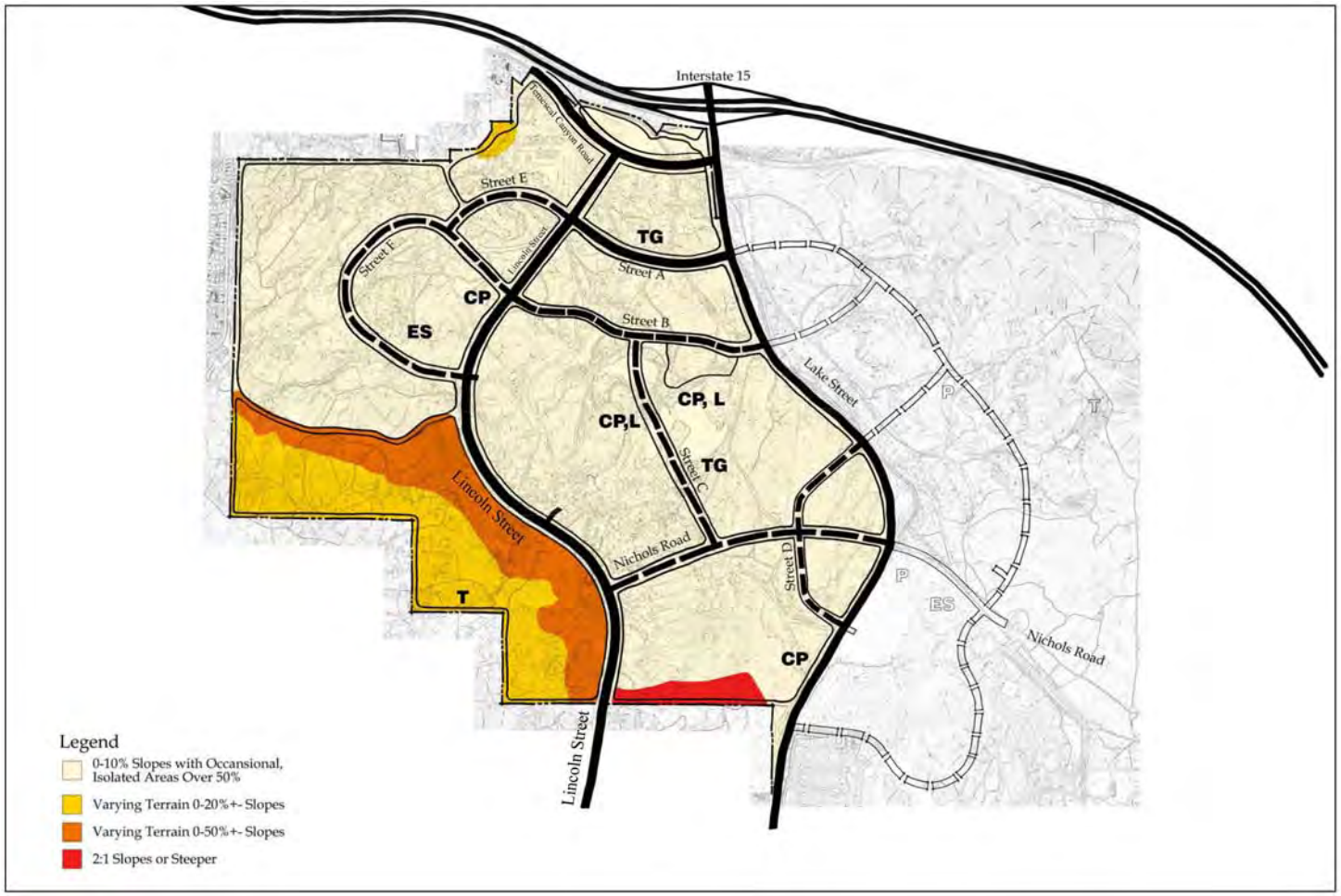


FIGURE 2.0-23

Alberhill Villages Specific Plan

Slope Analysis

0' 1,000' 2,000'

TPA PROJECT DESIGN CONSULTANTS

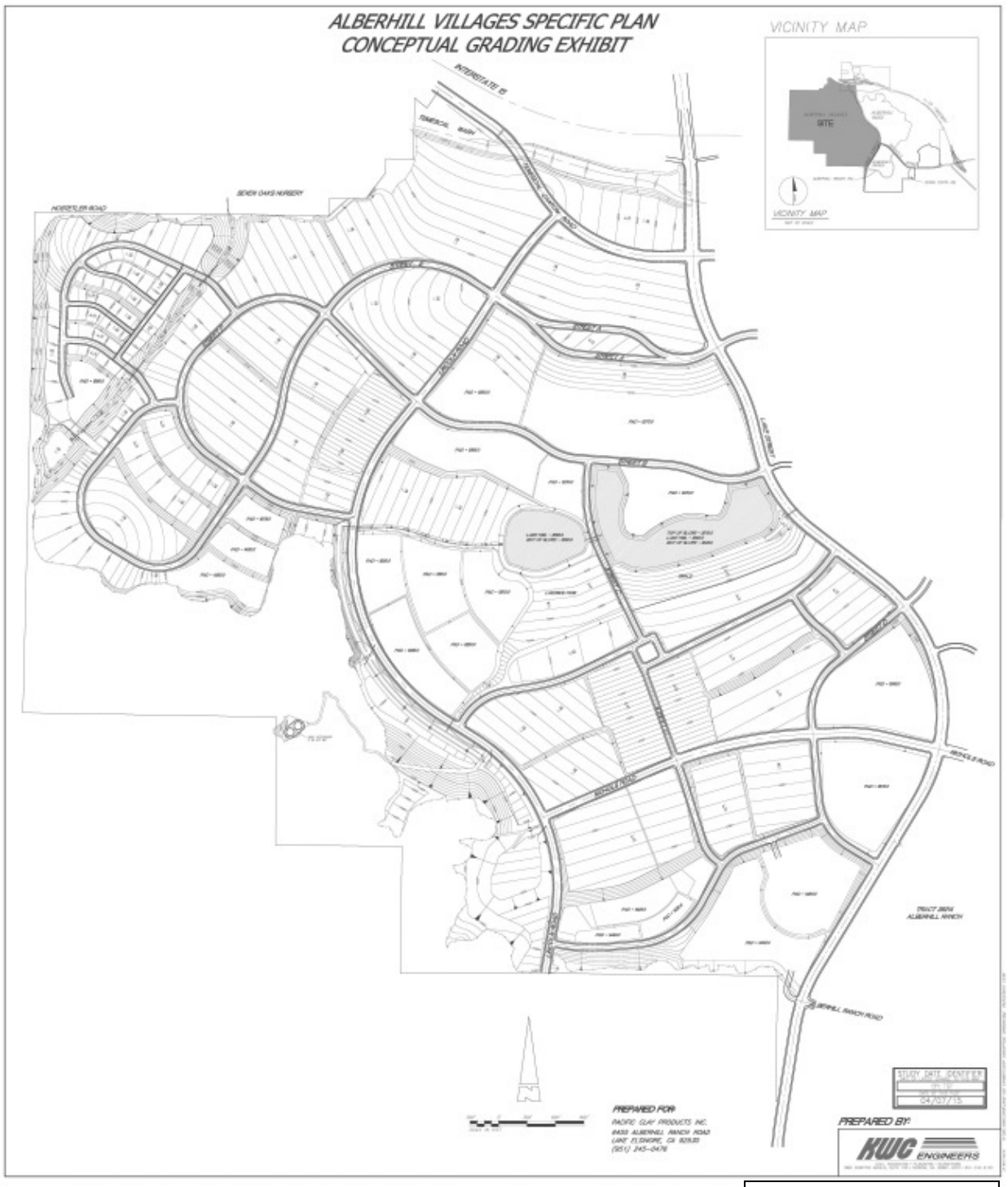


FIGURE 2.0-24

CONCEPTUAL GRADING PLAN

2.4.9 DESIGN CONSIDERATIONS FOR THE ALBERHILL VILLAGES SPECIFIC PLAN

The Alberhill Villages Specific Plan incorporates many design measures and programs that will minimize Project impacts. Specifically, design measures are provided for aesthetics, air quality, biological resources, geology and soils, hazards and hazardous materials, hydrology and water quality, noise, public services, recreation, transportation and traffic, and utilities and service systems. A complete list of the design considerations for the Project site is presented in TABLE 2.0-6. Environmental mitigation is integrated into the Specific Plan as part of the Project description.

TABLE 2.0-6
ALBERHILL VILLAGES SPECIFIC PLAN PROJECT DESIGN FEATURES

Aesthetics
The Project will conform to the design guidelines presented in the Alberhill Villages Specific Plan and Phased Development Plan. *Light or Glare* All lighting is required to comply with the City of Lake Elsinore Municipal Code's provisions regarding lighting (Green Building Standards Code Chapter 15.42, Chapter 15.04 (Building Code) and Title 17 (Zoning Chapters: 17.112.040, 17.204, and 17.184) including the siting and direction of light fixtures. Lighting fixtures will be shielded to minimize unwanted spillover and glare. All outdoor lighting fixtures in excess of 60 watts will be oriented and shielded to reduce glare or direct and reduce illumination onto adjacent properties or streets. Low pressure sodium lighting in accordance with the Mount Palomar Observatory lighting standards will be required. Building finishes will be non-reflective.
Air Quality
The Project will conform to City Municipal Code Chapters that relate to air quality: 10.64, 10.68, 15.72, 17.144, & 17.204. As a condition of Project approval, the Project must adhere to SCAQMD Rules 403 (Fugitive Dust Control), 431.2 (Low Sulfur Fuel), 1186/1186.1 (Street Sweepers) and 1113 (Architectural Coatings) during construction-related activities. Rule 1113 limits the VOC content of architectural coatings by providing numeric standards for VOC concentrations per volume of coating. SCAQMD Rule 403 includes a menu of fugitive dust control measures by what the Project must adhere, including, but not limited to: *Dust Control:* • Apply soil stabilizers to inactive areas. • Prepare a high wind dust control plan and implement plan elements and terminate soil disturbance on unpaved surfaces when winds exceed 25 mph. • Stabilize previously disturbed areas if subsequent construction is delayed. • Active construction areas will be watered at least three times per day. • All haul trucks will be covered or will maintain at least two feet of freeboard. • All unpaved parking or staging areas will be watered four times daily. • Site access points will be swept or washed within 30 minutes of any visible dirt deposition on any public roadway. • All stock piles on-site of debris, dirt, or other dusty material will be covered or watered three times daily. • Replace ground cover in disturbed areas as soon as feasible. • Any cleared area that is to remain inactive for more than 96 hours after clearing will be stabilized. • Reduce speeds on unpaved roads to less than 15 mph.

Exhaust Emissions:

- Require 90-day low-NO_x tune-ups for off-road equipment.
- Limit allowable idling to five minutes for trucks and heavy equipment.
- Utilize equipment whose engines are equipped with diesel oxidation catalysts if available.
- Utilize diesel particulate filter on heavy equipment where feasible.

Note: For further Air Quality and Greenhouse Gas emissions reductions and measures, reference the City of Lake Elsinore Approved Climate Action Plan (CAP) that is 'incorporated by reference'. Also refer to SECTION 4.7 – AIR QUALITY AND GREENHOUSE GAS ANALYSIS, sub-sections 4.7.1 through 4.7.4.

Biological Resources

Indirect Impacts

The Project will implement the following measures to reduce indirect impacts:

- Include landscape controls by installing native landscaping that require minimal water application;
- Select, design, and utilize best management practices (BMPs) including treatment control BMPs (i.e., constructed wetlands, filter inserts, bio-swales, and catch basins), and site design BMPs (i.e., landscaping);
- Any lighting adjacent to the open space areas near the Project will be shielded or directed away from conserved areas; and,
- A number of non-structural best management practices (BMPs) will minimize the amount of trash/debris created by the Alberhill Villages Specific Plan, including activity restrictions placed on the tenants, the distribution of educational materials to the tenants, the placement of trash receptacles in common areas, street sweeping, and the placement and maintenance of inlet trash racks.

Exotic Plant and Animal Infestations

To the maximum extent practicable, native plants will be used in the landscape plans for the common areas of the Project. Native plant species will be used in the water quality basins and other restoration and enhancement areas. The plant palette will be consistent with the MSHCP and will be careful to avoid the species listed in Table 6-2 of the MSHCP. Construction will abide by an integrated pest management plan that will include the following weed control measures: 1) preventative practices to avoid the transport and spread of weeds and weed seed during Project development and operation; 2) use of only certified weed-free hay, straw and other organic mulches to control erosion; and, 3) a plan to control noxious weeds and weeds of local concern within designated open space areas.

The Project will substantially comply with the MSHCP by incorporating various barriers for proposed land uses adjacent to Preservation Areas to minimize unauthorized public access, introduction of urban wildlife, and/or illegal dumping within the Preservation Areas.

Geology and Soils

All earthwork and grading at the Project site will be performed in accordance with all applicable Building Code requirements, the California Occupational Safety and Health Administration (Cal/OSHA), and the Grading Code of the City of Lake Elsinore (Chapter 15.72 of the Lake Elsinore Municipal Code), Lake Elsinore Municipal Code Chapter 17.204, and the recommendations outlined in the Preliminary Geologic and Geotechnical Investigation. Slopes will not be steeper than 2:1 unless approved by the Community Development and Public Works Departments and considered safe in a slope stability report prepared by a soils engineer or an engineering geologist.

Ground Shaking

The Project will implement recommendations outlined in the Geotechnical Evaluation for the Project in accordance with the 2014 IBC and 2014 CBC requirements for resistance to seismic shaking.

Erosion

During construction, soil erosion will be controlled and reduced to a less than significant impact through the implementation of a Project-specific Erosion Control Plan and a Stormwater Pollution Prevention Plan (SWPPP) in accordance with the California State Water Resources Control Board Order No. 92-08-DWQ, NPDES General Permit No. CAS000002. The SWPPP will comply with Best Available Technology (BAT) and Best Conventional Pollutant Control Technology (BCPCT) to reduce or eliminate soil erosion from areas of construction activity. For erosion control purposes, slopes exceeding five feet in vertical height will be hydromulched prior to final acceptance and prior to the beginning of the rainy season (October-March).

Grading

All construction will comply with the provisions of applicable building codes and other codes or City ordinances related thereto.

All grading will be in accordance with the standards of Title 15, Chapter 15.72, and Title 17, Chapter 17.204 of the Lake Elsinore Municipal Code and with Chapter 3.0 (Section 3.3) of the Specific Plan.

Prior to commencing any grading, including clearing and grubbing, a grading permit will be obtained from the City of Lake Elsinore. All grading will be completed in accordance with City standards.

All roadway, drainage, water and stormwater development will be in accordance with the requirements of Chapter 4.0 of the Specific Plan, subject to modifications pursuant to the processes established in Chapter 5.0 of the Specific Plan.

Grading activities will be in substantial compliance with the overall CONCEPTUAL GRADING PLAN (FIGURE 2.0-24).

Graded but undeveloped land, will be maintained weed-free and planted with interim landscaping such as hydroseed within one year (365 days) of completion of grading, unless building permits are obtained. Temporary irrigation systems may be required.

Hazards and Hazardous Materials

Compliance with all standards is required through Federal, State, County, and City of Lake Elsinore Municipal Code (Title 8, Chapter 8.56, Title 14, Chapter 14.08, Title 17, Chapter 17.144 and Ordinance 739), to reduce the potential for direct impacts to human health and biological resources from accidental spills of small amounts of hazardous materials from construction equipment during construction of the buildings, storage, and transport of these materials.

Hydrology and Water Quality

Hydrology (City of Lake Elsinore Municipal Code: Title 16, Chapter 16.48)

A Conditional Letter of Map Revision and Letter of Map Revision would be submitted to the Federal Emergency Management Agency (FEMA) specifying that the grading of the Alberhill Villages Specific Plan should remove the site from within a FEMA 100-Year Flood Zone.

Water Quality (Also in compliance with the City of Lake Elsinore Municipal Code: Title 14, Chapters 14.04 & 14.08 and Title 15, Chapters 15.68 & 15.72 and Title 17, Chapter 17.144)

In accordance with Santa Ana Regional Drainage Area Management Plan (SAR-DAMP) and National Pollutant Discharge Elimination System (NPDES) requirements, an applicant for a Project encompassing more than five acres is required to develop and implement a Stormwater Pollution Prevention Plan (SWPPP). In addition, the City will ensure that construction activity is in compliance with the State's General Permit for Construction Activities administered by the California Regional Water Quality Control Board (CRWQCB), located in Riverside (Santa Ana, Region 8). One condition of this permit is the development and implementation of a site-specific SWPPP that identifies Best Management Practices (BMPs) to reduce/eliminate erosion and sedimentation associated with construction.

The objective of the SWPPP is to identify and control stormwater discharges due to construction activity and to identify and implement structural (e.g., silt fences, sandbags, spill control) and non-structural (e.g., scheduling)

BMPs to reduce pollutants in stormwater, both before and after construction. Discharges associated with construction activity are covered under one state-wide General Permit. Coverage under the General Permit requires submittal of a Notice of Intent (NOI) to the State Water Resources Control Board (SWRCB) prior to construction, and development and implementation of a defensible SWPPP prior to disturbing a site and for the duration of construction, including small amounts of construction-related dewatering activities. All construction period non-storm and stormwater BMPs will adhere to the California Stormwater Quality Association Stormwater *Best Management Handbook for Construction*. In addition to the NOI, a Pollution Prevention and Monitoring Program (PPMP) must be submitted.

A Project-specific water quality management plan has been developed to address stormwater runoff management and water quality treatment objectives and sets forth an integrated approach involving the utilization of BMPs designed to: 1) function with the drainage plan for the Project site and off-site areas; and, 2) to address treatment of urban and stormwater runoff. The sizing of treatment control BMPs for the Project is based upon a criteria established by the Riverside County Flood Control and Water Conservation District for the discharge of urban runoff.

The Project would feature on-site BMPs consisting of Extended Detention Basins (volume-based) and Grassed Swales (flow-based) designed to address stormwater runoff management and water quality treatment objectives. The Water Quality Management Plan (WQMP) sets forth an integrated approach to water quality involving the utilization of treatment control BMPs designed to: 1) function with the drainage plan for the Project site; and, 2) to address treatment of urban and stormwater runoff. Specifically, the following treatment BMPs would reduce stormwater flow:

- An extended detention basin, designed according to criteria set forth and defined by Riverside County, should detain and slowly release the design volume of stormwater;
- Grassed swales constructed according to County criteria should receive and slow nuisance flows and first flush flows from each of the drainage areas;
- An infiltration basin will allow stormwater runoff to gradually replete the groundwater basin;
- Permeable area of the Project should be maximized;
- Landscaped buffer areas should be incorporated between sidewalks and streets;
- On-site ponding areas and retention facilities should increase opportunities for infiltration;
- Streets, sidewalks, and parking aisles should be constructed to the minimum widths necessary, provided the walkable environment and pedestrians' public safety is not compromised;
- Where off-street parking is available, street widths should be reduced;
- The use of impervious surfaces should be minimized in the landscape design;
- Where landscaping is proposed in parking areas, landscaping should be incorporated into the drainage design;
- Water quality education should be given to property owners, operators, tenants, occupants, and employees;
- Activity restrictions will be in place to control water pollution sources;
- Irrigation systems and landscaping should have appropriate maintenance;
- Common area litter control will be in place; and,
- Street sweeping of private streets and parking lots will occur.

Maintenance of the above-listed BMPs is expected to be financed through a community facilities district, home owners association, or other similar organizations. The proposed system of on-site water quality and infiltration basins and swales would provide appropriate levels of treatment for all on-site generated flows.

Land Use and Planning

The Project will implement design guidelines and policies that implement the goals of the Alberhill District and the Community Design Element. The prescribed design guidelines outlined in the Specific Plan and specific guidelines within the Phased Development Plan are intended to create a landmark for the City and enhance the community character. The Project includes design guidelines and development standards in compliance with the City of Lake Elsinore's previous General Plan (1990) and City's current General Plan and Climate Action Plan (both were Certified/Adopted December 13, 2011) to increase the visibility and development potential for the Project site.

Noise

No use, activity or process shall produce continual vibrations or noxious odors that are perceptible without instruments by the average person at the property lines of the site or within the interior of residential units on the site.

City of Lake Elsinore Noise Ordinance

According to the City of Lake Elsinore Municipal Code Title 17, Chapters 17.144 & 17.176, City Noise Ordinance No. 772, and General Plan Chapter 3.0 (Sub-section 3.7), and the Alberhill District, the maximum exterior noise levels not to be exceeded for more than 30 minutes from stationary or commercial facility related noises to multi-family residential land uses are 45 dBA from 10 p.m. to 7 a.m. and 50 dBA from 7 a.m. to 10 p.m. For general commercial land uses, the exterior noise levels cannot exceed 60 dBA from 10 p.m. to 7 a.m. and 65 dBA from 7 a.m. to 10 p.m.

For interior noise levels, the maximum interior noise levels for all residential uses are 35 dBA from 10 p.m. to 7 a.m. and 45 dBA from 7 a.m. to 10 p.m. and will not be exceeded for more than five minutes in any hour.

Additionally, the City of Lake Elsinore standards for stationary source noise impacts limits operation of any tools or equipment used in construction, drilling, repair, alteration, or demolition work between the weekday hours of 7 p.m. and 7 a.m. and during weekends or holidays.

Public Services

Fire

During construction and operation of the Project, compliance with all applicable fire code and ordinance requirements would be required and conditioned to the Project. The Project will comply with the current International Fire Code, the current California Building Code, City of Lake Elsinore Municipal Code Chapter 15.56 and applicable Riverside County Fire Department Code requirements and standards for construction, access, water mains, fire flow, and fire hydrants.

In addition, all new development projects are required to contribute to the City's Community Facilities District (CFD) No. 2003-1 (Law Enforcement, Fire, and Paramedic Services).

All water mains and fire hydrants providing required fire flows will be constructed in accordance with the appropriate sections of the Lake Elsinore Municipal Code, subject to review and approval by the Riverside County Fire Department.

Fire flow requirements within commercial projects are based on square footage and type of construction of the structures. The minimum fire flow for any commercial structure is 1,500 gallons per minute, at a residual operating pressure of 20-psi, and can rise to 8,000 gallons per minute (per Table A-III of the California Fire Code).

Police

All new development projects are required to contribute to the City's Community Facilities District (CFD) No. 2003-1 (Law Enforcement, Fire, and Paramedic Services).

Schools

The Project would be required to pay applicable development fees levied by Lake Elsinore Unified School District (LEUSD) pursuant to the School Facilities Act (Senate Bill [SB] 50, Stats. 1998, c.407), to offset these impacts on school facilities resulting from new development.

Libraries

The Project is required to participate in the Lake Elsinore Municipal Code Section 16.34.060 Library Mitigation Fee Program that collects fees on new residential housing developments to support future facility development and library material purchases.

Recreation

Pursuant to City standards, five acres of park area are to be dedicated for each 1,000 subdivision residents, cash in-lieu fees, or a combination of both, as a condition of residential development approval. By this standard, the City of Lake Elsinore would require the Project to include 143.4 acres of park area and open space, to serve the projected 28,689 residents. The Project does provide sufficient amount of park space to meet the requirements of City standards. The Quimby Act cash in-lieu fees would not be required.

Transportation and Traffic

The various uses of the Project area, such as residential, commercial, educational, restaurant, entertainment and hotel, should be required to meet the parking standards specified in Chapter 3.0 – Section 3.1 of the Phased Development Plan/ Phase I of the Alberhill Villages Specific Plan. The amount of parking should vary depending on the number of units proposed and square footage of particular non-residential use.

Transportation Uniform Mitigation Fee

The Western Riverside Transportation Uniform Mitigation Fee (TUMF) program evolved from the need to establish a comprehensive funding source for regional arterial highway improvements for western Riverside County. This program (adopted December 2002) establishes a single uniform mitigation fee to mitigate the cumulative regional impacts of new development on the regional arterial highway system. It was adopted with the intention to avoid multiple, discrete fee programs with varying policies, fees, and improvement projects. The Project proponent would contribute the required amount per dwelling unit TUMF for funding regional transportation improvements.

Site Access and Circulation

Roadway classifications within the Project site have been designed in accordance with the City's General Plan Circulation Element. The City's General Plan Circulation Element designates specific design criteria for street improvements. Implementation of the design criteria assures that all street improvements are safely designed. The Project would comply with all specified design criteria.

Alternative Transportation Modes

There is currently no bus service in the area. In order to provide public transit service to the residents and visitors of the Alberhill Villages area, the Specific Plan will incorporate "transit ready" features in order to accommodate public transit service once it becomes available. Potential public transit stop locations are included in the Circulation Plan. Bus stops/turnouts would be developed according to Riverside Transit Authority (RTA) standards.

The Project should provide interconnections of land uses that are considerate of pedestrians, bicyclists, public transit riders and motorists. A pedestrian and cyclist network should connect the different planning areas within the Specific Plan area. The Project area will be connected to land uses north and south of it by the Regional Trail and the Community Trail.

Note: For further Air Quality and Greenhouse Gas emissions reductions and measures, reference the City of Lake Elsinore Approved Climate Action Plan (CAP) that is 'incorporated by reference'. Also refer to SECTION 4.8, AIR QUALITY AND GREENHOUSE GAS ANALYSIS, sub-sections 4.8.1 through 4.8.4.

Emergency Access

Sight distance at each Project access should be reviewed with respect to standard California Department of Transportation/City of Lake Elsinore sight distance standards at the time of preparation of final grading, landscaping, and street improvement plans.

Utilities and Service Systems

All utilities, except electrical lines over 34.5 kilovolts (kV), will be placed underground, per City of Lake Elsinore Municipal Code Section 16.64.010.

Water

Water lines and connections will be installed in accordance with the requirements and specifications of the City and EVMWD. In addition, the Project has received from EVMWD the assurance of the provision of adequate water service; this assurance was required to be provided prior to the approval of a subdivision map and/or plot plan for new residential development of 500 homes or more, in accordance with Senate Bill (SB) 221. The proposed water system will be designated to minimize the requirements of future system maintenance.

Development within the Alberhill Villages Specific Plan should comply with:

• Title 20, California Code of Regulations Section 1604 (f) (Appliance Efficiency Standards) that establishes efficiency standards for all new showerheads and lavatory faucets; and,

• Health and Safety Code Section 17921.3 requires low-flow toilets and urinals in virtually all buildings.

Wastewater

All wastewater lines and disposal facilities will be designed and constructed per City of Lake Elsinore Municipal Code Title 14, Chapter 14.08 & Title 15, Chapter 15.06 and EVMWD requirements.

The proposed wastewater system shall be designed to adequately accommodate anticipated waste flows resulting from the Project.

Sewer-related infrastructure will be designed and installed in accordance with the requirements and specifications of the City, EVMWD, Riverside County Department of Health, and CRWQCB.

Solid Waste

A construction waste recycling program should be established with a local waste management company to maximize waste recycling and to reach the 50 percent diversion goals.

The Project will comply with all applicable Federal, State, and local statutes and regulations related to solid waste, including: the County's Source Reduction and Recycling Element (SRRE); Household Hazardous Waste Element (HHWE); and City of Lake Elsinore Municipal Code regarding construction debris removal, and also Title 14, Chapters 14.08 & 14.2 and Title 17, Chapter 17.144.

Gas

Gas-related infrastructure and necessary extensions will be installed in accordance with the requirements and specifications of the City of Lake Elsinore (Title 16, Chapters 16.34 & 16.64, and Title 17, Chapter 17.024) and the California Public Utilities Commission.

3.0 - ENVIRONMENTAL SETTING

3.0 - GENERAL ENVIRONMENTAL SETTING

Information in this SECTION 3.0 was based on the following documents:

- City of Lake Elsinore. 2011. *City of Lake Elsinore General Plan (GP). Certified/*Adopted by City of Lake Elsinore on December 13, 2011. (This document is available for Public Review at the City of Lake Elsinore and the City of Lake Elsinore web-site: http://www.lake-elsinore.org; Accessed web-site May 15, 2012.);

- Hogle-Ireland, Inc. for City of Lake Elsinore. 2013. *City of Lake Elsinore Housing Element – For the Period January 2, 2014 to October 1, 2021*. Adopted by the City Council on August 27, 2013, by Resolution No. 2013-057. (This document is located and available for Public Review at the City of Lake Elsinore and the City of Lake Elsinore web-site: http://www.lake-elsinore.org/index.aspx?page=729; Accessed web-site November 8, 2013);

- Hogle-Ireland, Inc. for City of Lake Elsinore. 2011. *City of Lake Elsinore Housing Element - For the Period July 1, 2008 to June 20, 2014.* Adopted by the City Council on December 13, 2011, by Resolution No. 2011-072. (This document is available for Public Review at the City of Lake Elsinore and the City of Lake Elsinore web-site: http://www.lake-elsinore.org; Accessed web-site May 15, 2012.);

- City of Lake Elsinore. 2011. *City of Lake Elsinore General Plan Update Draft Program EIR (GP).* August 2011. Certified/Adopted by the City of Lake Elsinore on December 13, 2011. (This document is available for Public Review at the City of Lake Elsinore and the City of Lake Elsinore web-site: http://www.lake-elsinore.org; Accessed this web-site May 15, 2012.);

- California Department of Finance. 2010. *Demographic Research Unit of the State Census Data Center - Census 2010 (generated 5/12/11).* Table DP-1. Profile of General Demographic Characteristics 2010. (This report can be found at this web-site: http://www.dof.ca.gov/research/demographics/state_census_data_center/census_2010/documents/2010Census_DemoProfile2.xls#'2010'!A1; Accessed web-site June 6, 2012.);

- California Department of Finance. 2009. *Population Estimates*. (This report can be found at this web-site: http://www.dof.ca.gov/research/demographic/reports/estimates/e-1/2008/-09/; Accessed web-site June 6, 2012.);

- California Department of Finance. *Population for Census 2010 and City of Lake Elsinore*. (The document is at this web-site: http://www.dof.ca.gov/research/demographic

/state_census_data_center/census_2010/documents/2010Census_DemoProfile2.xls#'2010'!A1; Accessed web-site June 6, 2012.); and,

- California Department of Finance. *May 1, 2012 Letter sent from Sacramento Table E-1 and Table 2: E-5.* (This document is located at this web-site: http://www.dof.ca.gov/research/demographic/reports/estimates/e-5/2011-20/documentRiversideCounty/LakeElsinore; Accessed this web-site August 28, 2012.)

The following section summarizes the existing environmental setting of the Project area and general vicinity in accordance with *CEQA Guidelines* Section 15125. In the case of the proposed Project, the Notice of Preparation was published on June 15, 2012. Thus, physical environmental conditions existing in the vicinity of the Project site are those that existed on June 15, 2012.

3.1 JURISDICTIONAL SETTING

The Project site lies within the boundaries of the City of Lake Elsinore. The City is within the western portion of Riverside County (see SECTION 2.0, FIGURE 2.0-1 - REGIONAL MAP and FIGURE 2.0-2 - VICINITY MAP).

3.1.1 CITY OF LAKE ELSINORE

The City of Lake Elsinore (City) encompasses approximately 43 square miles within the Elsinore Valley, located at the easterly base of the Cleveland National Forest, north of the Santa Ana Mountains. The California Department of Finance Demographic Research Unit of the State Census Data Center estimated the City's population, as of May 2011, at 51,821[1]. According to the California Department of Finance Population and Housing Estimates (Report E-5, Table 2), the total population in the City of Lake Elsinore as of January 1, 2012 was 53,024 persons. The City of Lake Elsinore's Sphere of Influence includes the Horsethief Canyon Ranch, Warm Springs, Lakeland Village and Meadowbrook areas.

The City is centrally located approximately 75 miles from both San Diego and downtown Los Angeles. Primary access to the City and the area is via State Route 74 (SR-74/Ortega Highway) from the west, and Interstate 15 (I-15) Freeway from the northwest, east and southeast. A portion of unincorporated County of Riverside borders the City, in all directions. The City of Canyon Lake lies to the northeast, the Cities of Murrieta and Wildomar to the southeast, unincorporated Gavilan Hills to the north, the City of Menifee to the east, and the Santa Ana Mountains/Cleveland National Forest to the south and west. The City surrounds its predominant land feature, Lake Elsinore that is the largest natural lake in Southern California, covering approximately 3,000 surface-acres. Lake Elsinore (Lake) is the terminus of the San Jacinto

[1] California Department of Finance: Population for Census 2010 and City of Lake Elsinore information was found on June 6, 2012 at:
http://www.dof.ca.gov/research/demographic/state_census_data_center/census_2010/documents/2010Census_DemoProfile2.xls#'2010'!A1

River with surface flows into Lake Elsinore being regulated by the Railroad Canyon Dam to the east.

3.1.2 CITY OF LAKE ELSINORE – GENERAL PLAN

Planning within the City is governed by the City's General Plan that was certified/adopted December 13, 2011. As a part of the adopted General Plan, the City is divided into 11 'District' plan areas for purposes of more detailed development direction addressing land use, urban design, transportation, and parks and recreation. These District plans recognize the unique attributes of each district and identify district goals and policies for development. The Project is located within the Alberhill District of the General Plan.

This Program Environmental Impact Report (PEIR) analyzes the Project's consistency with both the City's General Plan and EIR. This EIR has been prepared as a tiering Program EIR (PEIR) in accordance with Sections 15152 and 15168 of the *CEQA Guidelines*, in coordination with the 'GP EIR'-tiering and provides an existing physical conditions/setting overview for the Project site and vicinity.

3.1.3 RIVERSIDE COUNTY

Riverside County (County) encompasses 7,295 square miles in Southern California. Approximately twelve percent (12%) of this area lies within 28 incorporated cities. Land use authority within the incorporated cities, including the City of Lake Elsinore, rests with the cities. The large majority of the County is unincorporated territory (covering 6,448 square miles).

3.1.4 ALBERHILL DISTRICT/CITY OF LAKE ELSINORE GENERAL PLAN

3.1.4.1 Introduction

The Alberhill District is generally bordered to the west, north, northeast, and southeast by the Northwest Sphere District. The County of Riverside touches its northern boundary, while the North Central Sphere District is adjacent to the east. The Business District, Country Club Heights District and Lake View District are all adjacent to the south. The Alberhill District Land Use Plan is shown on FIGURE 3.0-1.

The Alberhill District is characterized by rolling terrain and vacant lands within the higher elevations located in the north, east and southwest. Much of the topography in the central areas, east and west of Lake Street, has been substantially altered, as a result of the Alberhill District's long history of extractive/mining activities.

Mining operations in the Alberhill District began roughly the same time that the region's first railroad, the Atchison, Topeka, and Santa Fe Railroad, was completed in the 1880s. A segment of the railroad originally passed through the central portion of the Alberhill District. These events helped shape the growth of the District. Mining operations have continued to exist since the late 19th century and occupy a significant portion of the Alberhill District. Through the

years, Pacific Clay Products, Inc. purchased the local mines and has become the sole operating clay mine in the region.



Entrance to Alberhill District



Extractive Activities in Alberhill District

Most of the Alberhill District, including Pacific Clay, is within the City. Specific plans have been approved for the Alberhill District and those plans govern land use designations for these areas. The Alberhill District is planned to transition from a concentrated mining area into a network of residential, commercial, industrial, and mixed-use communities. The main focus will be a coordinated and balanced set of communities with supporting uses that maintain a high quality of life. The goals and policies contained within the Alberhill District Plan reflect the

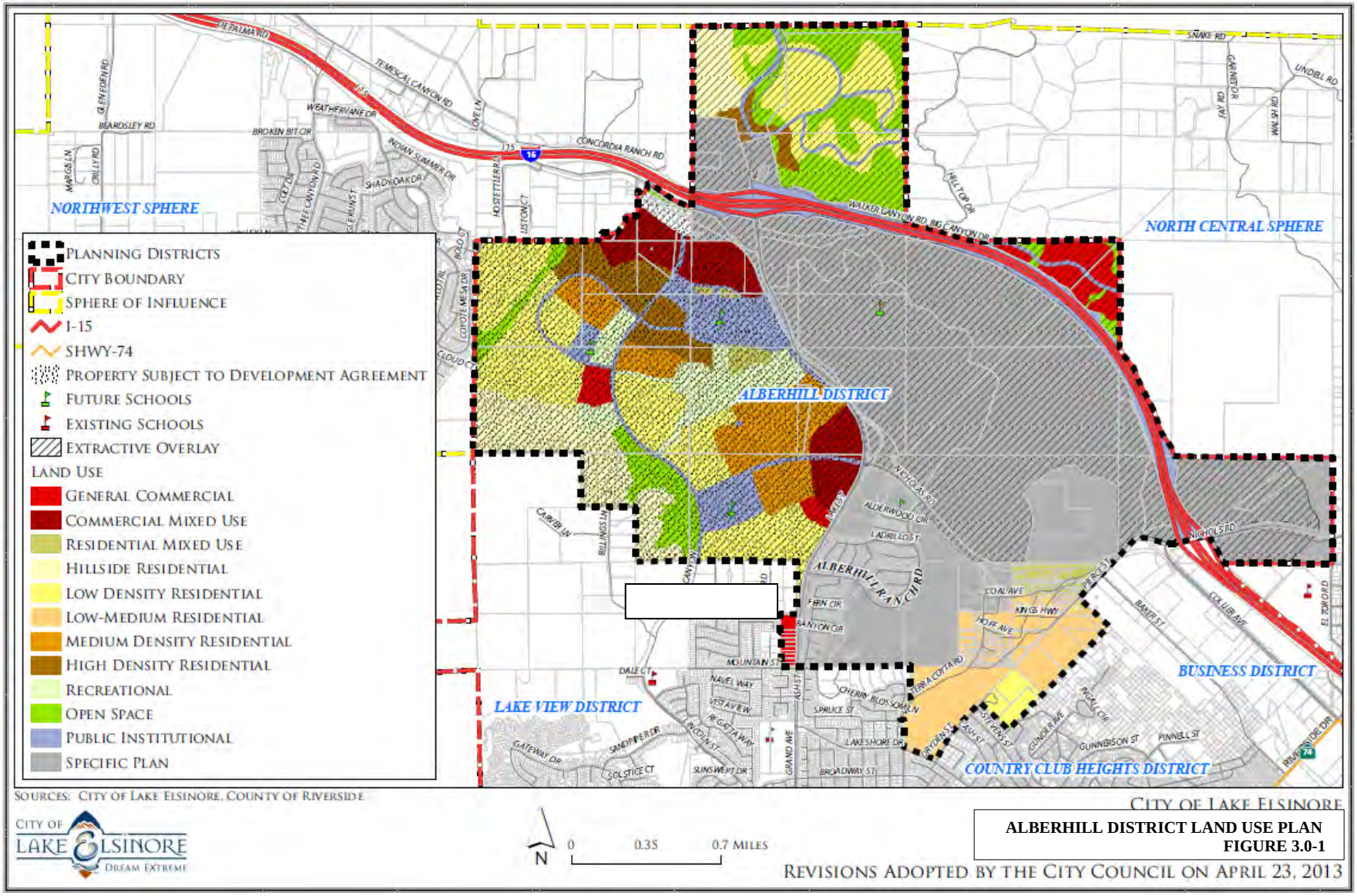
general intentions of the City's adopted specific plans for those areas. Should a discrepancy or conflict exist between the goals and policies of this General Plan and a specific plan, the adopted specific plan shall prevail.

3.1.4.2 Description

The Alberhill District encompasses nearly 4,240 acres and primarily consists of extractive uses, vacant lands, and emerging construction of residential and commercial uses, as well as a community park. The extractive uses are generally located within a half-mile from Lake Street that transects the center of the Alberhill District in a north/south direction. The majority of remaining areas are comprised of vacant lands with the exception of a few small pockets of residential areas and a limited amount of commercial uses adjacent to the Interstate (I-15) Freeway. Currently, Lake Street and the I-15 Freeway are the two most significant roadways passing through the Alberhill District.

Surrounding uses primarily include vacant lands, conservation areas, residential communities, and pockets of industrial and commercial activities. The Northwest Sphere District, County of Riverside, and North Central Sphere District to the west, north, and northeast, respectively, include vacant lands with limited amounts of residential uses. The Business District to the southeast along the I-15 Freeway is the City's main commercial and industrial area. The Country Club Heights District and Lake View District to the south include residential communities within close proximity to the Lake. The Cleveland National Forest borders the Alberhill District to the southwest.

The Alberhill District contains the approximately 1,400-acre Pacific Clay Products facility, owned by Pacific Clay Products, Inc. and Pacific Aggregates. The Pacific Clay Products and Pacific Aggregates area was annexed into the City in 2008. The area was subject to a legal settlement agreement in 2004 between Riverside County and Pacific Clay Products, Inc. that removed the property from the MSHCP program. The Pacific Clay Products area includes a pre-annexation Development Agreement adopted in 2003 between the City and Pacific Clay Products, Inc. The pre-annexation Development Agreement became effective upon annexation in 2008. The Development Agreement provides, in part, that the Pacific Clay Products area is subject to a Specific Plan prepared by The Planning Associates and processed through the City.


NORTHWEST SPHERE
NORTH CENTRAL SPHERE
ALBERHILL DISTRICT
LAKE VIEW DISTRICT
BUSINESS DISTRICT
COUNTRY CLUB HEIGHTS DISTRICT
PLANNING DISTRICTS
CITY BOUNDARY
SPHERE OF INFLUENCE
I-15
SHWY-74
PROPERTY SUBJECT TO DEVELOPMENT AGREEMENT
FUTURE SCHOOLS
EXISTING SCHOOLS
EXTRACTIVE OVERLAY
LAND USE
GENERAL COMMERCIAL
COMMERCIAL MIXED USE
RESIDENTIAL MIXED USE
HILLSIDE RESIDENTIAL
LOW DENSITY RESIDENTIAL
LOW-MEDIUM RESIDENTIAL
MEDIUM DENSITY RESIDENTIAL
HIGH DENSITY RESIDENTIAL
RECREATIONAL
OPEN SPACE
PUBLIC INSTITUTIONAL
SPECIFIC PLAN
SOURCES: CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE
CITY OF LAKE ELSINORE
DREAM EXTREME
N
0
0.35
0.7 MILES
CITY OF LAKE ELSINORE
ALBERHILL DISTRICT LAND USE PLAN
FIGURE 3.0-1
REVISIONS ADOPTED BY THE CITY COUNCIL ON APRIL 23, 2013

3.1.4.3 Land Use

- Unique Attributes: The Alberhill District's most unique attribute is its extractive activities. No other area within the City has the concentration or quality of natural resources as those located within the Alberhill District. Because of the richness and abundance of resources, much of the Alberhill District has been disturbed by over 100 years of mining activities. Once the resources have been fully extracted and reclaimed, the land is typically ready for some form of development. As such, large tracts of land would be available for new development on the reclaimed land.



Extractive Activities along Lake Street

- Planned Land Use: The Alberhill District is at a crossroads and is poised to transition from a region with large quantities of extractive activities to a series of master planned communities that incorporate large areas designated as open space and preservation, as well as areas excluded from MSHCP conservation. Significant areas of educational, commercial, and business park activities will also be present. Most of the central and lower lying areas of the Alberhill District contain extractive uses. These areas will include the largest share of residential, commercial, and institutional uses, with additional housing located to the southwest. Vacant lands occur in higher elevations and in the rolling terrain located in the north, east and southwest areas of the Alberhill District. These areas will include existing lower density housing, open space, and conserved lands. Lake Street, that transects the center of the Alberhill District, provides access to the I-15 Freeway, and will continue to be the primary north-south corridor located adjacent to or within close proximity to most of the commercial and institutional uses. The Lake Street and Temescal Canyon Road/I-15 Freeway intersections are strategically important economic focal points for the Alberhill area.

  According to the City's General Plan, the primary land use is residential, with high density, hillside, low density, low-medium density, medium density and residential mixed-use totalling over thirty percent (31.92%) of the entire Alberhill District. Nearly eight percent (7.94%) of the area within the Alberhill District is designated for open space. Almost half of

the District acreage (43.9%) is covered by City-approved specific plans that add another 892 acres of residential uses, 526 acres of open space, 72 acres of recreational uses, and 240 acres of commercial uses. TABLE 3.0-1, below, summarizes the distribution of land use designations within the Alberhill District. Chapter 2.0, Section 2.3 of the General Plan defines each land use designation in terms of the allowable uses, density and intensity standards. TABLE 3.0-1 illustrates the distribution and location of the land use designations.

TABLE 3.0-1 - DISTRIBUTION OF LAND USES - ALBERHILL DISTRICT/ CITY OF LAKE ELSINORE GENERAL PLAN

General Plan Land Use Designation	No. of Acres	Percentage of Total Land Area
Commercial Mixed-Use	172.5	4.07%
General Commercial	91.6	2.16%
Hillside Residential	216.9	5.11%
Low Density Residential	546.2	12.88%
Low-Medium Residential	216.0	5.10%
Medium Density Residential	197.2	4.65%
High Density Residential	122.4	2.89%
Residential Mixed-Use	54.5	1.29%
Public/Institutional	422.7	9.97%
Open Space	336.7	7.94%
Specific Plan	1,862.9	43.9%
Total	**4,239.6**	**100.00%**

3.1.4.4 Overall District Goal and Policies

Goal 1 **The primary goal of the Alberhill District is to support and maintain a healthy transition from extractive/mining activities to a network of residential communities with a balanced mix of residential, commercial, light industrial, business professional, and institutional/public uses that provide a sense of place and high quality of life.**

Policies:

AH 1.1 Continue to ensure proper reclamation and enhancement of areas impacted by extractive/mining activities for the public's health, safety and welfare.

AH 1.2 Consider the preservation of vacant lands in areas with high elevations in the north, east and southwest in order to provide an adequate amount of conserved lands, open space and wetland areas.

3.1.4.5 Extractive Activities/Reclamation

Existing extractive activities within the Alberhill District includes clay mining, and are generally located within a half-mile from Lake Street. Additional extractive activities outside of the Alberhill District are located in the North Central Sphere District to the east. The Alberhill District has the largest share of extractive activities in the City.

Pacific Clay Products, Inc. (Pacific Clay) has become the largest mining company in the region and is planning to reclaim some of the existing mining activities within the Alberhill District for the development of new housing and supporting uses in approximately five (5) to ten (10) years. Pacific Clay has planned expansion of mining activities in the neighboring districts to the east, and southeast within approximately three (3) years, followed by new development and supporting uses.

Goal 2 **To support reclamation of mined lands to insure the health, safety, and welfare of residents is protected.**

AH 2.1 Encourage proper land use compatibility between mining activities and surrounding uses.

AH 2.2 Impose conditions, as necessary, on mining operations to minimize or eliminate the potential adverse impact of mining operations on surrounding properties and the environment.

AH 2.3 Encourage new non-mining land uses adjacent to existing mining operations to provide an adequate buffer with a buffer distance from mining operations based on an evaluation of: noise, aesthetics, drainage, operating conditions and operating hours, biological resources, topography, lighting, traffic, and air quality.

AH 2.4 Reclaim and redevelop mining uses along the I-15 Freeway corridor with appropriate land uses.

AH 2.5 Periodically revise and update the City's surface mining reclamation ordinance to ensure the most recent SMARA developments are reflected in the City's code.

Implementation Program: As part of project review and CEQA process, the City shall evaluate and impose conditions as necessary that address land use compatibility and balance preservation of wetlands and suitable open space, and appropriate buffers and distance between mining operations and new non-mining land uses.

Agency/Department: Engineering and Community Development Departments.

3.1.4.6 Urban Design

The Alberhill District consists primarily of extractive activities with a few residential and commercial uses. Murdock Alberhill Ranch has implemented a Specific Plan that has begun the design of a 'Sense of Place', that is desired in residential communities. The previously City-adopted specific plans provide additional examples of high quality design standards. Sustainable design standards, that incorporate open space/preservation areas, will be critical in achieving a 'high quality of life'.



Lake Street (2007) –Source City Adopted/Certified GP

Goals and Polices

Goal 3 **Create a strong urban design that would support the Alberhill District as a distinct community.**

Policies:

AH 3.1 Through the project and CEQA processes, create strong connections to Lake Street between neighborhoods and community supporting uses.

AH 3.2 In areas outside approved specific plans, the City should strive to establish design standards that are consistent with the Alberhill District's adopted specific plans in order to ensure a standard design motif for new developments.

AH 3.3 Consider the establishment and construction of a series of pedestrian routes, as part of the City's trail system, from residential areas to Lake Street's commercial and institutional uses and to the open space and MSHCP areas to the north, west, and southeast areas of the Alberhill District.

AH 3.4 Support the placement of community identification signs along the commercial/ institutional uses and intersections along Lake Street and the I-15 Freeway.

AH 3.5 Encourage the use of distinctive trees along Lake Street identified in the City's Street Tree Program.

Implementation Program: The City shall utilize the development review process to assess pedestrian routes and their connectivity to community centers, and the use of community identifiers in design motifs, signage, and street trees.

Agency Department: Engineering and Community Development Departments.

3.1.4.7 Historic Preservation

The Alberhill District has a long history in the mining industry that began in the 1880's, the same time the region's first railroad, the Atchison, Topeka, and Santa Fe Railroad, was completed. The mining industry began with John D. Huff's founding of the Southern California Coal and Clay Company in the 1880s. Huff's company later became a part of a newly established community, Terra Cotta, within the Alberhill District, that was later considered to be one of area's most important suburban towns. The mines at Terra Cotta operated until the 1940s, until Pacific Clay Products Company acquired them. Pacific Clay subsequently purchased the Alberhill Coal and Clay Mine and became the sole operating clay mine in the region.

The railroad, along with various mining opportunities, greatly increased immigration to the general Lake area. The Atchison, Topeka, and Santa Fe Railroad passed through the central areas of the Alberhill District in a northwest/southeast direction. Portions of Lake Street and Nichols Road (formerly Coal Road) within the Alberhill District are generally aligned with a section of the railroad that has since been removed.

Historic ranching and homesteading sites are located to the northern and eastern areas of the Alberhill District within proximity of the railroad line. The Alberhill School, a locally recognized historic resource, is located along Lake Street and served the area from its inception in 1912 until it was abandoned in 1964.

Goals and Polices

Goal 4 **Preserve and enhance the cultural and historical resources of the Alberhill District.**

Policies:

AH 4.1 Support the relocation and restoration of the Alberhill School.



Front of Alberhill School



Back of Alberhill School

AH 4.2 Restore the historical design of the Alberhill School in another location as a 20,000 square foot community center promoting education awareness of the District's cultural heritage including mining, homesteading, the railroad, and the Terra Cotta town.

AH 4.3 Promote educational awareness of the Alberhill District's cultural heritage.

AH 4.4 Provide signs within recreational areas along Lake Street depicting the Alberhill District's historical and cultural significance.

Implementation Program: The City shall support programs for the preservation, educational awareness, enhancement or maintenance of key historic or cultural sites in the Alberhill District.

Agency/Department: Community Development Department.

3.1.4.8 Transportation/Circulation

The Alberhill District's circulation network consists of two major roadways, the I-15 Freeway and Lake Street, and a series of residential and dirt roads. The I-15 Freeway generally borders the Alberhill District along its northern and eastern boundaries with access points from Lake Street in the north and Nichols Road in the east, thereby providing convenient access to other areas of the City along the interstate further south. Lake Street transects the center of the Alberhill District in a north/south direction and will continue to be the main roadway connecting new developments within the area to the I-15 Freeway to the north and other districts further south. Traveling in a southerly direction, Lake Street turns into Grand Avenue within the primarily residential Lake View District to the south where it intersects with Lakeshore Drive, the major roadway along the northeastern side of the Lake that provides access to the Historic Downtown District.

Existing residential roadways serve a single family neighborhood located to the west of Lake Street at the southern end of the Alberhill District. A series of dirt roads are located to the east of Lake Street and provide access to some of the Alberhill District's extractive activities. Nichols Road, recently improved to a 2-lane paved road, is planned to be the main east-west roadway transecting the Alberhill District.

As the Alberhill District transitions from an area with extractive activities into a series of residential neighborhoods, the existing circulation system will have to be improved to adequately serve new demands. The Circulation Element in Chapter 2.0, Section 2.4 of the General Plan, identifies standardized roadways, as well as the addition of alternative transportation routes such as bikeways. The Circulation Element's Truck Route Map follows portions of Lake Street within the Alberhill District. TABLE 3.0-2, below, reflects the Circulation Element's Roadway Plan and Bikeway Plan for the Alberhill District.

TABLE 3.0-2 - ROADWAY PLAN AND BIKEWAY PLAN - ALBERHILL DISTRICT/ CITY OF LAKE ELSINORE GENERAL PLAN

Roadway Name	From	To	Roadway Classification	Bikeway Classification
Nichols Road	Lake Street	Collier Avenue	Major	Class II
Nichols Road	Lincoln Street (N.)	Lincoln Street (S.)	Secondary	-
Nichols Road	Lincoln Street (S.)	Lake Street	Major	Class II
Lincoln Street	Nichols Road	Lake View District	Secondary	Multi-Purpose
Lincoln Street	Nichols Road	Temescal Canyon Road	Major	
Lake Street	Walker Canyon Road	Street 'A'	Augmented Urban Arterial	Class II (south of I-15)
Lake Street	Street 'A'	Lake View District	Urban Arterial	Class II (south of I-15)
Walker Canyon Road	Lake Street	East of Lake Street	Collector	-
Alberhill Ranch Road	Nichols Road	Lake Street	Collector	-
Alberhill Ranch Road	Lake Street	Lincoln Street (S.)	Secondary	-
Temescal Canyon Road	Northwest Sphere District	Lake Street	Urban Arterial	Class II
Terra Cotta Road	Nichols Road	Lakeshore Drive	Secondary	-

Goals and Policies

Goal 5 **Support a multi-modal transportation system with connections to new development, Interstate 15, recreational and open space areas, and districts to the south that serve the needs of residents.**

Policies:

AH 5.1 The interchange at Lake Street and the I-15 Freeway shall be improved to meet the future traffic demand and satisfy the minimum level of service required by the City.

AH 5.2 Through the project and CEQA processes, identify and require improvements to Lake Street and Nichols Road as the most significant roadways within the Alberhill District for transit, landscaping, pedestrian travel, and bikeways.

AH 5.3 Through the project and CEQA processes, require the construction or expansion of roadways serving new developments located east and west of Lake Street.

AH 5.4 Lake Street shall be constructed in accordance with Urban Arterial standards, providing pedestrian linkages and hiking trails to open space and recreational areas.

AH 5.5 Encourage the adding of medium islands along Lake Street before landscaping.

AH 5.6 Encourage the use of traffic-calming measures within commercial and institutional developments along Lake Street when recommended by traffic studies.

Implementation Program: The City shall assess development projects and impose conditions for safe connectivity between residential areas and service.

Agency/Department: Engineering and Community Development Departments.

3.1.4.9 Parks and Recreation

As the Alberhill District transitions into a series of neighborhoods with supporting uses, it will be vital to create and maintain adequate recreation and open space opportunities to promote quality of life within the Alberhill District. Recreational facilities are designated along or within close proximity to Lake Street and Nichols Road. An existing 22.2-acre park, that includes several existing soccer fields, play areas, basketball courts, a tot lot, and a 5,500 square foot Boys & Girls Club, are located along Lake Street within the Alberhill District. The design of the Boys & Girls Club located within the Murdock Alberhill Ranch Specific Plan was intended to resemble the nearby historic Alberhill School, built and designed by a local mining company and provides a connection to the Alberhill District's historical significance.

There are also several existing parks/recreational facilities within approximately one-mile of the Alberhill District. In the Lake View District, to the south, there are four (4) parks: Summerlake Park, Oak Tree Park, Machado Park, and McVicker Canyon Park. The Lake Elsinore Campground/Recreational Area and boat launching facility are both located adjacent to the Lake Elsinore's northern boundary that is within a short drive from the Alberhill District.

Goals and Polices

Goal 6 **Encourage a wide variety of open space and recreational opportunities that are integrated within adopted master planned communities and future developments.**

Policies:

AH 6.1 Provide pedestrian links that connect adopted specific plans and future developments with open space and recreation uses.

AH 6.2 Create an extensive system of open space and preservation lands throughout the Alberhill District to ensure a healthy balance between development and the natural environment.

AH 6.3 Support joint-use of recreational facilities with the Lake Elsinore Union School District for the use of recreational programs.

AH 6.4 Pedestrian and hiking trails shall be considered between neighborhoods and surrounding open space and MSHCP areas.

AH 6.5 Pedestrian routes shall be established within neighborhoods to connect to recreational facilities along Lake Street and Nichols Road.

AH 6.6 Locate a recreational facility along Lake Street and include a variety of recreational amenities for residents of all ages.

Implementation Program: As part of the project review, CEQA, and MSHCP process, the City shall assess open space and recreational opportunities in order to achieve a healthy balance of land uses within the District.

Agency/Department: Community Services and the Community Development Departments.

3.2 BACKGROUND AND HISTORY

Pacific Clay Building Products (PCBP) purchased the subject property in 1984 and has developed the facility for the manufacturing of clay, tile and brick. In the early years, almost 100 years ago, both coal and clay were mined by underground methods; however, since approximately 1940, clay has been mined almost entirely by open pit methods. A review of available aerial photographs, dated 1949 through 2010, provided the following chronological sequence of the site history.

The aerial photographs, shown on the following pages, were reviewed at Continental Aerial Photo, Whittier College (Fairchild Collection), and Pacific Clay Products Archives, and the office of KWC Engineering, in addition to aerials provided by Google Earth.

1949: In the Continental Aerial photograph dated May 6, 1949, mining operations are occurring on the subject site. A limited area appears to be mined, as compared to activity currently occurring on the subject site. A single water body within the site is present. The Pacific Clay

brick production building is also present. Surrounding uses are primarily vacant. Some structures are present in the aerial photographs adjacent to the site's northern boundary (see FIGURE 3.0-2).

FIGURE 3.0-2 - HISTORICAL PHOTO DATED MAY 6, 1949

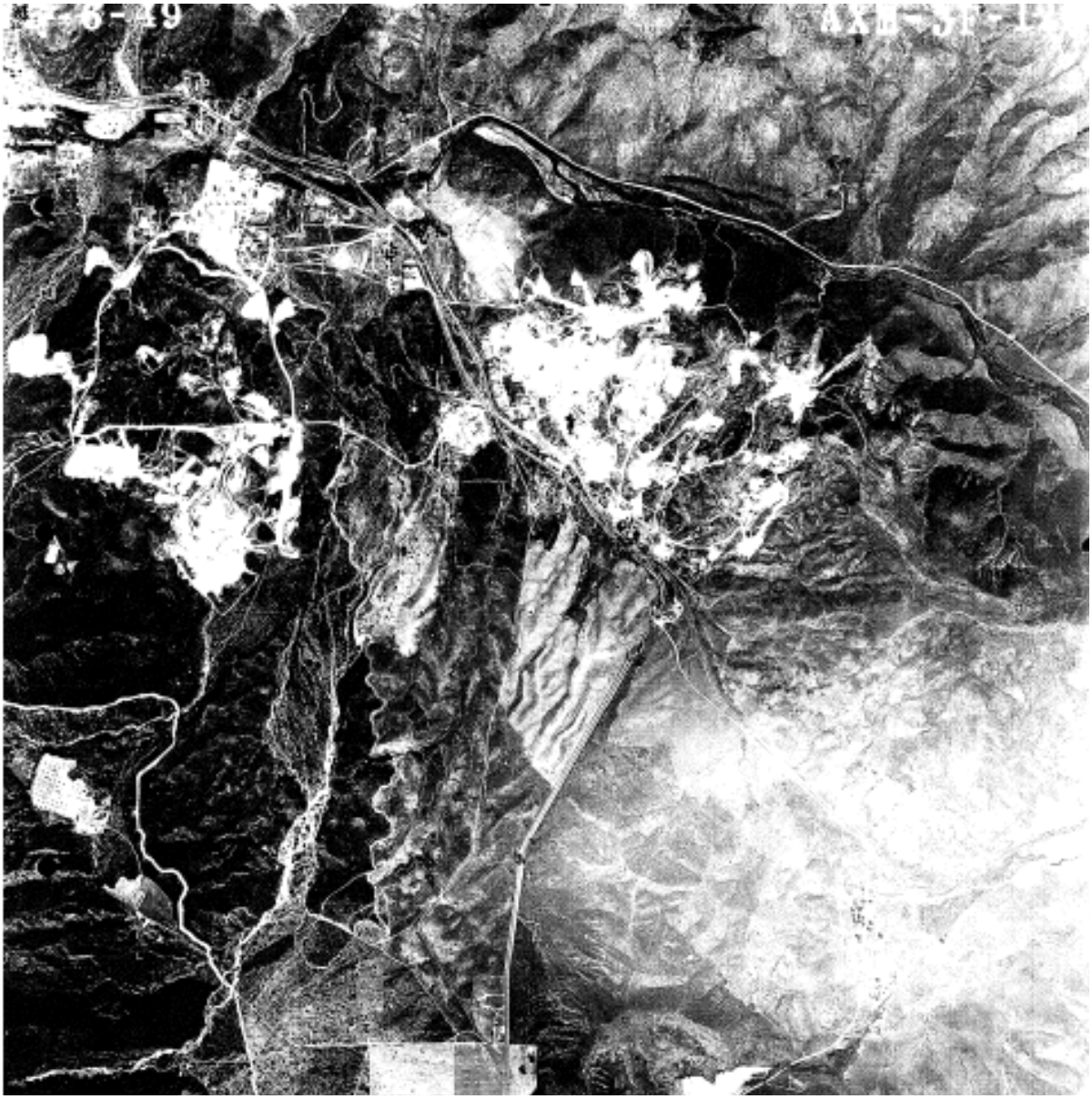
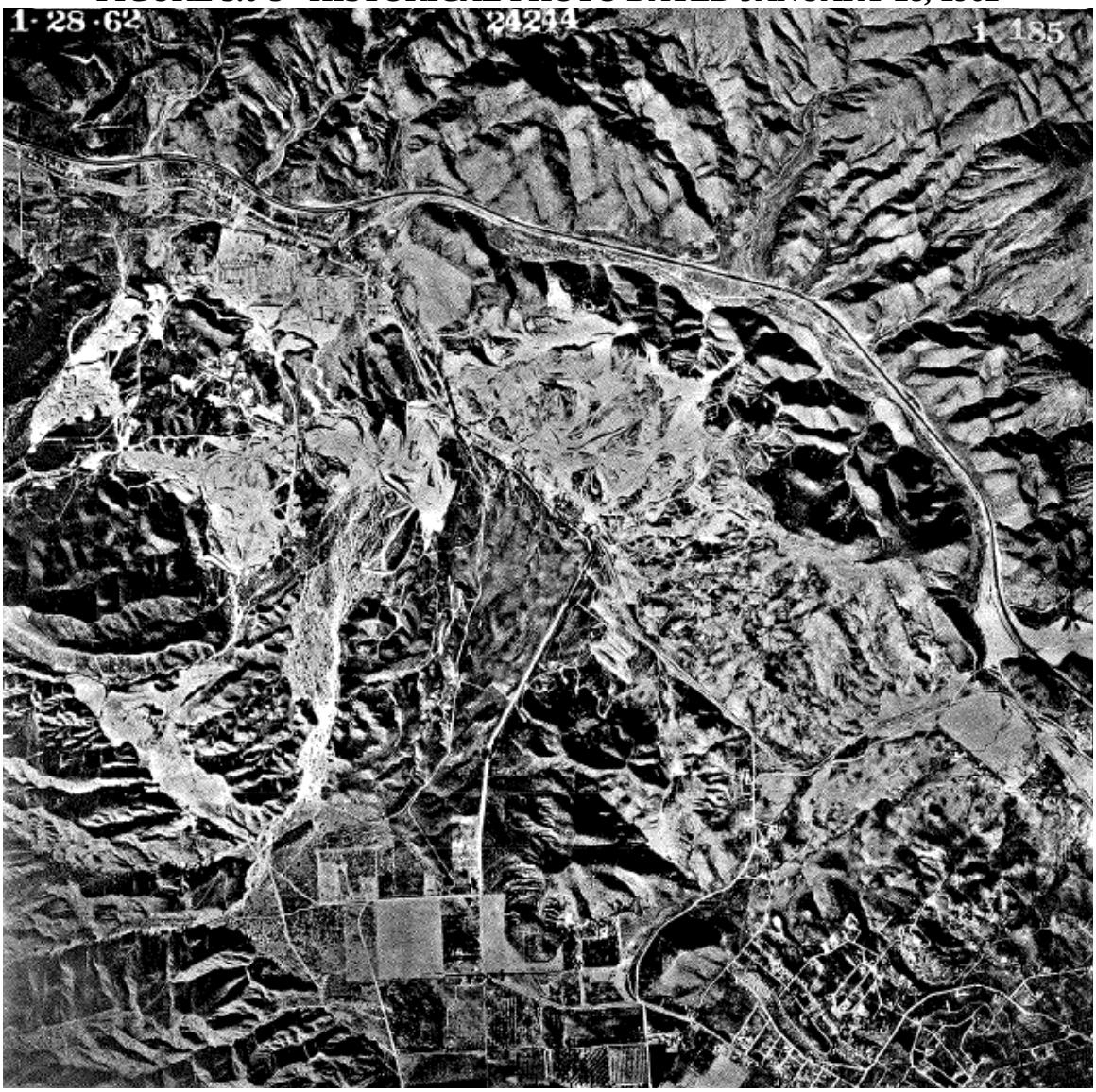


FIGURE 3.0-3 - HISTORICAL PHOTO DATED JANUARY 28, 1962



In a Continental Aerial photograph dated May 15, 1967, mining operations appear to have expanded throughout the subject site as compared to the 1949 photograph. An area of approximately 80 acres within the center of the mining operation appears not to be disturbed. Three water bodies within the site are present, as well as the Pacific Clay brick production building. Additional mining activities appear to the east of the site. Agricultural uses appear to the west of the site.

FIGURE 3.0-4 - HISTORICAL PHOTO DATED JUNE 20, 1974



1977: In a Continental Aerial photograph dated February 15, 1977, on- and off-site uses appear similar to those viewed in the 1967 aerial photograph.

FIGURE 3.0-5 - HISTORICAL PHOTO DATED JANUARY 20, 1984



In a Continental Aerial photograph dated February 11, 1988, on- and off-site uses appear similar to those viewed in the 1977 aerial photograph, except for the following observations. The Freeway to the north of the subject site is present, as well as several sumps located near the concrete operation at the southern portion of the site. In addition, residential uses are being developed to the south of the site.

In a Continental Aerial photograph dated June 24, 1993, on- and off-site uses appear similar to those viewed in the 1988 aerial photograph, except for the following observations. Four water bodies and approximately six sumps located near the concrete operation appear within the boundaries of the site. Off-site uses appear similar to those viewed in the other aerial

photographs except for the increase in residential development to the northwest of the subject site.

FIGURE 3.0-6 - HISTORICAL PHOTO DATED JANUARY 30, 1995



3.3 ENVIRONMENTAL RESOURCES

3.3.1 GEOLOGY, SOILS, AND SEISMICITY

The structural geology of the Lake Elsinore area is dominated by the active, northwest trending faults that comprise the Lake Elsinore Fault Zone. The southern Temescal Valley, formed by the Elsinore Fault Zone, is a structural trough separating the Santa Ana Mountains to the southwest from the Perris Block to the northeast. The Project site sits north-northeast of the Fault Zone. (See FIGURES 4.1-1, 4.1-2, 4.1-3, 4.1-4 and 4.1-5 for Geology Mapping and Fault Zone locations.)

On-site topography consists of gentle terrain along Lake Street and the I-15 Freeway to mountainous terrain toward the Cleveland National Forest. Natural slopes range from as steep as 1:1 (horizontal to vertical) to relatively flat. Near vertical man-made cuts are present within the quarry pits located within the center of the property. The Alberhill area, including the Pacific Clay Project site, has been mined extensively since the 1880's and has substantial topographic mining alterations on-site, leaving a majority of the Project area in a highly disturbed state. Uncompacted fills have been deposited in areas throughout the Project site where mining activities and other associated work, i.e. refuse dump site, have been most prevalent. The soils of the Project site consist mainly of clay, rocky and sandy loams.

The Project site area is a vested mining site and is subject to Reclamation Plan 112 that regulates the post-mining reclamation activities on the Project site pursuant to the State of California Surface Mining Reclamation Act (SMARA).

3.3.2 HYDROLOGY AND WATER QUALITY

The Project is located in the Santa Ana Watershed and is a tributary to Temescal Canyon Wash that originates in the San Jacinto Mountains as the San Jacinto River. The San Jacinto River flows westerly through the San Jacinto Valley and the Perris Valley, terminating at Railroad Canyon Reservoir, also known as Canyon Lake. Canyon Lake discharges into Lake Elsinore via the down-stream segment of the San Jacinto River. Lake Elsinore discharges to Temescal Canyon Wash, flowing northwesterly to Prado Flow Control basin and the Santa Ana River.

On-site drainage is directed to the north to Temescal Canyon Wash by means of narrow, steep-sided canyons originating in the Cleveland National Forest mountainous southern portion of the site, and by broad, gentle washes throughout the rest of the site. Relief over the site averages about 4%, with higher gradients at higher elevations, becoming progressively flatter when approaching Temescal Canyon Wash. Significant flow also enters the site from upstream of the Project boundary. Rice Canyon is the principal tributary with other smaller tributaries located to the west and located near the Horsethief Canyon Ranch Specific Planned Development.

The site has been mined for over 100 years and is currently being mined for clay to produce brick, and mined for sand and gravel for use in concrete and other building materials. As a result, a significant percentage of the landform is disturbed and several depressions remain (former mining pits) that support seasonal and perennial pools. Much of the site vegetation has been removed during the mining process and stormwater control drainage improvements exist on site to protect downstream Temescal Canyon Wash. Water is channeled to temporary swales along access roads or drains in sheet-flow fashion following the site relief, as described above. Surface flow over the site occupies existing rills and gullies with Rice Canyon as the only other dominant, but disturbed, watercourse on-site.

(See SECTION 4.0 – ENVIRONMENTAL IMPACT ANALYSIS, Sub-section 4.3 – HYDROLOGY AND WATER QUALITY for further detail.)

3.4 LAND USE AND PLANNING

3.4.1 SURROUNDING LAND USES AND ENTITLEMENT HISTORY OF THE ALBERHILL DISTRICT

The Project site consists of approximately 1,400 acres located south of the Interstate 15 (I-15) Freeway and west of Lake Street, within the City of Lake Elsinore. A large portion of the site has been disturbed by mining operations that have occurred over the past 100 years.

To the west of the AVSP Project site is the previously approved Horsethief Canyon Ranch Specific Plan in Riverside County. That Specific Plan is substantially developed and the final phase is not currently under construction. Horsethief Canyon Ranch is an established planned residential community. The Murdock Alberhill Ranch Specific Plan project area and Brighton Specific Plan project area are two mixed-use developments that combine residential, commercial, open space and recreational uses; these Specific Plans were approved for these land uses. See also FIGURE 3.0-1, referencing the City of Lake Elsinore's Alberhill District Map. See FIGURE 3.0-7, that shows the existing land uses for properties surrounding the Project's boundary. Photos of the site and existing vegetation are shown in FIGURES 3.0-8 and 3.0-9.

FIGURE 3.0-7 - EXISTING LAND USES SURROUNDING THE ALBERHILL VILLAGES SPECIFIC PLAN PROJECT



FIGURE 3.0-8 - SITE PHOTOS



View Looking North across Project Site toward I-15 Freeway



View Looking Northeast across Project Site

FIGURE 3.0-9 – SITE PHOTOS



View Looking Northeast Through Existing Drainage and Vegetation Within Northwest Corner of Project Site



View Looking North Through Existing Drainage Within Northwest Corner of Project Site

The original baseline Alberhill Ranch Specific Plan No. 89-2 ('Alberhill Ranch Specific Plan'), located east and southeast of the Project site was approved and the Final Environmental Impact Report SCH #88090517 was certified by the City on August 8, 1989. These City actions zoned the Alberhill Ranch Specific Plan area that was annexed on May 5, 1990 as part of a larger 2,667 annexation area. The City also adopted amendments to the City's General Plan Land Use Element and Zoning Code as a result of these entitlement actions.

The Alberhill Ranch Specific Plan (ARSP) covers approximately 1,853 acres generally bounded by the Nichols Road on the north, Terra Cotta Road/Nichols Road on the south, Interstate 15 Freeway on the east, and Lake Street on the west (refer to FIGURE 2.0-1 – REGIONAL MAP and FIGURE 2.0-2 – VICINITY MAP). The Alberhill Ranch Specific Plan consisted of three ownerships: 1) Murdock Alberhill Ranch Limited Partnership; 2) Brighton Alberhill Associates; and, 3) Long Beach Equities. The ARSP included these proposed land uses: 3,705 dwelling units, 254 acres of commercial use, 531 acres of open space, 30 acres of park, and 50 acres of school/park sites.

In 1991, the Alberhill Ranch Specific Plan was amended by Brighton Homes of Orange County to separate a 998-acre area from the Specific Plan area and redesign an entirely different Specific Plan out of the original 1,853 acre Specific Plan area. The amendment became known as the Alberhill Ranch Specific Plan Amendment #1 (ARSP #1).

It was the intent of the City, in approving this Specific Plan Amendment #1, to permit development of a maximum of 2,735 residential units, incorporating an 18-hole championship golf course, and 89 acres within three locations of Suburban Villages that would be mixed-uses of commercial shopping, office and higher density residential opportunities for the Specific Plan Amendment area. The Specific Plan Amendment area shares a common boundary of Nichols Road and the common corner with Lake Street, including a common collector Road with the adjacent Murdock Alberhill Ranch Specific Plan area. The ARSP #1 provides for smaller public parks within the ARSP #1 area and serves as an open space/park trade-off for the adjoining Murdock Alberhill Ranch Community Park located at the corner of Lake Street and Nichols Road, and for the 144-acre Golf Course-Open Space area newly added to the Specific Plan area in 1991.

The ARSP #1 City approval included a Development Agreement (DA) approved on July 11, 1990, that vested the development rights and terms for 15 years, or until July 11, 2005. This DA secured the development rights for 2,235 residential dwelling units, 2,722,500 square feet of commercial, industrial uses, open space and related uses. The parties to the DA include the City of Lake Elsinore, the Brighton Alberhill Associates, and their assigns. The DA was supplemented on September 10, 1991 with a General Plan Amendment to the Lake Elsinore General Plan by Resolution No. 91-67 and ARSP Amendment No.1 that by Resolution No. 91-68 on August 27, 1991 increased the number of allowable dwelling units to 2,735 on 998 acres shown in ARSP #1, and the DA detailed the development timing of the proposed golf course.

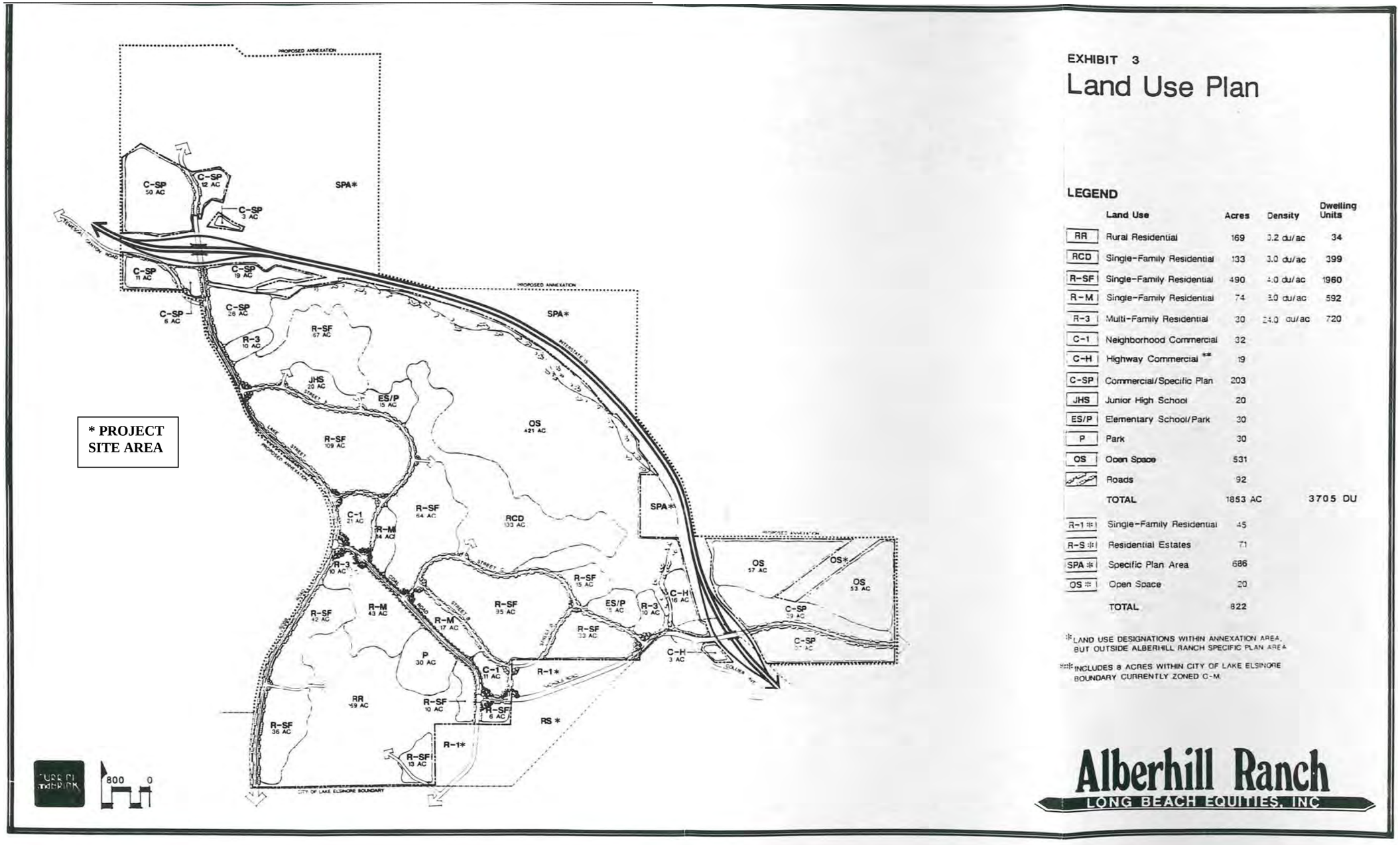


EXHIBIT 3

Land Use Plan

LEGEND

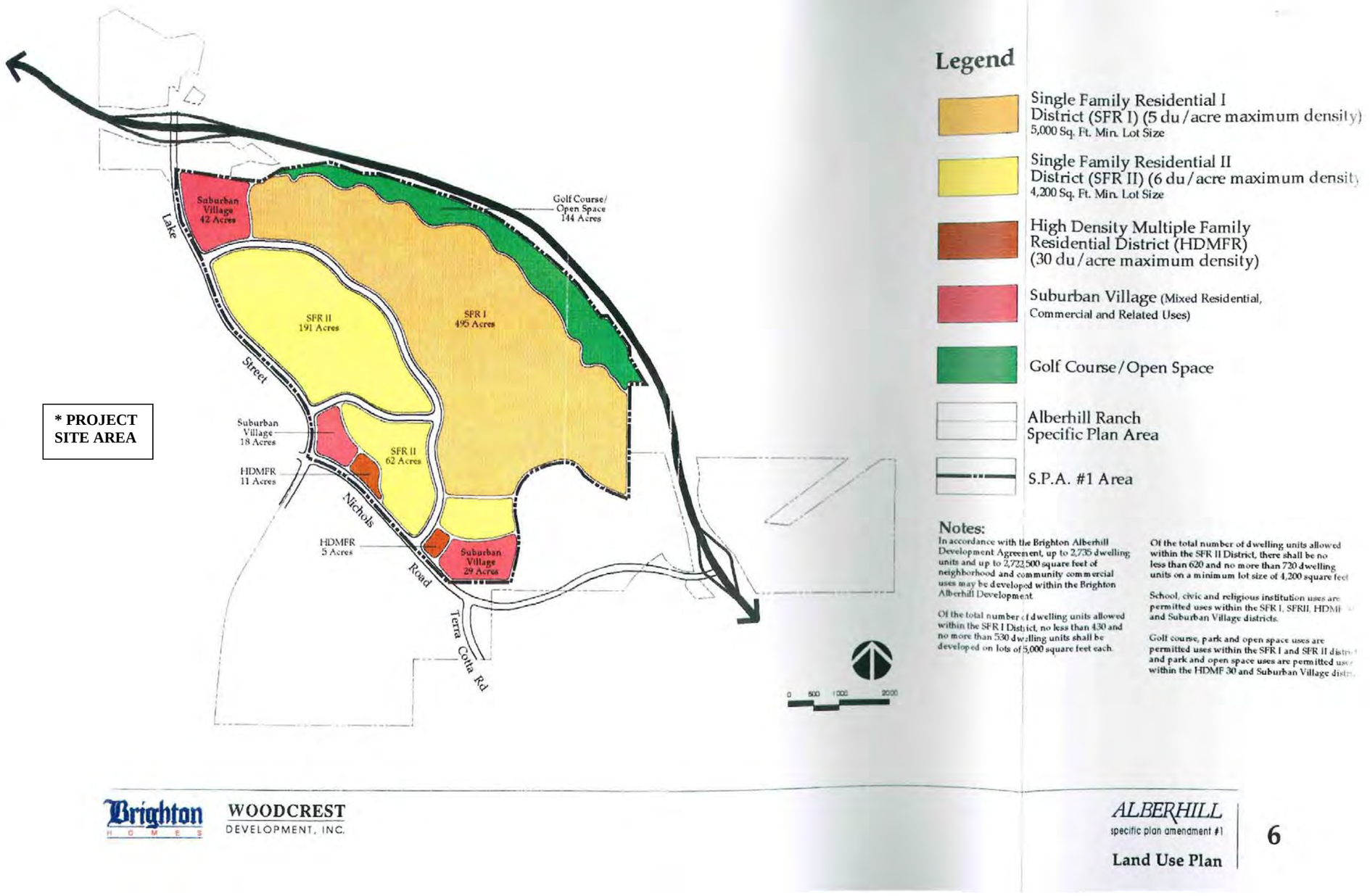
	Land Use	Acres	Density	Dwelling Units
RR	Rural Residential	169	0.2 du/ac	34
RCD	Single-Family Residential	133	3.0 du/ac	399
R-SF	Single-Family Residential	490	4.0 du/ac	1960
R-M	Single-Family Residential	74	8.0 du/ac	592
R-3	Multi-Family Residential	30	24.0 du/ac	720
C-1	Neighborhood Commercial	32		
C-H	Highway Commercial **	19		
C-SP	Commercial/Specific Plan	203		
JHS	Junior High School	20		
ES/P	Elementary School/Park	30		
P	Park	30		
OS	Open Space	531		
	Roads	92		
	TOTAL	1853 AC		3705 DU
R-1 *	Single-Family Residential	45		
R-S *	Residential Estates	71		
SPA *	Specific Plan Area	686		
OS *	Open Space	20		
	TOTAL	822		

*LAND USE DESIGNATIONS WITHIN ANNEXATION AREA, BUT OUTSIDE ALBERHILL RANCH SPECIFIC PLAN AREA

**INCLUDES 8 ACRES WITHIN CITY OF LAKE ELSINORE BOUNDARY CURRENTLY ZONED C-M

Alberhill Ranch
LONG BEACH EQUITIES, INC

FIGURE 3.0-10 - ORIGINAL 1989 ALBERHILL RANCH SPECIFIC PLAN No. 89-2 (ARSP)



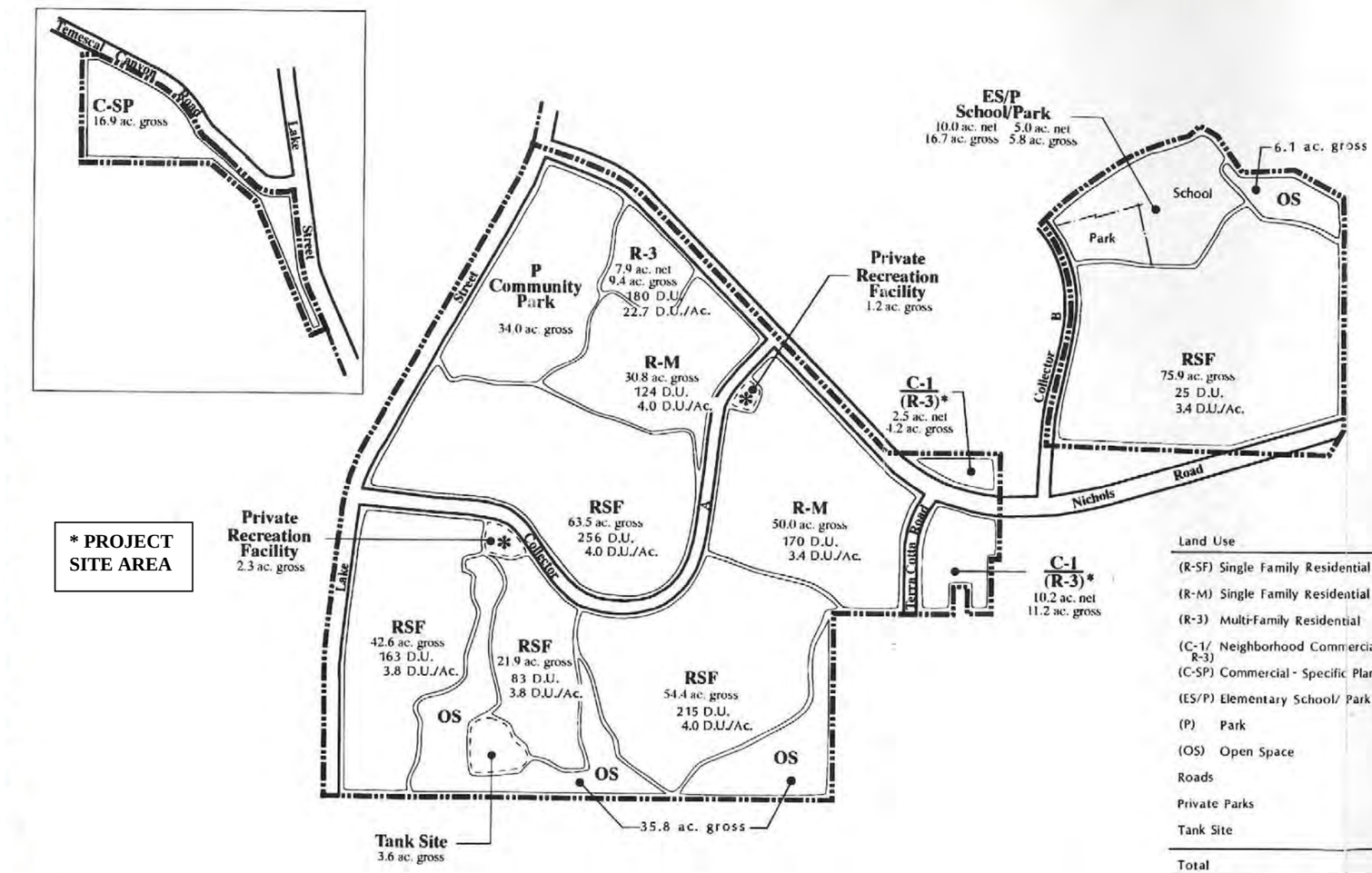
*** PROJECT SITE AREA**

FIGURE 3.0-11 - 1991 ALBERHILL RANCH SPECIFIC PLAN AMENDMENT #1 (ARSP #1)

The Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) was adopted on June 17, 2003 by the County and City, some 4 years following the ARSP #1 and "Brighton" DA adoption. The MSHCP adoption by the City had the effect of "de facto" modifying the Specific Plan land uses by removing certain development areas and replacing them with permanent open space pursuant to MSHCP criteria cell and cell group descriptions resulting in a tolling scenario under the California Development Agreement Law. The effect of the MSHCP on the ASRP #1 was a modification of the plan's residential, commercial and golf course by placing large amounts of the Specific Plan area into MSHCP open space conservation and levy new MSHCP fees over the remaining areas outside the Criteria Cell and Cell Group location. The ARSP #1 area owners (Brighton and Murdock-Castle & Cooke) had previously made, through the ARSP #1 and the accompanying DA, land use open space and fee tradeoffs with the City in exchange for open space preservation, a golf course, and community park on approximately 180 acres.

The County and City adopted the Transportation Uniform Mitigation Fee (TUMF) program in 2004, prior to the termination date of the Brighton DA on July 11, 2005.

Following the Brighton Specific Plan Amendments and DA adoption, in 1992, the adjacent land owner, Murdock Alberhill Ranch Limited Partnership, requested an amendment to its 511-acre portion ("Murdock Alberhill Ranch Specific Plan") of the previously approved Alberhill Ranch Specific Plan. This separate Murdock ownership held within the original 1,853 Specific Plan area, like Brighton, separated the 511 acre area out of the original 1,853 Specific Plan area with the Murdock Alberhill Ranch Specific Plan, its own DA and its accompanying CEQA Addendum. The Murdock Alberhill Ranch Specific Plan (MARSP) proposed a number of minor technical revisions and modifications to the Alberhill Ranch Specific Plan 89-2 land use plan, circulation plan, phasing plan, zoning standards, and design guidelines, and proposed: a maximum of 1,819 residential dwelling units in various land use categories, an elementary school, open space, private recreational, public community park uses (shared with the ARSP # 1 for open space credit) and commercial uses. The Murdock Alberhill Ranch Specific Plan area is divided into three general planning areas: residential, commercial and schools/parks. On the following page, refer to the MARSP land use plan, FIGURE 3.0-12.



Land Use	Acres	Density	Dwelling Units	FAR	Sq. Ft.
(R-SF) Single Family Residential	258.3	3.8	975		
(R-M) Single Family Residential	80.8	3.6	294		
(R-3) Multi-Family Residential	9.4	19.1	180		
(C-1/R-3) Neighborhood Commercial	15.4	24.0*	370*	0.50	335,412
(C-SP) Commercial - Specific Plan	16.9			2.00	1,472,328
(ES/P) Elementary School/ Park	22.5				
(P) Park	34.0				
(OS) Open Space	41.9				
Roads	25.1				
Private Parks	3.5				
Tank Site	3.6				
Total	511.4	2.8	1,449		1,807,740
		3.5*	1,819*		

*Figures Reflect Multi-Family Development Option.

Land Use Plan

MURDOCK ALBERHILL RANCH
LAKE ELSINORE, CALIFORNIA
3-13

FIGURE 3.0-12 – 1992 MURDOCK ALBERHILL RANCH SPECIFIC PLAN (MARSP)

At the time the Murdock Alberhill Ranch Specific Plan entitlement was undertaken in 1992, the City, pursuant to Public Resources Code § 21166 and *CEQA Guidelines* §§ 15162 and 15163, determined that a supplemental EIR was not required, because changes proposed to the Alberhill Ranch Specific Plan did not have potentially significant environmental effects different from those analyzed as part of the original Alberhill Ranch Final EIR. The impacts were determined to be the 'same as' or 'reduced from' that which was analyzed in the original ARSP EIR. As a result, the City prepared, pursuant to *CEQA Guidelines* § 15164, and adopted in June 1992, an Addendum to the Alberhill Ranch Specific Plan Final EIR ("EIR Addendum II"). The EIR Addendum II noted only minor technical revisions and modifications to the Alberhill Ranch Specific Plan and concluded that no new significant environmental effects were identified, and that no new mitigation measures were proposed or necessary.

In March of 1997, the project applicant, Horizon Group, Inc., requested approval of a Specific Plan Amendment #3 (following Brighton 990 acres and Murdock 511 acres) for the eastern 202-acre portion of the Alberhill Ranch Specific Plan area, located north of the I-15 Freeway and is bisected by Nichols Road. On June 10, 1997, ARSP Amendment #3 (FIGURE 3.0-13) was approved by the City of Lake Elsinore, providing additional phases for future outlet center commercial uses as an extension to the existing Lake Elsinore Outlet Center located along Collier Avenue across the I-15 Freeway. In addition, this amendment would provide additional general commercial uses that would serve the City, and also provide open space north of Nichols Road. In accordance with CEQA, a Mitigated Negative Declaration was prepared to evaluate those land uses with the Specific Plan Amendment #3 area.

In October of 2003, the Project applicant, Murdock Development Company, on behalf of Murdock Alberhill Ranch Limited Partnership, requested approval of another Addendum to the Murdock Alberhill Ranch Specific Plan EIR ("EIR Addendum III") for Vesting Tentative Tract Maps ("VTTMs") No.'s 30836 and 28214 (FIGURE 3.0-14). The EIR Addendum III described two VTTMs: 1) VTTM No. 30836 for 208 lots, 1 private park, school and 1 park site; and, 2) VTTM No. 28214 for 970 single family lots, 3 private parks and a public park. On January 13, 2004, Addendum III was adopted (by Resolution No. 2004-9) and was found complete and adequate by the City Council of the City of Lake Elsinore, fully complying with the requirements of CEQA, the State *CEQA Guidelines* and the City's environmental analysis procedures. Specifically, development of the two VTTM tracts included ±108 acres of residential development on VTTM No. 30836 and 391.4 acres on VTTM No. 28214. The VTTMs also included a 33.83-acre community park (required with the Brighton ARSP #1 and DA), a 5.8-acre park and 16.7-acre school combination, along with other common open space and private park areas.

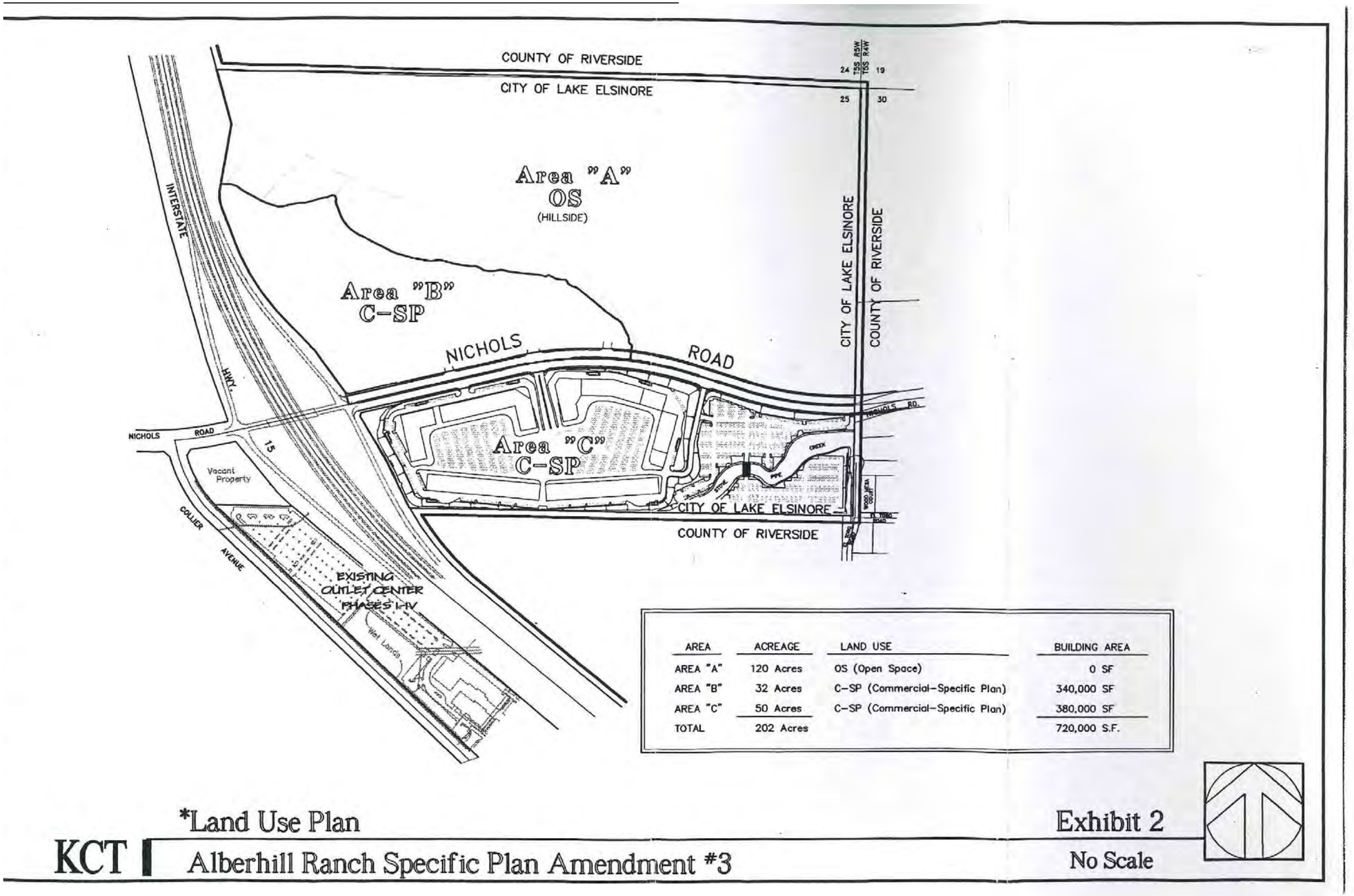


FIGURE 3.0-13 – 1997 ALBERHILL RANCH SPECIFIC PLAN AMENDMENT #3 (ARSP #3)

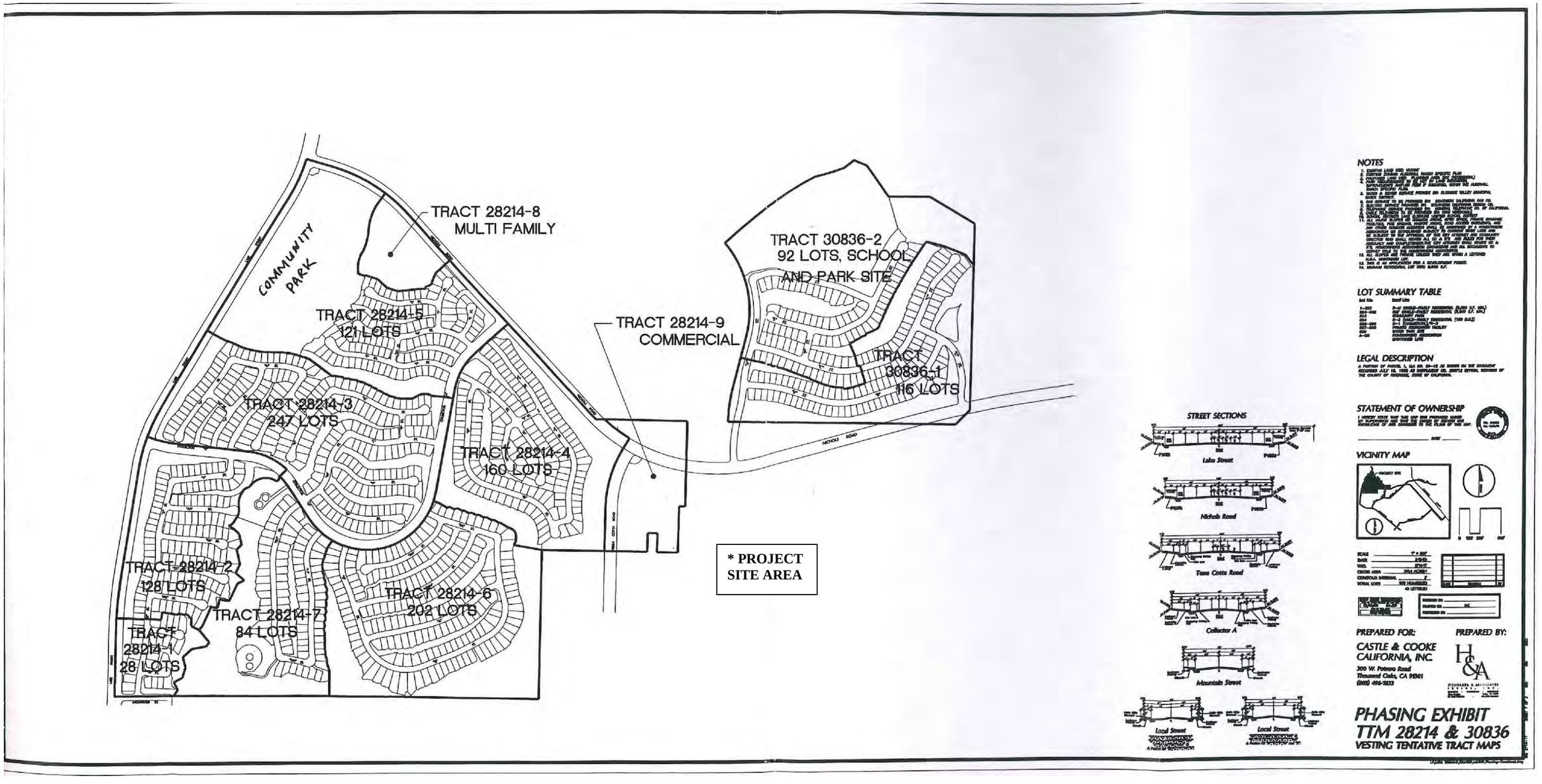


FIGURE 3.0-14 – 2004 MURDOCK ALBERHILL RANCH SPECIFIC PLAN EIR ADDENDUM III FOR VESTING TENTITIVE TRACT MAP

In 2004, the Riverside County Multiple Species Habitat Conservation Plan (MSHCP) was adopted for all areas throughout western Riverside County, including the City of Lake Elsinore and the 1,853 ARSP areas, including the ARSP three Amendment areas. The MSHCP covers the ASRP #1 area and includes essentially an environmental land use overlay program converting, in many cases, urban land uses to permanent open space. Murdock/Castle & Cooke ownerships, at the time of MSHCP adoption, were excluded from the MSHCP pursuant to a legal settlement agreement. These MSHCP excluded ownerships did not include the Castle & Cooke 400-acre ARSP # 1 area that is the subject of the previously approved VTTM No. 35001, but did include the AVSP area.

In 2004, as the MSHCP was being adopted throughout the County, the County entered into an open space directed land acquisition agreements with Tri-Valley 1 group, prior owners of the 998-acre ARSP #1 area that includes the Castle & Cooke VTTM No. 35001 area. The Tri-Valley three "transactions" included a sale of 598 acres of the 997 acre ASRP #1 to the County and included two Memorandums of Understanding between the County, Tri-Valley 1 Partners and the City of Lake Elsinore to describe the conditions of the sale or transaction. These three agreements essentially constitute a Habitat and Negotiations Program under the MSHCP. The agreements finalized all biological and natural resource requirements under the MSHCP, and therefore CEQA, pursuant to the provisions of the MSHCP. No further biological assessment or mitigation under CEQA is now required for this VTTM No. 35001 or subsequent discretionary actions within the VTTM area. A brief description of the three "Tri-Valley 1" agreements covering VTTM No. 35001 is summarized on the following page:

▪Acquisition Agreement, February 10, 2004 between Riverside County and Tri-Valley 1 Partners. (This Acquisition Agreement is the original "contract" between the County and Tri-Valley 1 for the County's acquisition of ±598 acres. This initial agreement does not include the City as a party and sets the terms of the sale and the mitigation for the remaining ±400 VTTM No. 35001 acres).

▪Memorandum of Understanding, February 10, 2004 between Riverside County, Tri-Valley 1 Partners and the City of Lake Elsinore. (This MOU adds the City of Lake Elsinore as a party to the agreement, clarifies the Acquisition Agreement, and in one important area, notes the process to clarify and finalize the boundaries between the ±400 VTTM No. 35001 and the County 598 acres.)

▪Addendum to MOU between the County of Riverside, Tri-Valley 1 Partners, and the City of Lake Elsinore with respect to the 598 acres of property within the City of Lake Elsinore. (This MOU Addendum deals with the application, terms and finalization of the conservation easement to the 598-acre County property once the east-west cross County transportation corridor is finalized.)

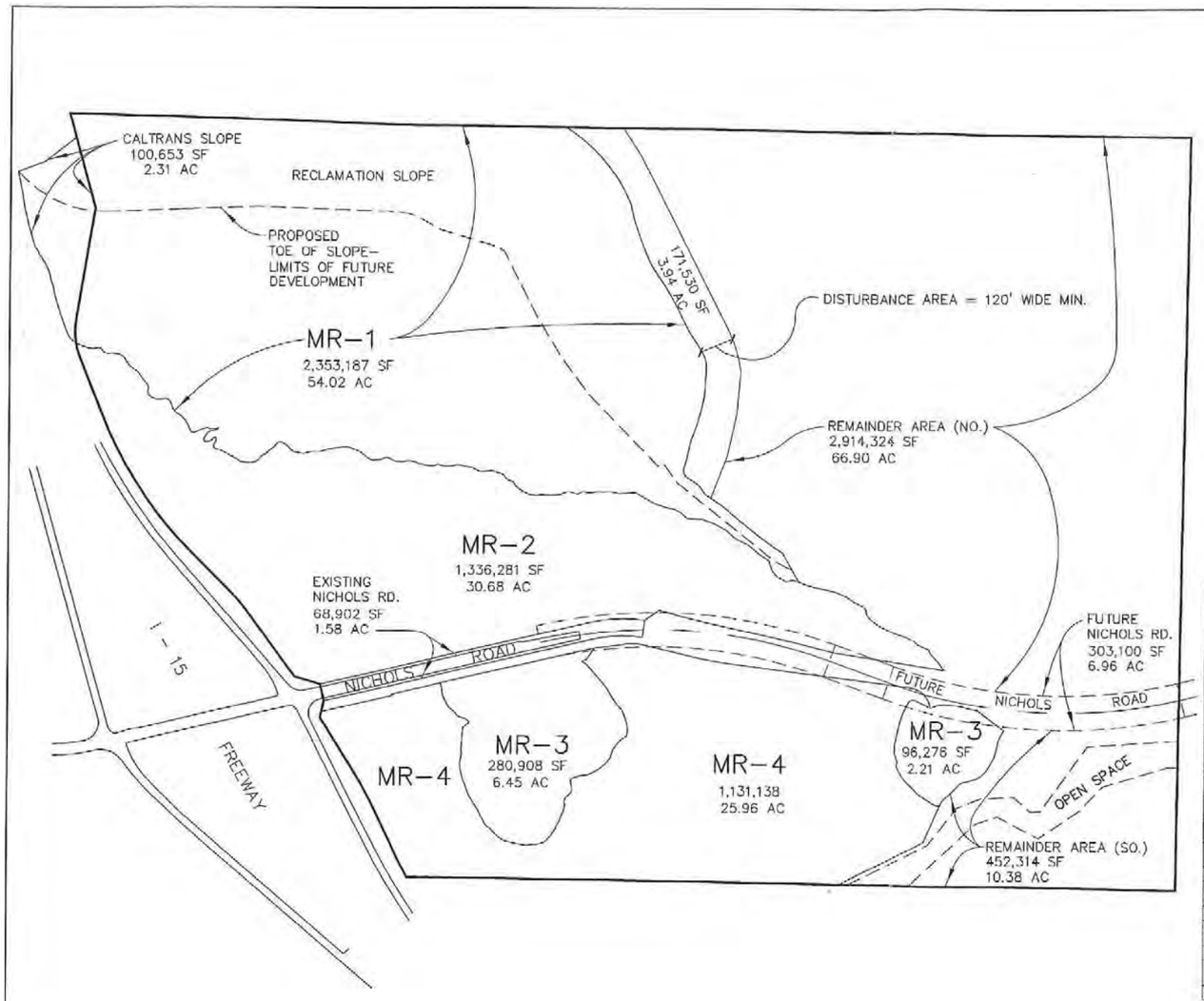
In May of 2006, the Project applicant, Pacific Aggregates, a subsidiary of Castle & Cooke, prepared a Mitigated Negative Declaration for the Nichols Mine Reclamation Plan Permit, within ARSP #3 area for the purpose of temporary extraction of clay and other raw materials

within approximately 99 acres of the ARSP #3 211.40-acre site (Nichols Canyon Mine – under Pacific Clay's mining rights covered under Reclamation Plan No. RP-112). The Mitigated Negative Declaration was certified and the final Reclamation Plan was approved by the City of Lake Elsinore City Council on November 14, 2006. The approved 'Mine Plan', FIGURE 3.0-15, plus 'Mining and Reclamation Plan', FIGURE 3.0-16, are shown on the following pages.

▪Pre-Annexation and Development Agreement by and Between the City of Lake Elsinore and Pacific Clay Products, Inc., November 10, 2003. Following this agreement, the City of Lake Elsinore continued the annexation process of the approximate 1,400 acre area through approving Resolution No. 2005-68 on July 12, 2005, formally commencing the proceedings to annex, followed by the approval of Ordinance No. 1152 approving Zone Change No. 2005-05 on July 26, 2005. The Local Agency Formation Commission followed suit in approving Resolution No. 21-06, formally approving Annexation No. 72 through the passage of Resolution No. 21-06 on March 23, 2006. The Pre-Annexation and Development Agreement establishes the intensity of land use that the ensuing land development plan that in this case is the Alberhill Villages Specific Plan that will rely upon in the establishment of goals, policies, guidelines and standards of implementation.

Current Planning and Approvals with the City of Lake Elsinore are:

- RP 90-1 on the Ridge 400-acre site was approved on August 21, 2012, by the City's Planning Commission; and,
- VTTM No. 35001 was approved by both the City of Lake Elsinore's Planning Commission and the City Council.



NICHOLS MINING RECLAMATION SUMMARY

Mining Reclam. Area No.	Area		Cut		Fill (Overburden)	
	S.F.	Acres	C.Y.	Tons	C.Y.	Tons
MR–1	2,353,187	54.02	6,912,000	11,059,000		
MR–2	1,336,281	30.68			305,000	488,000
MR–3	377,184	8.66	364,000	582,400		
MR–4	1,131,138	25.97			217,000	347,200
DISTURBANCE ZONE	171,530	3.94				
REMAINDER AREA NO.	2,914,324	66.90				
REMAINDER AREA SO.	452,314	10.38				
EXIST. NICHOLS ROAD	68,902	1.58				
FUTURE NICHOLS ROAD	303,100	6.96				
SUBTOTAL	**9,107,960**	**209.09**	**7,276,000**	**11,641,600**	**522,000**	**835,200**
CALTRANS SLOPE (OFF–SITE)	100,653	2.31	389,274	622,838		
TOTAL	**9,208,613**	**211.40**	**7,665,274**	**12,264,438**	**522,000**	**835,200**

KWC ENGINEERS
CIVIL ENGINEERING, PLANNING AND CONSTRUCTION MANAGEMENT
1880 COMPTON AVENUE, SUITE 100 • CORONA, CA 92881-3370 • 951-734-2130

PACIFIC AGGREGATES, INC.
NICHOLS ROAD SITE
MINE PLAN
FIGURE 3

FIGURE 3.0-15 – 2006 NICHOLS CANYON MINE PLAN FOR RECLAMATION

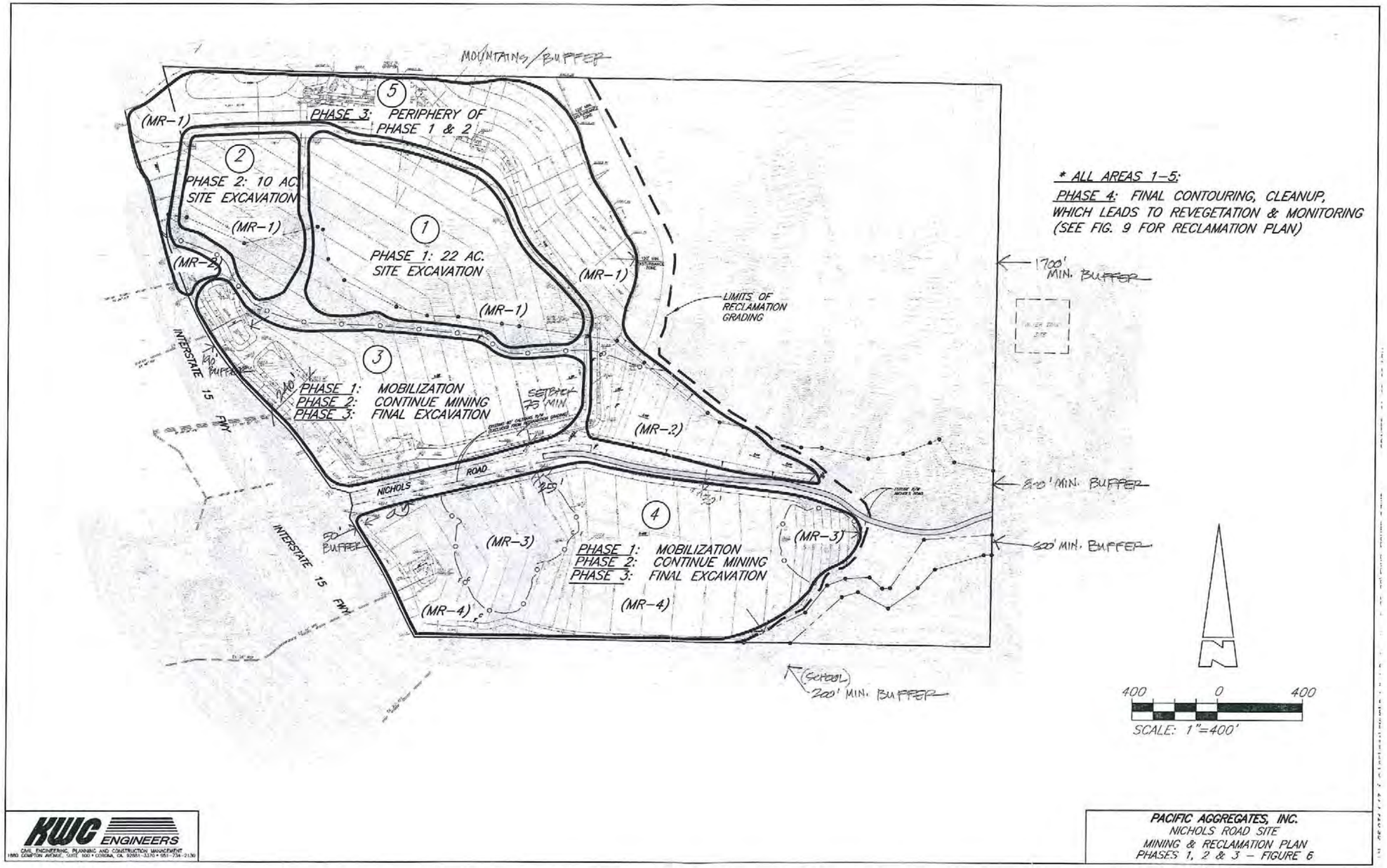


FIGURE 3.0-16 – 2006 NICHOLS CANYON MINING AND RECLAMATION PLAN

3.5 INFRASTRUCTURE AND SERVICES

3.5.1 AESTHETICS/LIGHT AND GLARE

Current on-site mining activities include clay, sand, and gravel extraction that is characterized by large pits, de-silting ponds, and large fill spoil piles. These areas are primarily concentrated in the central portion of the Project site, with dirt roads providing access throughout a majority of the site. These activities have drastically changed the topography of the site, leaving the present condition with a limited discernable link to its previous natural landform.

Activities both on- and off-site produce minimal light and glare. Presently, the only light sources generated from the site are by the Pacific Clay and Pacific Aggregates manufacturing facilities, office buildings and warehouses during night hours and from vehicles leaving the parking lots in the evening. Off-site light and glare is generated by the Interstate 15 (I-15) Freeway located to the north and the Horsethief Canyon Ranch Specific Plan area to the west, and Murdock Alberhill Ranch to the east.

(See SECTION 4.0 – ENVIRONMENTAL IMPACT ANALYSIS, sub-section 4.5 - AESTHETICS/LIGHT AND GLARE for further detail.)

3.5.2 POPULATION, HOUSING AND EMPLOYMENT

According to the California Department of Finance (Population for Census 2010), the City of Lake Elsinore was home to 51,821 persons (population change since 2000: +79.1%) and 16,253 housing units, and as of January 1, 2012 the California Department of Finance Demographic Research Unit reported a total population estimate of 53,024 and also had a total estimate of 16,434 housing units. The July 2013 City of Lake Elsinore 2014-2021 Housing Element on page 6, bottom paragraph (from the Western Riverside Council of Governments (WRCOG) stated that the most recent growth forecast (from 2012) projects a 2020 population in Lake Elsinore of 70,500, and increasing to 93,800 persons by 2035 (a 33% growth percent change – Table 1 and Table 2). For many years the City's economy has been largely based on tourist-oriented and agricultural uses. Over the last decade, however, light manufacturing and trade uses have increased within the local economic base. According to SCAG (Southern California Association of Governments) figures, the City of Lake Elsinore had a 2008 job-to-housing ratio of 0.71 (10,300 jobs to 14,600 units); this indicates a "housing-rich" City. Projections for the year 2020 point to an equal job/housing ratio (0.71) (15,000 jobs to 21,000 units) indicating that the City of Lake Elsinore will continue to follow the trend of having more housing than job opportunities. SCAG, in 2012, as reported within the July 2013 City of Lake Elsinore Housing Element (Table 2- page7), Housing Units will increase from the 21,000 (2020 year) number to 28,700 in the year 2035 (a 35% Growth Percentage Change).

(See SECTION 4.0 – ENVIRONMENTAL IMPACT ANALYSIS, sub-section 4.6 - POPULATION, HOUSING AND EMPLOYMENT for further detail.)

3.5.3 TRAFFIC AND CIRCULATION

Regional access to the site is provided by the Interstate 15 (I-15) Freeway. Lake Street, located along the easterly boundary of the Project site provides on- and off-ramps from Interstate 15. Temescal Canyon Road is along the north-easterly boundary of the site. In the fall of 2011, Nichols Road was improved to a 2-lane paved road connecting Lake Street with the I-15 Freeway along this east-west corridor. Nichols Road is anticipated as a future major east-west link through the Project site. Other off-site roadways serving the Project include Grand Avenue, Lincoln Street, and Lakeshore Drive.

The Project site is currently undeveloped and no roadways cross the site, with the exception of dirt access roads for mining clay products productions and concrete, sand and aggregate operations on the property. The Pacific Clay facility is accessed along Temescal Canyon Road and is also accessed along Lake Street.

(See SECTION 4.0 – ENVIRONMENTAL IMPACT ANALYSIS, sub-section 4.7 - TRAFFIC AND CIRCULATION for further detail.)

3.5.4 AIR QUALITY AND GREENHOUSE GASES

Air Quality

The Project site is located in the South Coast Air Basin (SCAB) in what is known as Southern California's "Mediterranean" climate. The basin is a 12,000 square mile area bounded by the Pacific Ocean to the west and the San Gabriel, San Bernardino, and San Jacinto Mountains to both the north and east. The climate is characterized by moderate temperatures and comfortable humidity. The usually mild climatological pattern is interrupted infrequently by periods of extreme hot weather, winter storms, or Santa Ana winds. The estimated wind direction is from the northwest to the southwest nears the Project area during the summer and primarily from west to east during the winter.

At the present time, seven ambient air pollutants are of special concern in the SCAB: carbon monoxide (CO), ozone (O_3), nitrogen dioxide (NO_2), sulfur dioxide (SO_2), lead (Pb), particulate matter (PM10), and fine particulate matter (PM2.5). The Riverside County portion of the Basin, that includes the Project site, is a non-attainment area for ozone (O_3), nitrogen dioxide (NO_2), and fine particulate matter (PM2.5). Non-attainment refers to the fact that the State's ambient air quality standards are violated. At present, there are no sensitive receptors on-site, but there are sensitive receptors located adjacent to the Project's boundaries that are the Murdock Alberhill Ranch and Horsethief Canyon Ranch project sites.

Greenhouse Gases

In compliance with its obligation under State law, the City of Lake Elsinore prepared and adopted a Climate Action Plan (CAP), concurrently with the certification and adoption of the General Plan on December 13, 2011. The CAP is a long-range plan to reduce community-wide greenhouse gas (GHG) emissions from activities within the City limits. Specifically, the CAP is designed to:

- Benchmark Lake Elsinore's existing (2008) GHG emissions and projected emissions relative to state-wide emissions targets;

- Establish GHG emissions reduction strategies and measures to reduce the City's proportionate share of emissions to meet the state-wide targets identified in Assembly Bill (AB) 32 and Executive Order S-3-05;

- Set forth procedures to monitor and verify the effectiveness of the CAP and require amendment if the CAP is not achieving targeted levels of emissions;

- Mitigate Lake Elsinore's GHG emissions impacts (by reducing GHG emissions consistent with the State of California via the California Environmental Quality Act [*CEQA] Guidelines*, AB 32, and Executive Order S-3-05). The *CEQA Guidelines* encourage the adoption of plans or mitigation programs, as a means of comprehensively addressing the cumulative impacts of projects (see *CEQA Guidelines*, Sections 15064(h)(3), 15130(c)); and to,

- Serve as the programmatic tiering document for the purposes of CEQA within the City of Lake Elsinore for GHG emissions, by which applicable projects will be reviewed. If a proposed development project can demonstrate it is consistent with the applicable emissions reduction measures included in the CAP, the programs and standards that would be implemented, as a result of the CAP and the General Plan growth projections, the project's environmental review pertaining to GHG impacts may be stream lined as allowed by *CEQA Guidelines* Sections 15152 and 15183.5.

(See SECTION 4.0 – ENVIRONMENTAL IMPACT ANALYSIS, sub-section 4.8 - AIR QUALITY AND GREEN HOUSE GAS ANALYSIS for further detail.)

3.5.5 NOISE

The noise emanating from the Project site is predominantly influenced by the Pacific Clay mining and the Pacific Aggregates concrete, sand and aggregate operations. Additionally, the noise environment in the Project vicinity is influenced by motor vehicle noise from the I-15 Freeway and adjacent roadways including Lake Street and Temescal Canyon Road.

(See SECTION 4.0 – ENVIRONMENTAL IMPACT ANALYSIS, sub-section 4.9 - NOISE for further detail.)

3.5.6 PUBLIC SERVICES AND UTILITIES

The I-15 Freeway serves as the major transportation corridor between Riverside/Corona, Orange County, and the cities in the Temecula Valley, Perris Valley, and San Diego. SR-74 provides access from coastal southern Orange County to the Elsinore Valley. Vehicular access to the Project site is provided by the Lake Street off-ramp of the I-15 Freeway, and Nichols Road off-ramp of the I-15 Freeway.

▪ Police Services: The Lake Elsinore Police Department along with the Riverside Sheriff's Department will be the law enforcement service providers. For Fiscal Year (FY) 2011/2012, the total number of sworn officers serving the City is 43.6 that equates to a ratio of 0.85 sworn officers per 1,000 residents. The Project would be served on a dispatched basis from a patrol beat with current response times ranging from approximately seven to 57 minutes, depending on the priority (Priorities 1 through 4) of the call, in the present 43-square mile City of Lake Elsinore.

▪ Fire Services: The Riverside County Fire Department, in cooperation with the California Department of Forestry and Fire Protection, provides fire services within the County and City of Lake Elsinore. The Fire Department operates on a regional concept whereby three or more fire engines respond to any reported fire. The Fire Department also provides First Responder/Basic life support services, with additional medical services provided by the Goodhew Ambulance Company. Under optimum conditions, a minimum of two engines would be on the scene in less than ten minutes.

▪ School Services and Facilities: The Project site is located within the Lake Elsinore Unified School District (LEUSD) that provides educational services for grades kindergarten through 12th. The LEUSD consists of 12 elementary schools, two K-8 schools, four middle schools, three comprehensive high schools, a continuation school and two alternative education schools. Three schools currently serve the Project area: one elementary school, one middle school and one high school.

▪ Park and Recreational Facilities: The City of Lake Elsinore is the responsible agency for providing and maintaining parks and recreational facilities within the Project's vicinity. There are parks and recreational facilities available for public use within the area. An existing 22.2-acre park that in the future, will include a 15,000 square foot City recreation center; existing are several soccer fields, play areas, basketball courts, a tot lot, and a 5,500 square foot Boys & Girls Club that are located along Lake Street within the Alberhill District. The design of the Boys & Girls Club was intended to resemble the nearby historic Alberhill School, built and designed by a local mining company. The design of the Boys & Girls Club, within the Murdock Alberhill Ranch Specific Plan, provides a connection to the Alberhill District's historical significance.

There are also several existing parks/recreational facilities within approximately one-mile of the Alberhill District. In the Lake View District to the south, there are four (4) parks, Summerlake Park, Oak Tree Park, Machado Park, and McVicker Canyon Park. The Lake Elsinore

Campground/Recreational Area and boat launching facility are both located adjacent to the lake's northern boundary and are within a short drive from the Alberhill District.

▪ Library Service: The Lake Elsinore Library, located on West Graham Avenue, and the Lakeside Library located on Riverside Drive, are branch libraries of the Riverside City and County Public Library system. They are the only libraries within ten miles of the Project site and located approximately six- to eight-miles away. Per Riverside City and County Public Library, the current level of library service within the County of Riverside is considered to be inadequate. The optimum standard for library facilities and volumes available per capita stands at 0.5 square feet of library space and 2.5 volumes per capita. The recommendation for appropriate service is 18,000 square feet of library space and a total of 90,000 volumes for the current population.

In addition, there are also a total of 35 libraries and two bookmobiles that are part of the Riverside County Library System.

▪ Animal Control Services: Implementation of the AVSP would result in a increase in demand of animal services. The Project would continue to foster and participate in the operation of a regional control facility through participation in the South Western Communities Financing Authority through the City. The City of Lake Elsinore currently contracts with a private company for all animal control services (Animal Friends of the Valley). The goal of animal services is to provide high quality animal control services to ensure timely response and effective control that protects both citizens and animals. An additional goal is to develop an educational program in conjunction with Animal Friends of the Valley regarding animal control services, including spay and neuter programs.

Utilities' Services for the AVSP Project area are provided by the following entities:

▪ Electrical Services: Electrical service to the Project vicinity is provided by Southern California Edison (SCE). Both a 115 kV line and a 33 kV line run along the north side of the Temescal Canyon Road and along the west, and south and /east sides of Lake Street. The 33 kV line along Lake Street currently serves the Pacific Clay Territory and are currently planned to feed the AVSP.

▪ Gas Service: The Southern California Gas Company (SCGC) provides a natural gas service to the Project site. Existing six-inch high-pressure gas mains are located along Lake Street for the length of the Specific Plan area and an existing 8" high pressure gas main is along Temescal Canyon Road.

▪ Telephone Services:

Verizon Communications provides telephone service to the Project area. Verizon has an existing underground (2) 4" conduit system located on the southerly side of Lake Street extending from Nichols Road east to Temescal Canyon Road. Existing facilities are also located along the frontage road of Interstate 15 Freeway and on major streets within the Project vicinity.

Time Warner (Cable TV) has an existing underground (2) 3" conduit system located on the easterly side of Lake Street that extends southerly from Mountain Avenue to Nichols Road. They also have an existing overhead fiber system located on the easterly side of Lake Street that extends from Mountain Avenue to Temescal Canyon Road, and beyond. Their overhead fiber also extends along the northerly side of Temescal Canyon Road. Time Warner will eventually install a (2) 3" conduit system along the southerly side of Nichols Road across Lake Street into the Alberhill Villages Specific Plan.

Level 3 Communications (Fiber) has an existing underground (12) 1¼" conduit system that exists on the westerly side of Lake Street and extends northerly to Temescal Canyon Road where it travels along the southerly side of Temescal Canyon Road into the Corona area. This fiber system is a major fiber route that connects the Riverside and San Diego County areas. The existing Level 3 Communication system will not be used to serve the Project.

AT&T (Phone) has an existing (3) 1¼" fiber conduit system located on the westerly side of Lake Street that extends from Mountain Avenue to Temescal Canyon Road where it travels along the southerly side of Temescal Canyon Road into the Corona area. This fiber system is a Trunk and Toll fiber system that connects AT&T central offices in the Riverside and San Diego County areas. This system will not be used to serve the Project.

▪ Water Services: Domestic water service to the Project vicinity is provided by the Elsinore Valley Municipal Water District (EVMWD). The EVMWD owns and operates water transmission lines on Temescal Canyon Road (30-inch diameter), Lake Street (30-inch diameter), and Lake Street, south of Nichols Road, (a 21-inch diameter) adjacent to the Project area.

▪ Sewer Service: Sewer service in the Project area is also provided by the EVMWD. There are currently no sanitary sewer lines located on-site. Master Planned facilities have been added by EVMWD in their 2008 Master Wastewater Plan. There is an existing 24" SARI line - Temescal Valley Regional Interceptor Reach 5 that is within the Alberhill Service Area of EVMWD.

▪ Solid Waste Disposal: The Riverside County Waste Management Department (RCWMD) is responsible for the disposal of solid waste in the Project site's vicinity. The RCWMD has indicated that solid waste generated by the Project would be transported to the El Sobrante landfill, Badlands Landfill, and Lamb Canyon Landfill located within western Riverside County for disposal by CR&R, Inc., the franchised solid waste hauler for the City. The El Sobrante landfill is located approximately 10 miles north of the Project site.

(See SECTION 4.0 – ENVIRONMENTAL IMPACT ANALYSIS, sub-section 4.10 - PUBLIC UTILITIES/SERVICES SYSTEMS for further detail.)

3.5.7 BIOLOGICAL RESOURCES

The Project site is an active 100-year old mining facility, composed of 1,032.61 acres of disturbed lands supporting ruderal vegetation, located in the central and northern areas. The southern areas outside of the mining facility, the remaining approximately 368-acre area, are dominated by chaparral, with transitional areas of coastal sage scrub. Sage scrub and annual grasslands are located on the lower elevation areas in the eastern portions of the Site. Numerous artificial seasonal mining water holding detention basins, associated with mining wash-outs and road ruts, as well as water detention basins associated with best management practices for mining activities, are located throughout the property. Several disconnected and connected drainage features traverse the Project site, some of which support remnants of riparian vegetation, coast live oak riparian forest, southern willow scrub, alluvial fan sage scrub, mulefat scrub, and invasive plant life. Topographical elevations on the Project site ranges from 365-488 meters (1,200-1,600 feet). Adjoining land uses include rural development south of the I-15 Freeway, and undeveloped land north of the I-15 Freeway, residential development and mining facilities to the east, residential development and undeveloped land to the south and west.

No threatened or endangered wildlife species were identified on-site during the presence/absence springtime biological surveys.

Four special-status plant species were observed during reconnaissance and focused surveys of the Project site. These species include Parry's spineflower (*Chorizanthe parryi* var *parry*i: CNPS List 3.2), graceful tarplant (*Holocarpha virgata ssp. elongata*: CNPS List 4.2), paniculate tarplant (*Deinandra paniculata*: CNPS List 4.1); and Coulter's matilija poppy (*Romneya coulteri*: CNPS List 4). None of these four species are State or Federally listed as a threatened or endangered species. These special-status species are discussed in further detail within SECTION 4.0 – ENVIRONMENTAL IMPACT ANALYSIS, under Sub-section 4.11 - BIOLOGICAL RESOURCES.

Seven special-status animals, non-threatened or endangered according to the CDFW and USFWS, were observed during site reconnaissance on the Project site: yellow warbler, California horned lark, Cooper's hawk, southern California rufous-crowned sparrow, Costa's hummingbird, coast horned lizard, and the orange-throated whiptail. These special-status species are discussed in further detail within SECTION 4.0 – ENVIRONMENTAL IMPACT ANALYSIS, under Sub-section 4.11 - BIOLOGICAL RESOURCES.

Birds observed on the Project site included: the house finch (*Carpodacus mexicanus*), house wren (*Troglodytes aedon*), California towhee (*Pipilo crissalis*), great blue heron (*Ardea herodias*), western meadowlark (*Sturnella neglecta*), Anna's hummingbird (*Calyte anna*), California horned lark (*Eremophilia alpestris actia*), California thrasher (*Toxostoma redivivum*), killdeer (*Charadrius vociferous*), Costa's hummingbird (*Calypte coastae*), spotted towhee (*Pipilo erythrohthalmus*), lesser goldfinch (*Cardeulis psaltria*), Amrican crow (*Corvus brachyrhynchos*), northern rough-winged swallow (*Stelgidopteryx serripennis*), bushtit (*Psaltriarus minimus*), song sparrow (*Melospiza melodia*), western scrubjay (*Aphelocoma*

coerulescens), wrentit (*Chamaea fasciata*), California quail (*Callipepla californica*), blue-gray gnatcatcher (*Polioptila nigriceps*), red-tailed hawk (*Buteo jamaicenesis*), and the morning dove (*Zenaida macroura*).

Reptiles and amphibians observed within the Project included: the western toad (*Bufo boreas*), western fence lizard (*Sceloporus occidentalis*), side-blotched lizard (*Uta stansburiana*), coast horned lizard (*Phrynosoma coronatum blainvillii*), and the orange-throated whiptail (*Aspidoscelis hyperythra*).

Mammals observed within the Project site included: the California ground Squirrel (*Spermophilus beecheyi*), mule deer (*Odocoileus hemionus*), coyote (*Canis latrans*), Mountain lion (*Puma concolor*), kangaroo rat (*Dipodomys* sp.), and the woodrat (*Neotoma lepida*).

The Project site is not located within any Critical Habitat Areas, as designated by the U.S. Fish and Wildlife Service under the ESA. Federal Critical Habitat regulations do not apply to private lands. The Project is within the Stephens' kangaroo rat Fee Assessment Area.

The Project site supports two special-status habitats: the southern coast live oak riparian forest and the southern willow scrub. These special-status habitats are located in the central and northwest corner of the Project site.

The stretch of Temescal Canyon Wash (Wash) found on-site is degraded. The Wash was bounded and, in some locales, and channelized by various species of Eucalyptus that were removed between March and April 2014, with clean up in May 2014. As a result of the conditions described, the wetland vegetation occurring on the Project site consists of disturbed vestigial Willow Scrub along Temescal Canyon Wash, and pioneering Wetlands, associated with clay or sand-mining pits, harboring perennial ponds. The most recent biological surveys were performed by Glenn Lukos Associates in Spring of 2014 during the non-native eucalyptus tree removal; no active nests were found.

3.5.8 CULTURAL RESOURCES

A detailed records search revealed that there is one historic archaeological site (CA-Riv-3832-H) located on the Project site. There is no record of site excavations, either for testing or mitigation purposes, within one-mile of the Project site. The recorded archaeological site located on the subject property, CA-Riv-3832-H, is a section of the Atchison, Topeka, Santa Fe Railroad spur that was built circa 1927. Remnants of the old line, that were removed prior to 1987, are recorded along the original 22-mile route. Research at the Riverside County Historical Commission revealed that the Alberhill School, listed in the Historical Resources Inventory, is also located within the Project area. The school was constructed in 1912 and served the community until 1964. In 1982, the structure was being used as a storage facility for the Pacific Clay Products Company. (Mapping is provided within Appendix H.)

Within the Alberhill Villages Specific Plan Project site are rock units that record several events in the development of the Peninsular Ranges. Preserved in these rocks are the remains of the organisms that lived in the seas and on land during prehistoric times. Most of the Project area is underlain by the Late Paleocene age Silverado Formation. Fossil plants from the Silverado Formation have been reported within the general vicinity of the Project area at three locations. These deposits are known to contain significant vertebrate fossils in the Elsinore Trough, yet no fossils are reported from these deposits within the Project site. (Mapping is provided within Appendix H to this PEIR.)

(See SECTION 4.0 – ENVIRONMENTAL IMPACT ANALYSIS under sub-section 4.12 - CULTURAL RESOURCES for further detail.)

3.6 CUMULATIVE PROJECTS

The *California Environmental Quality Act (CEQA) Guidelines* define cumulative effects as "two or more individual affects that, when considered together, are considerable, or that compound or, increase other environmental impacts." The *CEQA Guidelines* further state that the individual effects can be the various changes related to a single project or the changes involved in a number of other closely related past, present, and reasonable foreseeable probable future projects (*CEQA Guidelines* Section 15355). The *CEQA Guidelines* allow for the use of two alternative methods to determine the scope of projects for the cumulative impact analysis: 1) List Method - A list of past, present, and reasonably anticipated future projects producing related or cumulative impacts, including those projects outside the control of the agency; and, 2) Regional Growth Projections Method - A summary of projections contained in an adopted general plan or related planning document that is designed to evaluate regional or area-wide conditions (*CEQA Guidelines* Section 15130).

This Program EIR (PEIR) utilizes the 'summary of projections' approach in the cumulative analysis. Sections 15130(1) (A) and (B) of the *CEQA Guidelines* states that: "Previously approved land use documents such as general plans, specific plans, and local coastal plans may be used in cumulative impact analysis. A pertinent discussion of cumulative impacts contained in one or more previously certified EIR's may be incorporated by reference pursuant to the provisions for tiering and program EIRs. No further cumulative impact analysis is required when a project is consistent with a general, specific, master or comparable programmatic plan where the lead agency determines that the regional or area-wide cumulative impacts of the proposed project have been adequately addressed, as defined in section 15152(f), in a certified EIR for that plan." Additionally, "if a cumulative impact was adequately addressed in a prior EIR for a community plan, zoning action, or general plan, and the project is consistent with that plan or action, then an EIR for such a project should not further analyze that cumulative impact." However, in order to further clarify cumulative impacts, a brief summary has been provided as part of SECTIONS 4.1 through 4.13.

4.0 - ENVIRONMENTAL IMPACT ANALYSIS

4.0 ENVIRONMENTAL IMPACT ANALYSIS

4.0.1 INTRODUCTION

This section provides information on existing conditions, evaluates the potential environmental consequences of the Project, and where applicable, recommends mitigation measures for each environmental category. This Program Environmental Impact Report (PEIR) addresses all environmental issue areas considered under the California Environmental Quality Act (CEQA), with the exception of those topics identified in Section 9.0 *Effects Found Not To Be Significant* which were eliminated from detailed analysis per conclusions reached in the Initial Study. The potential for cumulative impacts is also addressed. Sub-chapters are organized as follows:

- Environmental Setting;
- Applicable Plans and Regulations;
- Project Impact Analysis (Including Thresholds of Significance);
- Cumulative Impacts;
- Environmental Mitigation Measures; and,
- Summary of Environmental Effects After Mitigation Measures Are Implemented.

The focus of the environmental analysis in each of the following sections is to address the proposed actions as described in SECTION 2.0 - PROJECT DESCRIPTION.

4.0.2 INCORPORATION OF PREVIOUS ENVIRONMENTAL DOCUMENTS

Reference SECTION 1.5 of this report for the listings of the various environmental and project-related documents that are incorporated by reference and made available at the City of Lake Elsinore, Community Development Department, 130 South Main Street, Lake Elsinore, CA 92330, phone (951) 674-3124, during normal business hours.

When an EIR or Negative Declaration incorporates a document by reference, the incorporation must comply with Section 15150 of the *CEQA Guidelines*. The material to be incorporated in this document will include general background information (*CEQA Guidelines*, Section 15150[f]).

4.0.3 INVENTORY OF MITIGATION MEASURES

SECTION 7.0 and TABLE 7.0-1 lists the mitigation measures for all environmental impacts analyzed where mitigation is required to reduce potentially significant Project impacts to a level of insignificance.

4.1 GEOLOGY, SOILS, MINERAL RESOURCES AND SEISMICITY

The information in this section has been obtained from:

- California Department of Housing and Community Development. 2014. *California Building Code*. 2013 and Effective January 1, 2014. (This document is located at these web-sites: http://www.hcd.ca.gov/codes/shl/2013codeadoptproj.html, and http://www.hcd.ca.gov/codes/shl/2013/Final_ET_2013_CBC_Access.pdf, and http://www.hcd.ca.gov/codes/shl/2013/Final _ET_2013_CBC_Non-Access.pdf; Accessed web-sites January 8, 2014 and again May 5, 2014);

- City of Lake Elsinore. 1990. *City of Lake Elsinore General Plan*. July 1990. (This document is located and available for Public Review at the City of Lake Elsinore.);

- City of Lake Elsinore. 2010. *City of Lake Elsinore General Plan*. 2010. (This document is located and available for Public Review at the City of Lake Elsinore.);

- City of Lake Elsinore. 2011. *City of Lake Elsinore General Plan (GP)*. Certified/Adopted by City of Lake Elsinore on December 13, 2011. (This document is available for Public Review at the City of Lake Elsinore, and the City of Lake Elsinore web-site: http://www.lake-elsinore.org.; Accessed web-site May 15, 2013.);

- City of Lake Elsinore. 2011. *City of Lake Elsinore General Plan Update Recirculated Draft Program EIR.* August 2011 and Certified/Adopted as Final on December 13, 2011. (This document is available for Public Review at the City of Lake Elsinore and the City of Lake Elsinore web-site: http://www.lake-elsinore.org; Accessed web-site May 15, 2012.);

- PETRA Geotechnical, Inc. 2010. *Geologic Constraints Study for an Environmental Impact Report (EIR) Submittal, and the Draft for Alberhill Villages Specific Plan, 1,374± Acres, West of Lake Street and South of Temescal Canyon Road.* March 16, 2010. (This report is within Appendix B to this Program Environmental Impact Report (EIR).); *(PETRA 2010);*

- California Geological Survey. 2002. *Probabilistic Seismic Hazard Assessment for the State of California, Open-file Report 96-08, Revised 2002.* California Seismic Shaking Analysis, Appendix A. 2002. (This document is located at this web-site: http://www.conservation.ca.gov/cgs/rghm/psha/ofr9608/Pages/Index.aspx#Figure3c. (Both the Report 98-08 and Counties Summer, 2003 Map showing the 'Earthquake Shaking Potential for the Los Angeles Metropolitan Region' are within Appendix B to this Program EIR; Accessed web-site July 17, 2012.);

- KWC Engineers. 2015. *Preliminary Wastewater Facilities Plan for Alberhill Villages Specific Plan, in the City of Lake Elsinore, County of Riverside, California*. April, 2015. (This report is within Appendix I.1 to this Program EIR.);

- SESPE Consulting, Inc. 2011. *RP112 Reclamation Plan Amendment for Pacific Aggregates, Inc. and Pacific Clay Products.* July 13, 2011. (The report is within Appendix B to this Program EIR.);

- USGS Department of the Interior by D.M. Morton, Kelly R. Bovard and Rachel M. Alvarez. 2004. *Preliminary Digital Geologic Map of the Santa Ana 30'x60' Quadrangle, Southern California Version 2.0 (Excerpted Portions of Overall USGS Map).* 2004. (Map and Unit Descriptions were obtained from USGS web-site: http://pubs.usgs.gov/of/1999/of99-172/; Accessed web-site July 6, 2011.) (Maps are used within this SECTION 4.1 of the report and text; Overall 'Unit Descriptions' and 'Key to Soil Types' are within Appendix B to this Program EIR.);

- URS (URS). 2003. *Soils Map.* December 18, 2003. (The Soil Map FIGURE is included within SECTION 4.10 of this Program EIR.);

- HDR for the City of Lake Elsinore. 2010. (HDR). *Final Environmental Impact Report Diamond Specific Plan No. 2009 01*. May 2010. (This document is available for Public Review at the City of Lake Elsinore and the City of Lake Elsinore web-site: http://www.lake-elsinore.org; Accessed web-site March 1, 2012.);

- California Public Resources Code. 1992. *Alquist-Priolo Special Studies Zones Act of 1972 (Revised 1992).* Excerpts prepared from the California Public Resources Code, Division 2. Geology, Mines and Mining. Chapter 7.5. Special Studies Zones (Sections 2621-2630). (The document is at this web-site: http://www.johnmartin.com/earthquakes/eqpapers/00000082.htm; Accessed web-site July 2, 2012.);

- TLMA Riverside County. Various Years. *Riverside County TLMA GIS Mapping.* Review of 'Subsidence Map', 'Liquefaction Map' and 'Flood Zones' for the Project and Surrounding Area. (The documents are at this web-site: http://wwwtlmabld5.agency.tlma.co.riverside.ca.us/website/rclis/viewer.htm; Accessed web-site July 2, 2012 & May 6, 2015.); and,

- MWH. 2012. *Final - Alberhill Villages and Alberhill Ridge Water Supply Assessment - Section 3 Water Sources Supply.* March 2012. Reviewed text, mapping and Tables from the *Elsinore Valley Municipal Water District (EVMWD) Ground Water Management Plan (GWMP)*, 2005. (This document is available for Public Review at EVMWD.)

The purpose of this Section is to identify the existing geology, soils, mineral resources and seismicity within the Project area, identify potential impacts to these resources from Project

development and recommend mitigation measures to reduce the significance of potential impacts.

4.1.1 ENVIRONMENTAL SETTING

Location and Site Geology Description

The subject Project site is an irregular shaped parcel encompassing approximately 1,400 acres and is located immediately west of Lake Street and south of Temescal Canyon Road in the City of Lake Elsinore, California, approximately one-quarter-mile south of the Interstate 15 (I-15) Freeway. The site is located in an area defined as the Pacific Clay and Pacific Aggregates facility, formerly known as the LA Brick Company. The approximate location of the site boundary is shown on FIGURE 2.0-2 - VICINITY MAP. A newly developed residential tract is located adjacent to the northwest western property boundary and the Alberhill Ranch residential development is located directly across from Lake Street adjacent to the southeastern boundary. The future Alberhill Ridge project site (previously approved VTTM No. 35001) is located across from Lake Street along the northeastern boundary. The Pacific Clay brick plant is located just south of Temescal Canyon Road, at the northern end of the Project. The existing Pacific Aggregates offices are located in several temporary trailers near the Lake Street entrance in the southeastern section of the site.

A large portion of the property is characterized by undocumented-fill stockpiles and mine tailings of unknown depths, deep open-pit mining excavations and in-filled pits, surface ponds, and mining support structures and improvements. These features have greatly disturbed the natural surface of the majority of the site. The various undisturbed areas located adjacent to the actively mined/disturbed areas, are generally characterized by gently to steeply sloping hills comprised of older alluvium or bedrock, trending northeast to northwest and incised by drainage channels. Vegetation within the site consists of moderate to dense chaparral brush on the flanks of the natural slopes with occasional isolated trees. A larger stand of eucalyptus and cottonweed trees are located within the alluvial drainage along Temescal Canyon Road at the northern property boundary. Large portions of the site were void of vegetation growth due to the former and current mining operations.

Numerous power lines, haul roads, outbuildings, maintenance shops, aggregate plant machinery, water tanks, well-houses, concrete pads and various other man-made improvements, are associated with the former and current mining and trucking operations and are located throughout various areas of the site. A former residential community and school house are located in the northeastern corner of the property. Various abandoned structures and possible mine shafts are also located within the property.

Topography

On-site topography consists of gentle to mountainous terrain. Natural slopes range from as steep 1:1 (horizontal to vertical) along the sides of the incised drainage channels, to relatively flat (refer to FIGURE 2.0-23 - SLOPE ANALYSIS). Near vertical man-made cuts are present within the quarry pits located within the center of the property. Total topographic relief is

approximately 627 feet, ranging from a high of approximately 1,820 feet above mean sea level (MSL) at the southwest corner of the site to a low of approximately 1,210 feet MSL along the northern property line. Drainage is directed to the north into Temescal Canyon Wash by means of narrow, steep-sided canyons in the mountainous southern portion of the site, and by broad, gentle washes throughout the rest of the site. The Alberhill area, which has been mined extensively since the 1880s, has substantial topographic alterations on-site, leaving the majority of the Project area highly disturbed with numerous deep open pits have created localized topographic lows compared with the surrounding areas that collect surface water or are utilized as sedimentation ponds and/or reservoirs for the Pacific Clay operations. Three main north-northeast trending natural drainages formerly dissected the site and include the Rice Canyon Wash, in the central portion of the site, and two unnamed canyon washes, one that enters the site near the Sun Glow pit, and another that crosses the northwestern corner of the site. The extreme northern portion of the site is located within the Temescal Creek floodplain. In the early years, both coal and clay were mined by underground methods; however, since about 1940, clay and other aggregates have been mined almost entirely by open pit methods.

Grading for the Project would alter the existing topography of the Project site. The Project's grading concept for the site is intended to reclaim mined areas, while preserving or restoring established drainage courses wherever feasible. As previously mentioned, existing mining activities have substantially altered the natural topography of the site, leaving the majority of the Project area in a highly disturbed condition. With no discernible link to its past natural landform, the grading concept is intended to modify the existing terrain to accommodate the Alberhill Villages Specific Plan. Where the natural landform has not been disturbed, the grading concept proposes to modify the terrain to take advantage of view opportunities to the surrounding mountains, from the Project site, and to the central lake feature. Much of the grading design is dictated by City standards for street grades or manufactured slopes. In all cases, newly created slopes would be landscaped in accordance with the proposed Landscape Guidelines for Slope Planting discussed in the Phased Development Plan (refer to SECTION 4.5 – AESTHETICS/LIGHT AND GLARE, for a discussion of the proposed landscaping).

The grading design concept will be refined as tentative tract maps and final tract maps are prepared, and grading activity shall be designed to balance earthwork on-site to the extent practicable. Provisions for erosion and stormwater control and dust control measures shall be instituted during and after all on-site grading operations in accordance with adopted City of Lake Elsinore standards and guidelines and the National Pollutant Discharge Elimination System (NPDES) requirements. To the extent feasible, domestic and mining reclaimed water should be used as the primary dust control measure (refer to SECTION 4.8 - AIR QUALITY AND GREENHOUSE GAS ANALYSIS, for dust control mitigation measures and SECTION 4.3 - HYDROLOGY AND WATER QUALITY, for erosion control measures).

FIGURE 2.0-24 - CONCEPTUAL GRADING PLAN, shows the overall grading concept for the Project. Grading plans would further refine this overall concept. The Project site has been disturbed geologically for the past 100 years with clay, sand, and gravel mining activity. Areas of clay pits have been created and earth has been moved on a daily basis. The grading concept

must involve substantial remedial activities. Sumps, quarry pits and stockpiled fills will be reworked to establish buildable sites. As the Project site is severely disturbed and has been substantially altered from its natural condition, and with the use of proposed mitigation measures, the Project will have a less than significant impact level to the existing topography.

Geology

Regional Geology. The site is located at the southeast end of the Temescal Valley along the southwest boundary of the Perris Peneplain within the Peninsular Ranges Geomorphic Province. Formed by the Elsinore fault zone, the southern Temescal Valley is a structural trough separating the Santa Ana Mountains to the southwest from the Perris Block to the northeast. The Santa Ana Mountains, ascending to the southwest, have long been recognized as having been uplifted along this fault system. Cretaceous age granitic rocks and Jurassic age volcanic and metamorphic rocks comprise the majority of the Santa Ana Mountains and are locally present throughout the site. Overlying this basement complex are Tertiary and Quaternary age marine and non-marine sediments. The more recent alluvium is primarily limited to canyon drainages. Large portions of the site are covered with recent man-made stockpiles and fill, as well as deep open mine pits related to the mining activities that have occurred on the Project site over the past 90 to 100 years. *(PETRA, 2010)*

The U.S. Geological Survey (USGS) Mapping has created an overall Preliminary Digital Geologic Map of the Santa Ana 30' x 60' Quadrangle of Southern California, version 2. The REGIONAL GEOLOGY MAP (FIGURE 4.1-1) and LOCAL GEOLOGICAL MAP (FIGURE 4.1-2) provides a portion of this overall large USGS Survey Map. The text describing the various Map Units for the LOCAL GEOLOGICAL MAP is described on the following page to the FIGURE 4.1-2. The aerial distribution of the various following geologic units is presented on FIGURES 4.1-3 and 4.1-4 - GEOLOGIC MAPS (SOUTH and NORTH SECTIONS, respectively, of the Project Site), as prepared by PETRA Geotechnical. The geologic unit 'Key' to these FIGURES 4.1-3 and 4.1-4 is located on each respective FIGURE.

Local Geology. Earth units exposed at the surface during PETRA's reconnaissance level mapping consisted of recent and historical artificial fill (stockpiles, haul roads, mine tailings, pit infill, sedimentation ponds, or similar) recent alluvium, colluvium and alluvial wash, Pleistocene-aged older alluvium, an intermediate clay unit Pacific Clay denotes as the Olive Formation, landslide deposits, Paleocene sedimentary bedrock of the Silverado Formation, Cretaceous granite bedrock, Cretaceous Santiago Peak volcanics, and Jurassic metamorphosed bedrock of the Bedford Canyon Formation. Both surficial and bedrock units were encountered during field mapping of the site and are further described below. *(PETRA, 2010)*

> - *Artificial Fill (No Map Symbol)* - Undocumented fill, mine tailings, open-pit infill, and soil and aggregate stockpiles were encountered across large portions of the site. The depths of many of these areas are unknown at this time, but may be as deep as 50 feet or greater below existing grades in some areas.

- *Alluvium (No Map Symbol)* – Alluvium and colluvium of Holocene-age was present along the natural and diverted drainages and within the floodplain area at the northern end of the site. Alluvial deposits are considered to be unconsolidated and subject to varying degrees of settlement.

- *Older Alluvium (Map Symbol Qoal)* – Pleistocene-age older alluvium was observed at various locations across the site and is generally comprised of consolidated to locally cemented, silty sand to sands that include gravel- to cobble-sized sedimentary and granitic clasts. This unit caps many of the older bedrock units at variable depths.

- *Olive Formation (Map Symbol Qofm)* – A thin intermediate clay unit underlying the older alluvium, and overlying the Silverado Formation, is exposed in various areas through the site. This clay unit does not appear to be part of the Silverado Formation and have been named the Olive Formation by Pacific Clay geologists. It is estimated to be of early Pleistocene age, but is not definitively age dated. This material is discontinuous across the site and where exposed is observed to consist of olive green plastic clays that are susceptible to land-sliding in slope areas.

- *Landslide Deposits (Map Symbol Qls)* – Several landslide and surficial failures/slumps were encountered within portions of the site generally attributed to areas of Silverado Formation bedrock and the Olive Formation. Some of the failures were observed in man-made over-steepened cut slopes within open-pit mine excavations such as the 25 Fire Clay Pit and the Sun Glow Pit. Exposure of the Olive Formation within many slope areas also showed signs of surficial failures and are known by Pacific Clay geologists to be problematic during excavating.

Tertiary Silverado Formation Bedrock (Map Symbol Tsi) – Exposures of the Paleocene-aged Silverado Formation were observed in many of the mined open-pit cut slopes within the central portion of the site. Silverado Formation was also encountered beneath the older alluvium during our previous investigations at the eastern end of the site. This unit is juxtaposed with the Bedford Canyon Formation by faulting at the 25 Fire Clay Pit. This bedrock typically consists of marine and non-marine thin- to-thickly interbedded sandstones, siltstones and claystones that are tilted to varying degrees.

- *Cretaceous Granitic Bedrock (Map Symbol Kgr)* – Undifferentiated intrusive granitic bedrock (granite, granodiorite, tonalite, diorite, or similar) is exposed within the hillsides at the southern extremity of the site on either side of the Rice Canyon Wash. The unit is typically highly weathered at the surface by chemical and mechanical processes and was found to be moderately-hard to hard, fractured and locally faulted.

- *Cretaceous Santiago Peak Volcanic Bedrock (Map Symbol KJsp)* – Intrusive volcanic rocks were exposed in the hillsides in the southwestern portion of the site and the hill immediately west of the existing clay brick plant. These materials consisted primarily of latite and dacite porphyries that were grey, brown-grey or yellow-brown, hard to very

hard, massive, slightly to moderately weathered in the near surface and closely fractured/jointed.

- *Jurassic Bedford Canyon Bedrock (Map Symbol Jbc)* – Bedrock of the Bedford Canyon Formation was exposed at the surface north and northwest of the ERM and Sloan Pits, as well as south of the 25 Fire Clay Pit and several hills in the south central portion of the site. The Bedford Canyon Formation typically forms resistant ridges and consists of massive, hard to very hard metasedimenatry rock that is jointed and highly fractured.

Soils

As identified in the Reclamation Plan (RP112) by SESPE Consulting, Inc., and based on field mapping, toxic waste, subsurface exams, and a review of existing literature and published geologic maps, the Project site has 48 different soil types divided into 25 soil series. The majority of these soils have textures ranging from loams to loamy sands to gravelly loams. Soils are generally moderately deep to shallow, with low to high erosion hazard. The permeability of the soils ranges from low to high, depending upon texture, relative density, and slope of the ground.

The clay deposits in the Alberhill area are confined to a single zone that contains clay of both residual and sedimentary origin. The residual clay was formed by the deep weathering of the Mesozoic crystalline bedrock and early Paleocene sedimentary rocks, apparently in Paleocene time. The sedimentary clay was eroded and transported from the ancient surface and is now part of the Silverado Formation (of the Paleocene age) that unconformably overlies the residual clay. The Silverado Formation generally is overlain by a presumed Tertiary-age formation, commonly referred to as the Olive Formation.

Colluvium and alluvium are present on-site in some areas not yet disturbed by mining activities. The colluvium is generally present atop the Pauba Formation, and typically consists of orangish to reddish-brown, fine to medium grained to clayey sand. The colluvium typically ranges between three and five feet thick where present. Alluvium represents the youngest natural geologic deposits on-site, and is found in the bottoms of some of the natural drainages on-site. The alluvium typically consists of light gray to light brown, fine to course grained sand with silt. Sub-rounded to rounded gravels, cobbles, and some boulders are present within the alluvial deposits, and are typically comprised of slightly to moderately weathered granitic rock, with lesser amounts of slate.

Geologic Structure and Seismic Characteristics *(PETRA, 2010)*

Numerous active faults exist in southern California, most of which exist to accommodate right-lateral shear deformation associated with the relative motion between the Pacific and North American tectonic plates. Thus, Southern California is along a tectonic plate boundary, with most of the motion between the plates accommodated by the San Andreas Fault System. Within this system, most of the active faults in Southern California strike toward the northwest and include (east to west): 1) the San Andreas Fault (proper) - that is approximately a 31 miles

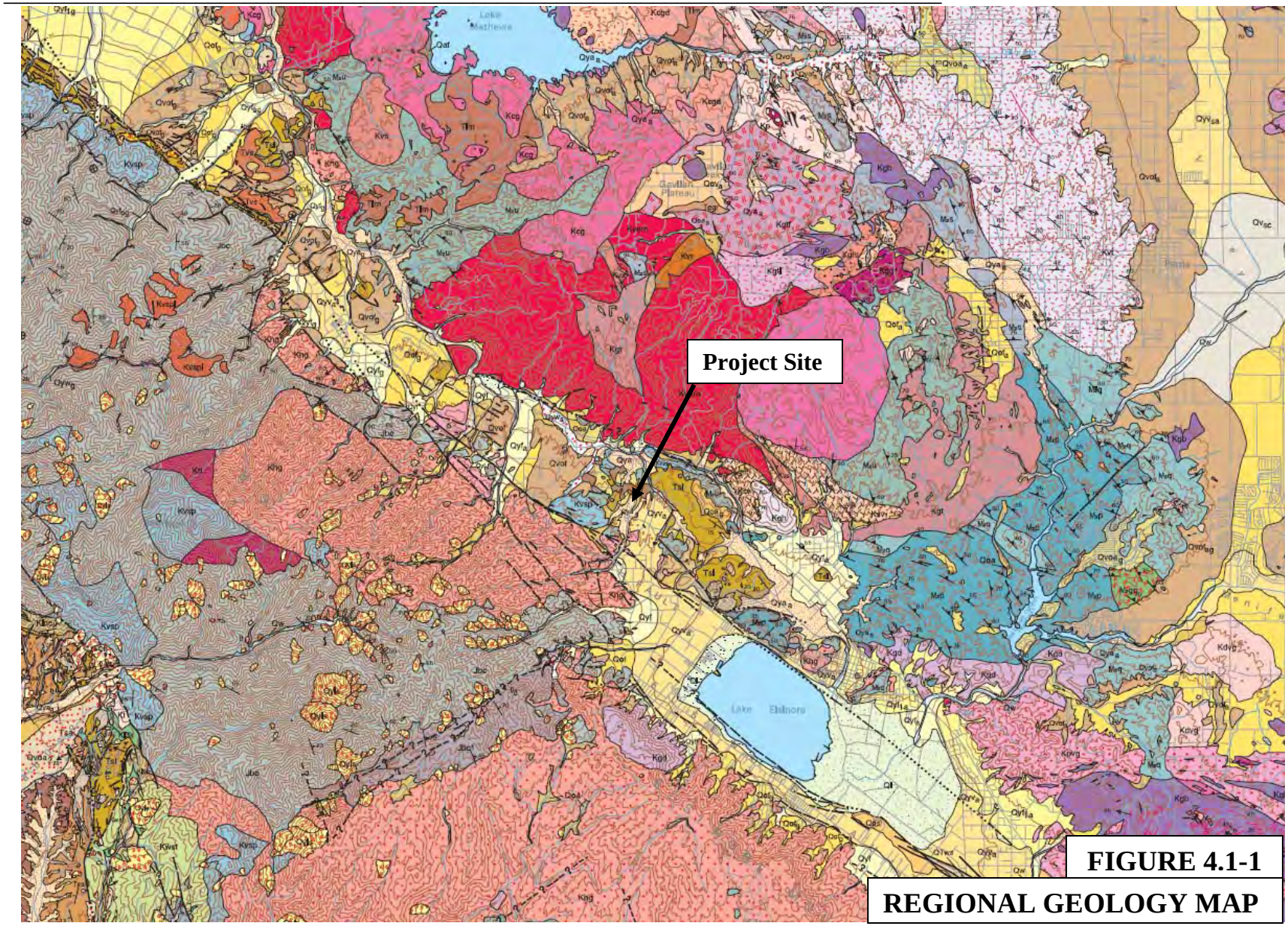


FIGURE 4.1-1

REGIONAL GEOLOGY MAP

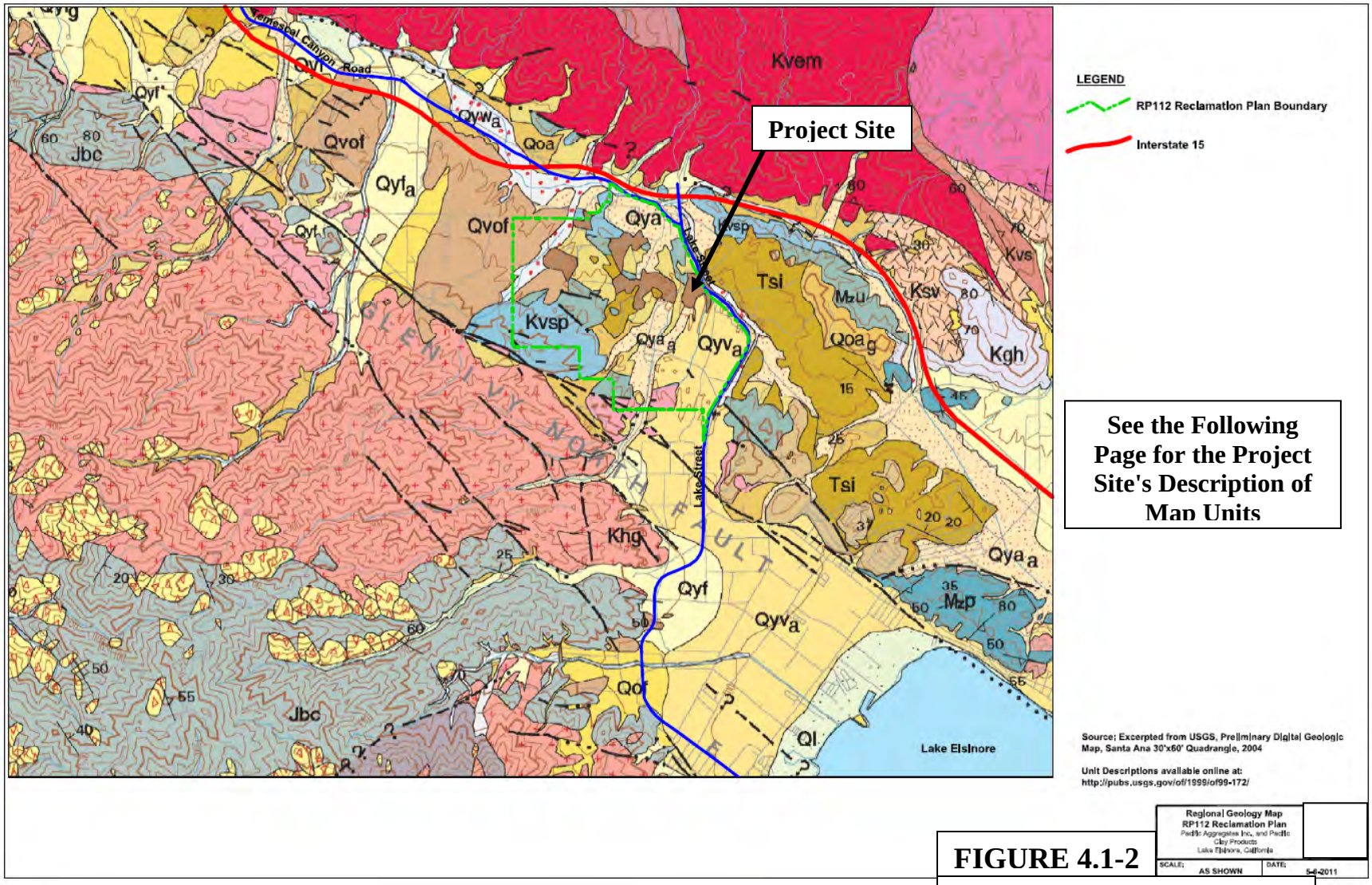


FIGURE 4.1-2
LOCAL GEOLOGY MAP

DESCRIPTION OF MAP UNITS

Qaf **Artificial fill (late Holocene)**-Deposits of fill resulting from human construction, mining, or quarrying activities; includes compacted engineered and noncompacted nonengineered fill. Most large deposits are mapped, but in some areas, no deposits are shown

Qyw **Young wash deposits (Holocene and latest Pleistocene)**-Unconsolidated bouldery to sandy alluvium of active and recently active washes

Qya **Young axial channel deposits (Holocene and latest Pleistocene)**-Fluvial deposits along canyon floors. Consists of unconsolidated sand, silt, and clay-bearing alluvium.

Qyv **Young alluvial valley deposits (Holocene and late Pleistocene)**-Fluvial deposits along valley floors. Consists of unconsolidated sand, silt, and clay-bearing alluvium.

Qof **Old alluvial fan deposits (late to middle Pleistocene)**-Reddish brown, gravel and sand alluvial fan deposits; indurated, commonly slightly dissected. In places includes thin alluvial fan deposits of Holocene age.

Qoa **Old axial channel deposits (late to middle Pleistocene)**-Fluvial sediments deposited on canyon floors. Consists of moderately indurated, commonly slightly dissected gravel, sand, silt, and clay-bearing alluvium. Locally capped by thin, discontinuous alluvial deposits of Holocene age.

Qvof **Very old alluvial fan deposits (middle to early Pleistocene)**-Mostly well-dissected, well-indurated, reddish-brown alluvial fan deposits. Grain size chiefly sand and gravel.

Khg **Heterogeneous granitic rocks (Cretaceous)**-A wide variety of heterogeneous granitic rocks occur in Santa Ana quadrangle. Some heterogeneous assemblages include large proportions of schist and gneiss. Rocks in Santa Ana Mountains include a mixture of monzogranite, granodiorite, tonalite, and gabbro. Tonalite composition rock is most abundant rock type. Tonalite from Hot Springs Canyon (Cañada Gobernadora 7.5' quadrangle), gave zircon age of 119.2 Ma_{id} and 116.5 Ma_{ip} (Pb/U ages, W.R Premo per. commun., 1999). Heterogeneous granitic rocks adjacent to east and south of Lakeview Mountains and Reinhardt Canyon pluton contain large amount of metamorphic rock. Except for southern part, granitic component consists of potassium feldspar-bearing tonalite and granodiorite

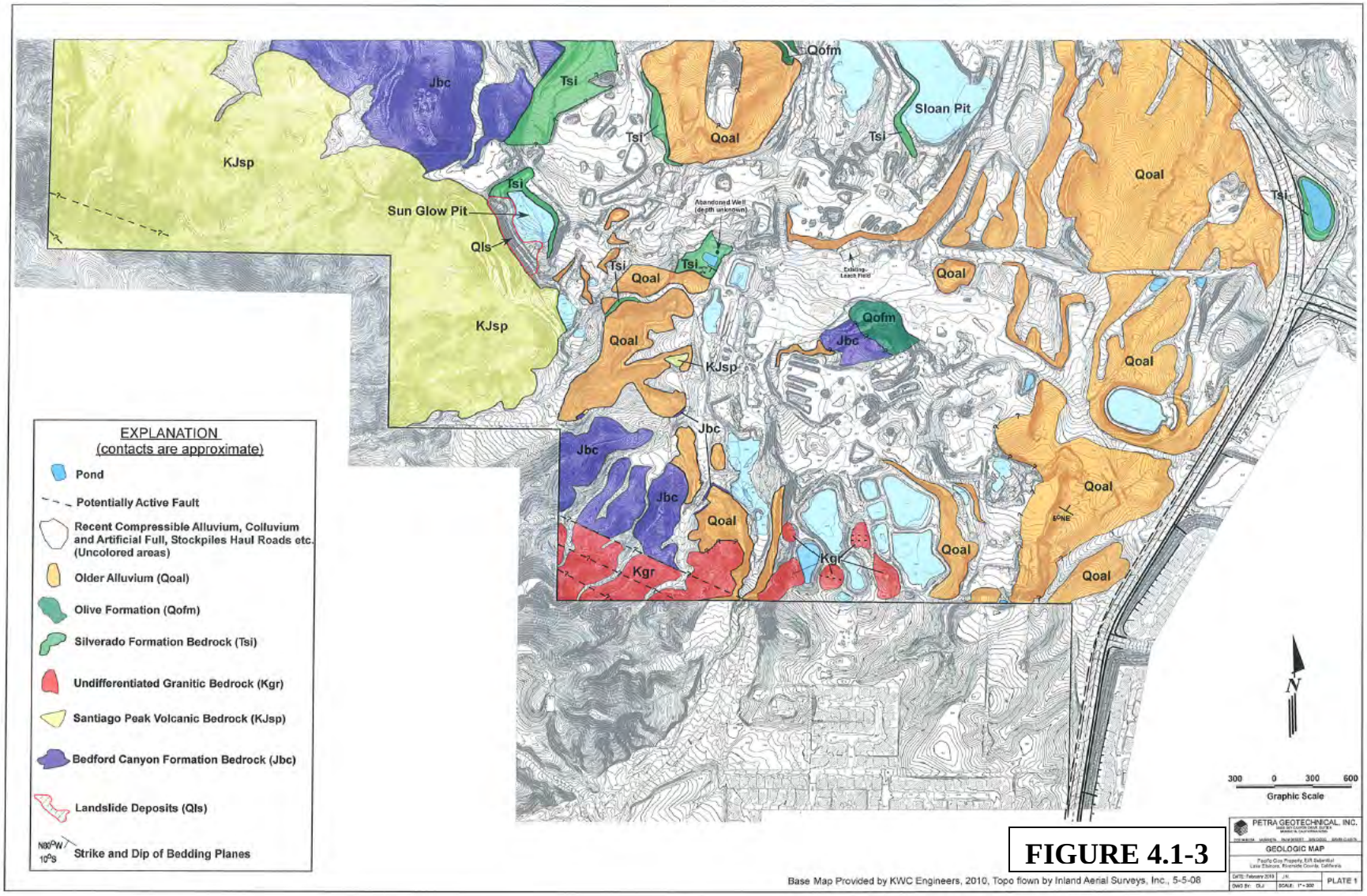


FIGURE 4.1-3

Base Map Provided by KWC Engineers, 2010, Topo flown by Inland Aerial Surveys, Inc., 5-5-08

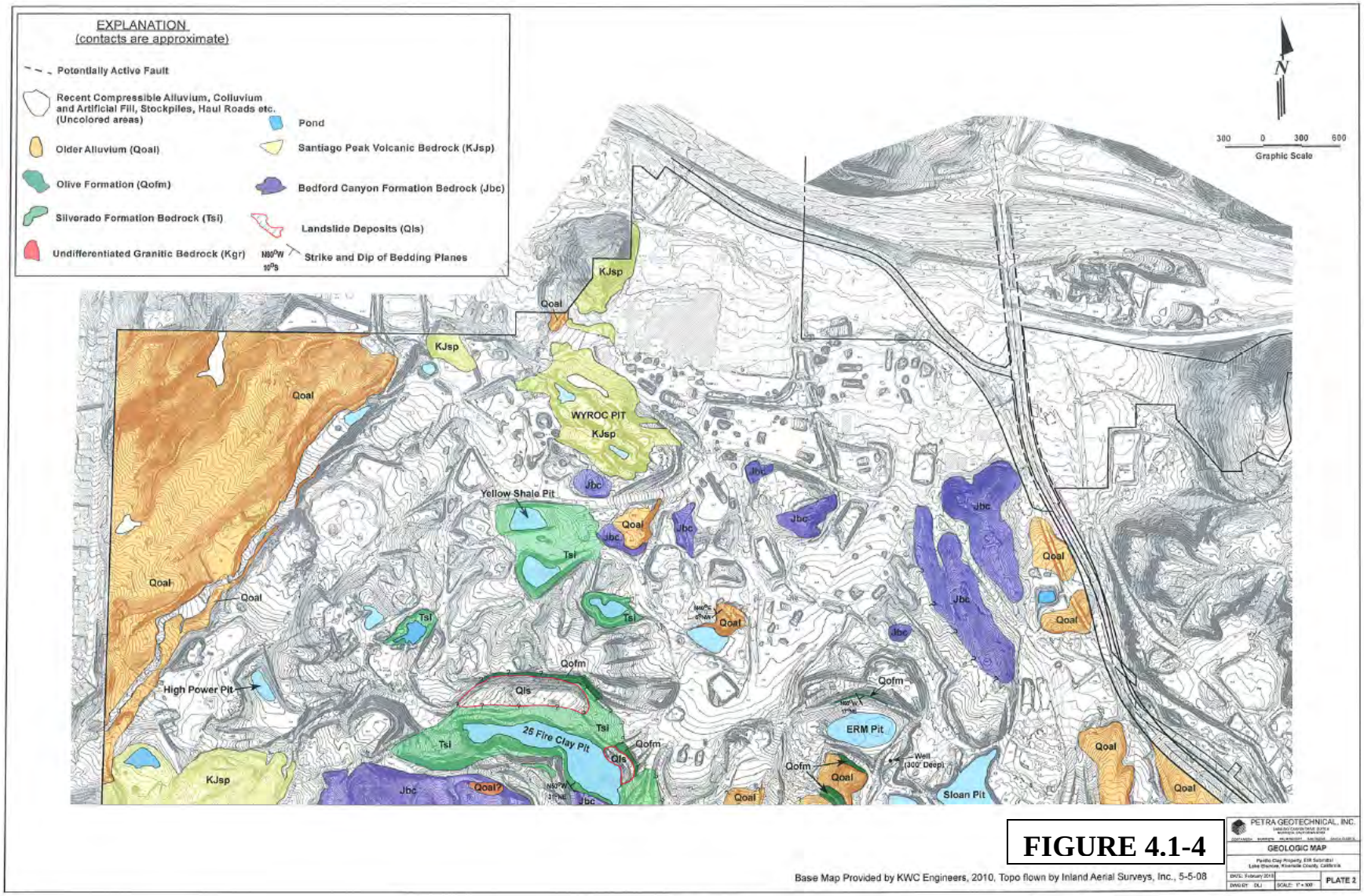


FIGURE 4.1-4

Base Map Provided by KWC Engineers, 2010, Topo flown by Inland Aerial Surveys, Inc., 5-5-08

distance from site; 2) the San Jacinto Fault - that is approximately 21 miles from the site; 3) the Elsinore Fault, the Rose Canyon-Newport Inglewood Fault; and, 4) various offshore faults.

Although the site exists just outside of the limits of a Fault Hazard Zone (FHZ) for the Elsinore Fault, as defined by the State of California in the Alquist-Priolo Earthquake Fault Zoning Act, portions of the southern end of the site are located within a Riverside County Fault Zone. The faults located within the southern boundary of the site are thought to be potentially active. In the State of California, an active fault is considered to have had surface displacement within Holocene time or approximately during the past 11,000 years. The Project property is located in an area of relatively complex faulting within the Elsinore Fault Zone that exhibits numerous faults across a 3,000-foot to 4,000-foot wide zone. This complexity is partly associated with a large releasing step over within the Elsinore Fault Zone that consists of the Glen Ivy North Fault on the north side of Lake Elsinore and the Wildomar Fault on the south side of Lake Elsinore.

The southern end of the site resides essentially at the northern end of the releasing step over. The system's rift can be traced from the east side of Puente Hills in Pomona to the Gulf of California.

The Elsinore Fault Zone is located south-southwest of the site and consists of en-echelon, northwest to west-northwest trending faults. Many of these faults are accompanied by geomorphic and geologic features that indicate they have been active during late Quaternary and Holocene time. Given historic earthquakes with magnitudes exceeding 5 on the Richter scale are known to have occurred along the Elsinore Fault Zone. Three occurred near Lake Elsinore in 1910, with the largest that had an estimated magnitude of 6 on the Richter scale. A number of smaller shocks (magnitude 4 to 5), with instrumentally determined epicenters, have been reported along the fault. Displacement of Holocene age sediments and evidence for ground surface rupture associated within the 1910 earthquake, have recently been documented in trenches along the Glen Ivy Fault, a branch of the Elsinore Fault Zone. The Glen Ivy segment is capable of producing an earthquake with a maximum moment magnitude of 6.8 with a moderately constrained slip rate of 5±2 millimeters per year.

The northern fault strand within the 3,000 to 4,000-foot wide fault zone in the area of the site is called the Glen Ivy North Fault that is likely the main trace of the Elsinore Fault Zone in the area. However, this portion of the fault is not within the California State Fault Hazard Zone. The Glen Ivy North Fault is currently mapped within the southern boundary of the property. These potentially active faults are shown on the attached FIGURES 4.1-2, 4.1-3 and 4.1-5, and are located in the south and southwestern corners of the property. Based on PETRA's 2004 fault investigation an active splay of the Glen Ivy North Fault that projects towards the Project property was found south of the site in the Rice Canyon Wash.

Based on review of Pacific Clay's files, numerous other bedrock faults are delineated on Pacific Clay geologist's cross sections throughout the property. These bedrock faults are buried under older alluvium at variable depths and do not have a surface expression, thus indicating they are considered to be inactive faults.

The Elsinore Fault has been placed within an Alquist-Priolo Special Studies Zone. "Special Studies Zones" are strips one-tenth of a mile or more wide along each side of faults recognized

as active by the State Geologist, within which danger of fault rupture is presumed to exist until otherwise demonstrated by direct investigation. Within the southwest corner of the subject Property, several northwest-trending faults have been mapped by Weber in 1977, as stated within the SESPE Consulting, Inc. 2011 report; however, review of aerial photographs and site mapping did not disclose evidence of recent movement associated with these faults (i.e., vegetation lineaments, offset drainages, fissures, pressure ridges or mounds, depressions, fault scarps, or similar). This special studies zone transects the extreme southwest corner of the site. The maximum credible earthquake for a particular fault is the largest magnitude event that can reasonably be postulated to occur based upon existing geologic and seismologic evidence, independent of time. Most maximum credible earthquakes generally cannot be assigned a meaningful probability of occurrence that is usually very low over the useful design life of most construction.

The nearby Elsinore Fault Zone would probably generate the most severe maximum credible site ground motions with a maximum credible magnitude of 7.5 on the Richter scale.

If such an event were to occur opposite the site, associated maximum firm ground (peak) accelerations would be on the order of 0.7 g. For design purposes, however, the repeatable acceleration is generally used. This is considered to be equal to approximately two-thirds of the peak acceleration (67% x 0.7 g = 0.47 g).

As stated within the City of Lake Elsinore's December 13, 2011 adopted/certified GP, there is another fault zone, the Cucamonga Fault Zone. This is a youthful member of the Traverse Ranges family of thrust faults and is the eastward extension of the Sierra Madre fault, one of the most hazardous of southern California's faults. Though the fault is not located in Riverside County, it does create a hazard within the County. The Cucamonga Fault Zone is the Transverse Ranges fault that is closest to Riverside County. The fault is capable of producing a maximum magnitude of 7.0.

Seismic Hazards *(City's adopted/certified December 13, 2011 GP)*
The Riverside County's *Multi-Jurisdictional Local Hazard Mitigation Plan* (LHMP) states that earthquake risk is very high in the most heavily populated western portion of Riverside County due to the presence of two of California's most active faults, the San Andreas and the San Jacinto. As participation in the County of Riverside's LHMP (2005), the City of Lake Elsinore and the County of Riverside use the Hazards U.S. Multi-Hazard (HAZUS-MH) to estimate direct economics losses for potential losses due to earthquakes, hurricane winds, and floods. See FIGURE 4.1-6 – CITY OF LAKE ELSINORE SEIZMIC HAZARDS within this SECTION 4.1 (Map from City of Lake Elsinore's General Plan) that shows the Project site area classified as 'none' to a 'low' to 'moderate' susceptible sediments. There are a few small spots along the property flow lines that appear on the map as being classified as 'very high'.

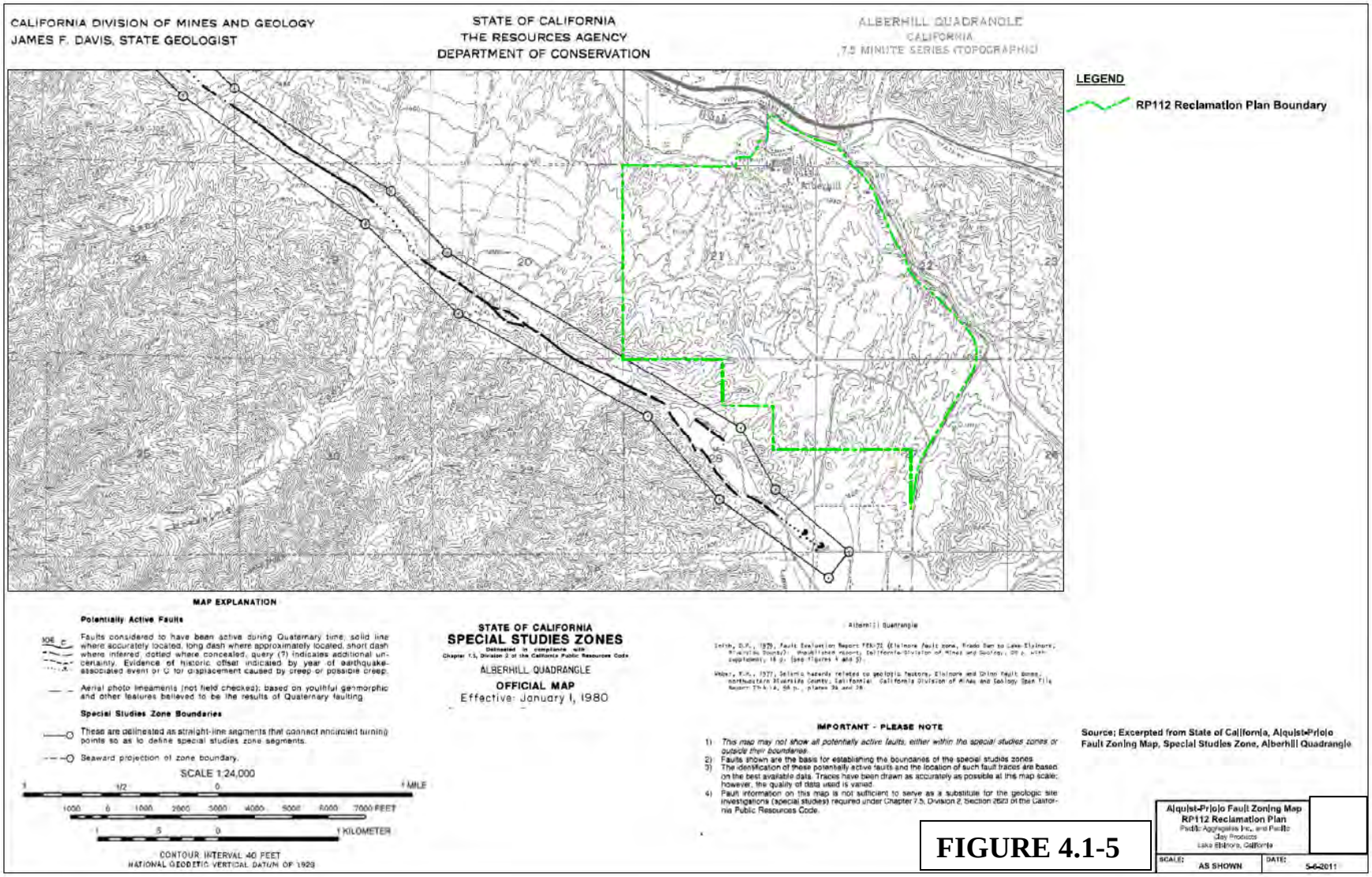

CALIFORNIA DIVISION OF MINES AND GEOLOGY
JAMES F. DAVIS, STATE GEOLOGIST
STATE OF CALIFORNIA
THE RESOURCES AGENCY
DEPARTMENT OF CONSERVATION
ALBERHILL QUADRANGLE
CALIFORNIA
7.5 MINUTE SERIES (TOPOGRAPHIC)
LEGEND
RP112 Reclamation Plan Boundary
MAP EXPLANATION
Potentially Active Faults
Faults considered to have been active during Quaternary time: solid line where accurately located, long dash where approximately located, short dash where inferred, dotted where concealed, query (?) indicates additional uncertainty. Evidence of historic offset indicated by year of earthquake-associated event or C for displacement caused by creep or possible creep.
Aerial photo lineaments (not field checked): based on youthful geomorphic and other features believed to be the results of Quaternary faulting.
Special Studies Zone Boundaries
These are delineated as straight-line segments that connect encircled turning points so as to define special studies zone segments.
Seaward projection of zone boundary.
SCALE 1:24,000
1 0 1/2 0 1 MILE
1000 0 1000 2000 3000 4000 5000 6000 7000 FEET
1 0 1 KILOMETER
CONTOUR INTERVAL 40 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929
STATE OF CALIFORNIA
SPECIAL STUDIES ZONES
Delineated in compliance with Chapter 7.5, Division 2 of the California Public Resources Code
ALBERHILL QUADRANGLE
OFFICIAL MAP
Effective: January 1, 1980
Alberhill Quadrangle
IMPORTANT - PLEASE NOTE
1) This map may not show all potentially active faults, either within the special studies zones or outside their boundaries.
2) Faults shown are the basis for establishing the boundaries of the special studies zones.
3) The identification of these potentially active faults and the location of such fault traces are based on the best available data. Traces have been drawn as accurately as possible at this map scale; however, the quality of data used is varied.
4) Fault information on this map is not sufficient to serve as a substitute for the geologic site investigations (special studies) required under Chapter 7.5, Division 2, Section 2623 of the California Public Resources Code.
Source: Excerpted from State of California, Alquist-Priolo Fault Zoning Map, Special Studies Zone, Alberhill Quadrangle
Alquist-Priolo Fault Zoning Map
RP112 Reclamation Plan
Pacific Aggregates Inc. and Pacific Jay Products
Lake Elsinore, California
SCALE: AS SHOWN
DATE: 5-6-2011

FIGURE 4.1-5

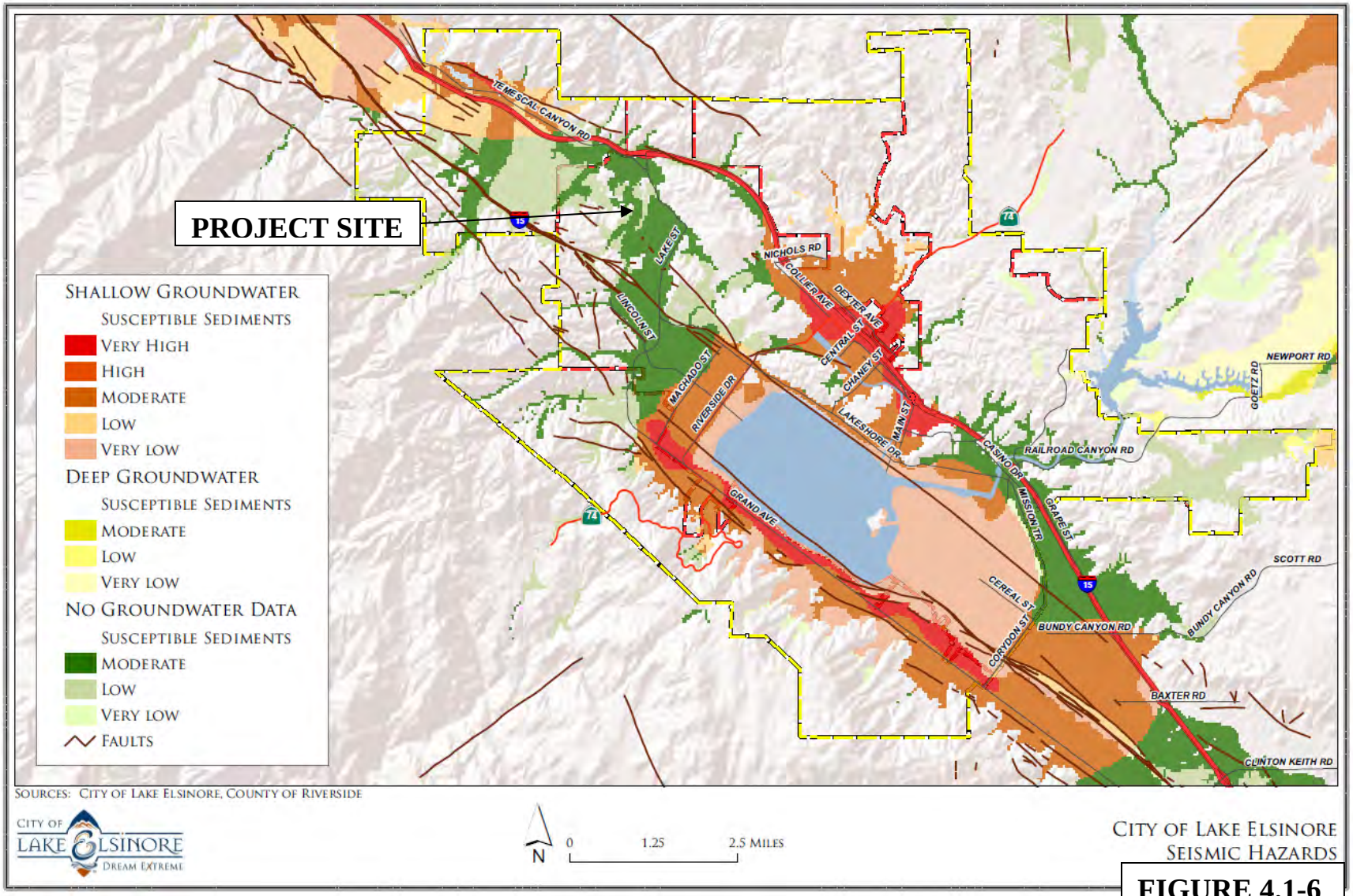

PROJECT SITE
SHALLOW GROUNDWATER
SUSCEPTIBLE SEDIMENTS
VERY HIGH
HIGH
MODERATE
LOW
VERY LOW
DEEP GROUNDWATER
SUSCEPTIBLE SEDIMENTS
MODERATE
LOW
VERY LOW
NO GROUNDWATER DATA
SUSCEPTIBLE SEDIMENTS
MODERATE
LOW
VERY LOW
FAULTS
TEMESCAL CANYON RD
LAKE ST
LINCOLN ST
MACHADO ST
RIVERSIDE DR
NICHOLS RD
COLLIER AVE
DEXTER AVE
CENTRAL ST
CHANEY ST
MAIN ST
LAKESHORE DR
GRAND AVE
CASINO DR
MISSION TR
GRAPE ST
RAILROAD CANYON RD
NEWPORT RD
GOETZ RD
SCOTT RD
BUNDY CANYON RD
CEREAL ST
CORYDON ST
BAXTER RD
CLINTON KEITH RD
SOURCES: CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE
CITY OF LAKE ELSINORE
DREAM EXTREME
N
0
1.25
2.5 MILES
CITY OF LAKE ELSINORE
SEISMIC HAZARDS

FIGURE 4.1-6

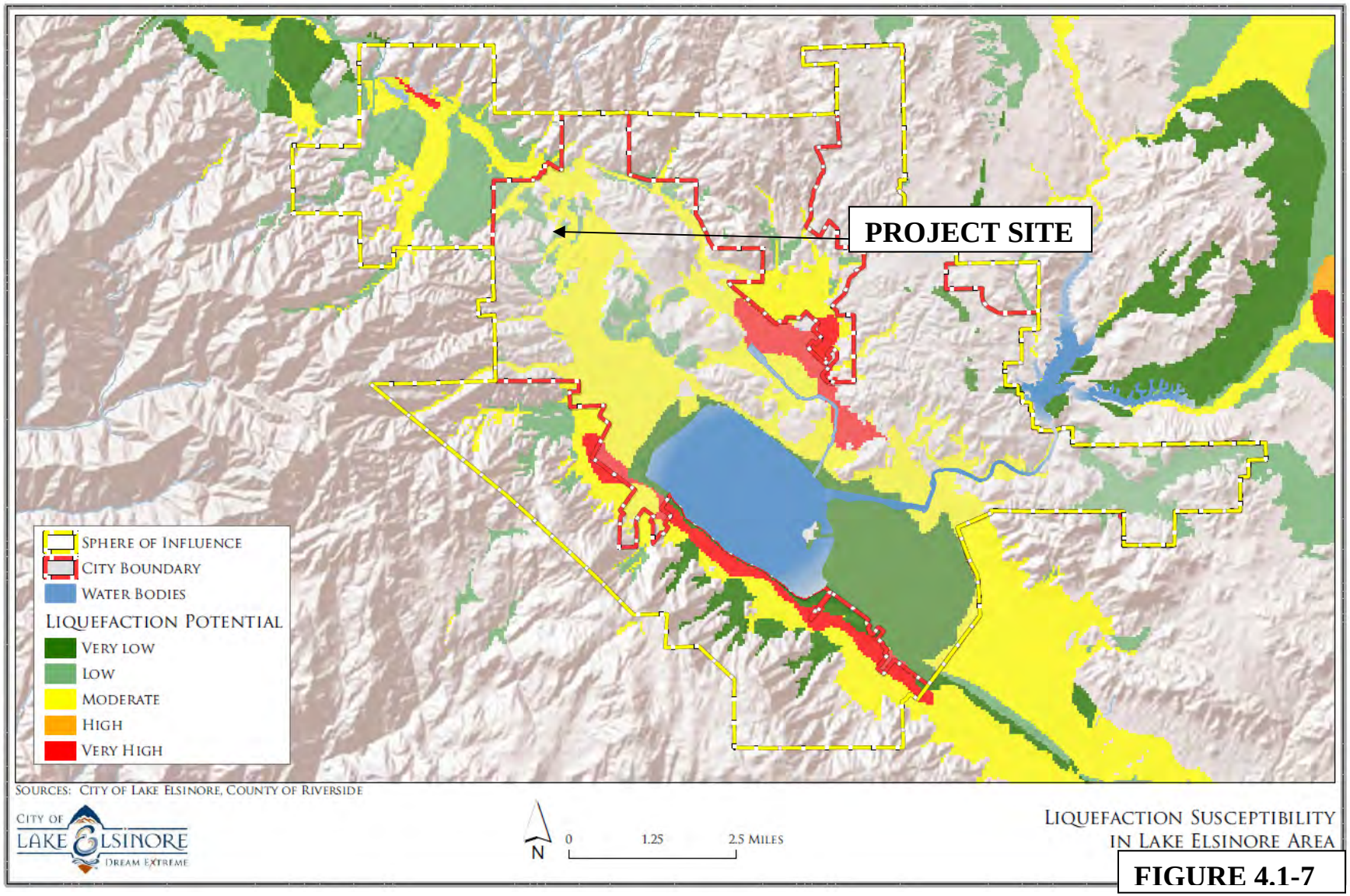

PROJECT SITE
SPHERE OF INFLUENCE
CITY BOUNDARY
WATER BODIES
LIQUEFACTION POTENTIAL
VERY LOW
LOW
MODERATE
HIGH
VERY HIGH
SOURCES: CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE
CITY OF LAKE ELSINORE DREAM EXTREME
N
0
1.25
2.5 MILES
LIQUEFACTION SUSCEPTIBILITY
IN LAKE ELSINORE AREA

FIGURE 4.1-7

Liquefaction *(City's certified/adopted December 13, 2011 GP)*
Seismic ground shaking of loose granular soils that are saturated or submerged can cause underlying soils to liquefy and temporarily behave as a dense fluid. For liquefaction to occur, intense seismic shaking, the presence of loose granular soils prone to liquefaction, and the saturation of soils due to shallow groundwater need to occur simultaneously. Such actions result in a sudden temporary increase pore water pressure, or liquefaction. Liquefaction more often occurs in earth-quake prone areas underlain by young (Holocene age) alluvium where the groundwater table is more shallow than 50 feet below the ground surface. See FIGURE 4.1-7 - LIQUEFACTION SUSCEPTIBILITY IN LAKE ELSINORE AREA within this SECTION 4.1 (Map from City of Lake Elsinore's General Plan) that shows the Project site area classified as none to a low to moderate liquefaction potential.

Landslides
Although not mapped on regional geologic maps, landslides and or surficial failures were observed and mapped within the site boundaries. Several of these failures have occurred due to man-made cut slopes in the Silverado Formation bedrock, such as within the Sun Glow Pit area and the 25 Fire Clay Pit areas. In addition, as reported by PETRA, evidence of surficial slope failures was commonly observed in the weak plastic clay of the Olive Formation.

4.1.1.1 Mining Resources

The Project site has been identified by the State of California Mines and Geology Board as containing mineral resources having some Statewide or regional significance. The site includes the following mineral resource zones (MRZ):

MRZ-1: Areas where available geologic information indicates there is likelihood for the presence of significant mineral resources;

MRZ-2: Areas of identified mineral resource significance. This category is further divided on the basis of both degree of knowledge and economic factors. Areas classified MRZ-2a contains discovered mineral deposits that are either measures or indicated reserves. MRZ-2b areas contain discovered reserves that are either inferred reserves (limited data) or are deposits presently considered sun-economic. MRZ-2a classification is prime importance since it contains known economic mineral deposits;

MRZ-3: Areas containing known or inferred mineral occurrences of undetermined mineral resource significance; and,

MRZ-4: Areas of no known mineral occurrences where geologic information does not rule out either the presence or absence of significant mineral resources. There is insufficient data to assign any other designation.

Pacific Clay Products and Pacific Aggregates use the Project site to extract clay mineral resources and aggregates, and to manufacture high quality brick, other clay products, sand and aggregates. Since 1895, nearly 14 million tons of clay has been mined in Riverside County; a significant amount of this clay has come from the Alberhill area. Two main types of clay

products are produced in this area and they are: 1) Red-burning, a residual clay and some of the green, waxy clay shale are used to make heavy clay such as sewer pipe, face brick and tile; and, 2) White "bone clay", fire clay, and the white facies of claystone unit are used in the production of refractory clay products such as fire brick, flu lining and pottery. The clay materials extracted are stockpiled, blended and processed into marketable items in Pacific Clay Product's kilns on the Project site. In addition, a portion of the site is leased to a sand and gravel operation that utilizes on-site and off-site mineral resources to produce construction materials.

The central clay bearing zone is classified as significant mineral deposit (MRZ-2). Other portions of the property are unlikely to bear economic clay deposits or may contain clay deposits, but the significance of the materials is undetermined. These areas have been classified as MRZ-1 and MRZ-3, respectively.

Hard Rock

Outcropping of hard to very hard Bedford Canyon Formation, Santiago Peak Volcanics and granitic bedrock exposed at the surface and on hillsides was observed in various areas of the property. These geologic units are depicted on FIGURES 4.1-1 and 4.1-2. Difficulty in excavating these materials is anticipated due to the hard nature of the bedrock. Significant costs associated with excavation and/or blasting of the bedrock hillsides are as should be expected. In addition, substantial amounts of oversize rock may be generated that may not be suitable for use in engineered fills. Seismic topographic line survey or an evaluation with an air-trac drill rig would help constrain the depths of hardness of the bedrock to help determine the amount of blasting, if any, that may be necessary.

Various degrees of hard rock are associated with the granitic bedrock, the Santiago Peak Volcanics and the Bedford Canyon Formation located on-site. Excavation conditions within these bedrock units are anticipated to require moderate to heavy ripping in the upper 50 feet. Below 50 feet, the unaltered bedrock may be marginally rippable and may require blasting. Oversized rock (rock greater than 12 inches in maximum dimension) would be generated by heavy ripping and blasting. This oversized rock would require special handling during grading, such as selective placement (windrowing) within the lower portions of deeper fill areas, or may warrant removal off the Project site.

In addition, consideration should be given to over excavating and capping cut lots within these bedrock units with at least three feet of compacted fill to create easily excavatible pads for foundation, utility, and landscaping purposes. Similar work with respect to interior streets located in hard bedrock cut areas should be considered.

Compressible/Collapsible Soil

The most extensive geotechnical constraint, with regards to the subject property, are the areas of compressible soils that are generally comprised of undocumented-fill, mine tailings, soil and aggregate stockpiles, open-pit mine infill, saturated open-pit excavations and recent alluvium/colluvium. The horizontal extent of the compressible soil areas are shown as the uncolored areas on FIGURES 4.1-3 and 4.1-4, the Geologic Maps for the south half and north half of the AVSP Project, however, the depths to competent soils and/or bedrock are unknown at this time. Depending on the development scheme, the Project could be impacted by significant

costs with regards to remedial grading. Subsurface geotechnical drilling, sampling and laboratory testing would help constrain the depths of compressive soils in areas that would require remedial grading.

Compressible/collapsible soils are unconsolidated soils that may be prone to settlement under building and/or fill loads, or by the addition of water. Removal of these soils to underlying competent soils or bedrock would be necessary where structures are planned.

Unsuitable soil material consists of stockpiles, uncompacted fill, alluvium, older alluvium and landslides. Varying depths of removal would be required. In general, stockpiles and uncompacted fill would need to be removed in their entirety, whereas only moderate removal depths would be required within alluvium and landslides deposits. Older alluvium deposits are expected to require only shallow removals. Implementation of recommended mitigation measures, in this regard, would reduce potential impacts associated with compressible/ collapsible soil to a less than significant level.

Suitability of On-Site Materials for Use as Engineered Fill

Based on the surficial observations at the subject Project site, the vast majority of soil materials would be suitable for use as engineered fill. Expansive soils may be encountered during site development that may require special recommendations and/or oversize rock may be generated during excavation/blasting of Bedford Canyon Formation, Santiago Peak and/or granitic bedrock. Saturated soils, if encountered, would be suitable provided they are air-dried back to near optimum moisture content. As with most remedial grading, the majority soils exposed at or near the surface would require moisture conditioning to near optimum moisture for use as engineered fill.

Uncompacted fills have been deposited in areas where mining activities have been most prevalent. Depths of fills range from shallow to greater than 60 feet within one quarry pit. These materials generally consist of silty and clayey sands and sandy silts. Fill stockpiles are also located throughout the site within mined areas. These stockpiles that contain mined clay or sand and gravel are as high as 25 feet and consist of mined ore of economic value.

Groundwater

Due to the location of the Project from Lake Elsinore and a variation of permeating soils, the presence of groundwater at the site is estimated to be at a variety of elevations (PETRA Geotechnical Report). Flowing water, principally from discharges from water treatment facility upstream and rain events, exists within Temescal Canyon Wash (Wash), located near the north property boundary of the site. In addition, ponding surface water is located within many of the quarry pits and within shallow holding ponds adjacent to the sand and gravel plant. Based on previous PETRA's investigators' data, relatively shallow (10 to 15 feet below the ground surface) groundwater is present in the alluviated valley floor within the northern area of the site. In addition, perched groundwater has been routinely encountered within differing bedrock units during the course of mining operations by Pacific Clay Geologists.

Although shallow groundwater is not anticipated to impede the majority of the Project's development, numerous surface ponds/reservoirs are located within the property. Depending on

the Project's development scheme, these areas may need to be drained of the surface water, followed by remedial grading to prepare them for future engineered fill placement. Additionally, the extreme northern portion of the site, near Temescal Canyon Wash, is anticipated to encounter groundwater at shallow depths. If deep excavations are proposed, perched groundwater or seepage may also be encountered.

Flowing water was observed within the Wash at the northern limits of the site. In addition, shallow groundwater is present in the alluviated valley within the northern portion of the property.

The presence of groundwater in low-lying areas of the Project (canyon and valley bottoms) can impact the long-term bearing capacity of soils to support structures. Low areas also tend to experience seasonal changes in water levels that can impact drainage facility design or design of subterranean structures. Water level fluctuations in low areas may impact construction of any kind, where collapsible soils exist that are supporting a structure and that if left in place, may become saturated and collapse, thereby causing settlement.

Where groundwater is contained within landslide deposits (Q1s), there may be adverse impacts during grading due to the potential inducement of slope failures. Soil strength is reduced with increased moisture, and there is a greater potential for slope movement, if unmitigated.

Following development, the infiltration of rainwater and irrigation water can adversely affect slopes (cuts and fills) that have not been properly designed to anticipate this added moisture. Cut and fill slopes, by their design placement and construction, may alter the groundwater system, and seepage (outflow of water to the surface) may develop as a health nuisance, or it may adversely impact buildings and infrastructures. Underground utility trenches and accompanying backfill can also become conduits for water that might affect roadway paving failures and other problems. Build-up of water in buttresses or stabilization fills can also be potentially an adverse condition, if not properly engineered.

Mitigation of groundwater encountered during the potential rise in the 'natural' groundwater table, due to the potential curtailed pumpage for mine dewatering (as mining activities cease), could potentially cause foundation failures. Mitigation needs to be addressed in anticipation of these areas where the natural water level is within 10 feet of the land surface, and potentially found detrimental to site stability. This may involve dewatering and the potential installation of specially designed subsurface and surface drainage devices.

A general description of groundwater quality is presented in the Elsinore Valley Municipal Water District (EVMWD) Groundwater Management Plan. The plan's major objective is to establish baseline measurements and establish a groundwater storage program and a groundwater budget analysis. This document is available at the EVMWD's office for review.

Landsliding and Potential Slope Instability

Evidence of slope failures was observed during PETRA's field mapping and discussions with the Pacific Clay geologists. In addition, there is a potential to create additional unstable slopes during future site development. Portions of the site have large stockpiles of uncompacted,

undocumented fill that might be subject to slope failures in their current condition. Additionally, if cut slopes are proposed in Silverado Formation, Olive Formation or Bedrock Canyon Formation and Santiago Peak bedrock, they may encounter an out-of-slope component depending on the dip of the Silverado bedding, and/or the fracturing/jointing/faulted pattern of the Bedrock Canyon Formation and Santiago Peak volcanic bedrock. Further evaluation by PETRA within specific areas, including subsurface exploration with a bucket auger and computer models for slope stability analysis may be necessary depending on the Project's grading concept with regards to potential cut slope areas.

Expansive Soils, Corrosive Soils and Subsidence
As discussed within the City's GP, the City requires testing to identify any problems as part of the soils and geotechnical reporting demanded of all new construction projects for potentially one of these occurrences. The City of Lake Elsinore enforces the provisions of Chapter 18 in the 2013, or current, California Building Code and requires an owner or applicant to submit full foundation and soils investigation, performed by an approved civil engineer professionally licensed by the State of California, to the Planning and Building Department, and prior to issuance of building permits for all new construction. Such a report would provide and identify the soils present and would provide recommendations for the design and construction of building foundations that would mitigate the effects of these potential occurrences.

4.1.2 APPLICABLE PLANS AND REGULATIONS

All earthwork and grading at the Project site will be performed in accordance with all applicable State, City of Lake Elsinore and County of Riverside County Building Code requirements: 1) the California Occupational Safety and Health Administration (Cal-OSHA); and, 2) the Grading Code of the City of Lake Elsinore (Section 15.72 of the City's Municipal Code). These standards will apply to all land within the City of Lake Elsinore and will be in addition to the grading standards contained in Chapter 70 of the California Uniform Building Code. [Ord. 801 § 2, 1987]. All applicable Plans and Regulations are further explained below.

4.1.2.1 Federal Regulations

There are currently no Federal regulations pertaining to geology, soils, mineral resources and seismicity relevant to the Project. *(City's certified/adopted December 13, 2011 GP)*

4.1.2.2 State Regulations

California Building Code (2013 or Current Code)
The California Health and Safety Code, Section 17958, mandates the California Building Standards Commission adopt and publish the California Building Standards Code (California Code of Regulation, Title 24) every three years. The 2013 and/or the most current California Building Code (CBC) contains administrative regulations for the California Building Standards Commission and for all state agencies that implement or enforce building standards. All development within the State must demonstrate conformance with the requirements of the CBC, subject to review by the local agencies. Cities and counties are allowed to modify or amend

building standards beyond those given in the CBC to address building standards on a local level. *(City's certified/adopted December 13, 2011 GP for the previous years – in 2010)*

Alquist-Priolo Earthquake Fault Zoning Act (1972)

The Alquist-Priolo Earthquake Fault Zoning Act (California Public Resources Code Section 2621 et seq.) was passed in 1972 to mitigate the hazard of surface faulting to structures for human occupancy. This state law was a direct result of the 1971 San Fernando earthquake that was associated with extensive surface fault ruptures that damaged numerous homes, commercial buildings, and other structures. The Act's main purpose is to prevent the construction of buildings used for human occupancy on the surface trace of active faults. The Act only addresses the hazard of surface fault ruptures and is not directed toward other earthquake hazards.

The Act requires the State Geologist to establish regulatory zones, known as 'Earthquake Fault Zones', around the surface traces of active faults and to issue appropriate maps. Earthquake Fault Zones were called 'Special Studies Zones', prior to January 1, 1994. Local agencies must regulate most development projects within these zones. Before a project can be permitted, cities and counties must require a geologic investigation to demonstrate that proposed buildings would not be constructed across active faults. An evaluation and written report of a specific site must be prepared by a licensed geologist. If an active fault is found, a structure for human occupancy cannot be placed over the trace of the fault and must be set back from the fault (typically 50 feet setbacks are required).

Effective June 1, 1998, the Natural Hazards Disclosure Act requires that sellers of real property and their agents provide prospective buyers with a "Natural Hazard Disclosure Statement" when the property is being sold and lies within one or more State-mapped hazard areas, including Earthquake Fault Zones. (*City's certified/adopted December 13, 2011 GP)*

Seismic Hazards Mapping Act (1990)

The Seismic Hazards Mapping Act (SHMA) of 1990 (Public Resources Code, Chapter 7.8, Section 2690 – 2699.6 et seq.) directs the Department of Conservation, California Geological Survey to identify and map areas prone to liquefaction, earthquake-induced landslides and amplified ground shaking. The purpose of the SHMA is to minimize loss of life and property through the identification, evaluation, and mitigation of seismic hazards.

The SHMA provides state-wide seismic hazard mapping and technical advisory for health and safety from the effects of strong ground breaking, liquefaction, landslides, or other ground failure, and other seismic hazards caused by earthquakes. Mapping and other information generated pursuant to the SHMA is to be made available to local governments for planning and development purposes. The State requires: 1) local governments to incorporate site-specific geotechnical hazard investigations and associated hazard mitigation, as part of the local construction permit approval process; and, 2) the agent for the property seller, or the seller if acting without an agent, must disclose to any prospective buyer if the property is located within a Seismic Hazard Zone. The State Geologist is responsible for compiling seismic hazard zone maps. The SHMA specifies that the Lead Agency and each responsible agency for the Project may withhold development permits until geologic or soils investigations are conducted for

specific sites and mitigation measures are incorporated into plans to reduce hazards associated with seismicity and unstable soils. *(City's certified/adopted December 13, 2011 GP)*

Surface Mining and Reclamation Act

The principal piece of legislation addressing mineral resources in California is the Surface Mining and Reclamation Act of 1975 (SMARA) (Public Resources Code 2710 through 2719) that was enacted in response to land use conflicts between urban growth and essential mineral production. The stated purpose of SMARA is to: 1) provide a comprehensive surface mining and reclamation policy with regulation of surface mining operations, so as to assure that adverse environmental effects are prevented or minimized and that mined lands are reclaimed to a usable condition that is readily adaptable for alternative land uses; 2) the production and conservation of mineral resources are encouraged, while giving consideration to values related to recreation, watershed, wildlife, range and forage and aesthetic enjoyment; and, 3) that the residual hazards to the public health and safety are eliminated. *(City's certified/adopted December 13, 2011 GP)*

The current Reclamation Plan 112, as prepared by SESPE, Consulting Inc., can be found within Appendix B to this PEIR. The classifications of the existing mineral resources are also further described within SECTION 4.1.1.1, Mining Resources that were based on available geologic information, including geologic mapping, toxic waste, and other information on surface exposures, drilling records, and mine data.

4.1.2.3 Local Regulations

Riverside County Operational Area Multi-Jurisdictional Local Hazard Mitigation Plan

Riverside Operational Area (OA) developed the Multi-Jurisdictional Local Hazard Mitigation Plan (LHMP) to create a safer community. The Riverside County OA LHMP is the representation of Riverside OA's commitment to reduce risks from natural and other hazards, and serves as a guide for decision-makers, as they commit resources to reducing the effects of natural and other hazards.

While the Disaster Mitigation Act of 2000 ("DMA 2000") requires that local communities address only natural hazards, the Federal Emergency Management Act (FEMA) recommends that local comprehensive mitigation plans address man-made and technical hazards to the extent possible. Towards that goal, Riverside OA has addressed an expansive set of hazards.

For disasters declared after November 1, 2004, Riverside OA and the jurisdictions participating in the multi-jurisdictional effort that includes the City of Lake Elsinore, must have an LHMP approved pursuant to §201.6 in order to receive FEMA Pre-Disaster Mitigation (PDM) project grants or to receive post-disaster Hazard Mitigation Grant Program (HMGP) project funding. The Multi-Jurisdictional LHMP is written to meet the statutory requirements of DMA 2000 (P.L. 106-390), enacted October 30, 2004 and 44 CFR Part 201 - Mitigation Planning, Interim Final Rule, published February 26, 2002. *(City's certified/adopted December 13, 2011 GP)*

City of Lake Elsinore Municipal Code (LEMC) - Title 14, Chapter 14.04

Chapter 14.04 of the Lake Elsinore Municipal Code sets forth the City's regulations regarding surface mining and reclamation. The purpose of this chapter is to ensure the continued

availability of important mineral resources, while regulating surface mining operations, as required by California's Surface Mining and Reclamation Act of 1975 (Section 14.04.020).

Chapter 14.04 describes the City's procedures for processing applications for surface mining permits and reclamation plans. Section 14.04.240 of this chapter provides for the protection of mineral resources and states that mine development is encouraged in compatible areas before encroachment of conflicting areas. Mineral resource areas that have been classified by the State Department of Conservation's Division of Mines and Geology or designated by the State Mining and Geology Board, as well as existing surface mining operations that remain in compliance with this chapter, shall be protected from intrusion by incompatible land uses that may impede or preclude mineral extraction or processing, to the extent possible for consistency with the City's General Plan. *(City's certified/adopted December 13, 2011 GP)*

City of Lake Elsinore Municipal Code - Title 15 (Building Code)

The California Building Code has been amended and adopted as Title 15 (Building Code) of the Lake Elsinore Municipal Code. Title 15 regulates all building and construction projects within the City's limits. Through its implementation of the California Building Code, Title 15 provides a minimum standard for building design and construction. These minimum standards include specific requirements for seismic safety, excavation, foundations, retaining walls, and site demolition. It also regulates grading activities including drainage and erosion control. *(City's certified/adopted December 13, 2011 GP)*

Lake Elsinore Municipal Code (LEMC) - Title 16, Chapter 16.24, Chapter 6.24, Chapter 16.34 and Chapter 16.56

Chapter 16.56 (Improvements-Sanitary Sewer Facilities) of the Lake Elsinore Municipal Code, addresses sewage disposal requirements within the City boundaries. Section 16.56.030 provided that "where sanitary sewer service is not available, a private sewage disposal system for each lot, as required by the ordinance establishing standards for private sewage disposal systems, shall be constructed." Additionally, Section 16.34.040 (Requirements for building permit issuance) establishes that "parcels shall be deemed served by City water and sewer if the distance in feet from the closest property line to the facility to be extended shall be 200 times the number of lots to be developed." Section 16.24.040 (Information - Required) of Chapter 16.24 (Tentative Map) states that "a percolation test may be required if proposed sewage disposal involves percolation into the ground." *(City's certified/adopted December 13, 2011 GP)*

City of Lake Elsinore Municipal Code - Title 17 (Zoning) Chapter 17.144

Provisions for a mineral resources and related manufacturing district are set forth in Chapter 17.144 [(M-3) Mineral Resources and Related Manufacturing District] of the Lake Elsinore Municipal Code. The purpose of the Mineral Resources and Related Manufacturing District is to "reserve appropriate locations consistent with the General Plan to accommodate a full range of mineral resources extraction and related manufacturing in order to strengthen the City's economic base and to increase employment opportunities." (Section 17.114.010)

Chapter 17.144 identifies the uses that are permitted subject to a surface mining permit and those subject to a conditional permit. Premises in the M-3 district, used for any mining and quarry operations and related manufacturing, are subject to special development and landscape

improvement standards related to noise suppression, roads and driveways, access roads, air and water pollution, slopes of excavation, distancing and landscaping, hours of operation, insurance and rehabilitation. *(City's certified/adopted December 13, 2011 GP)*

City of Lake Elsinore Municipal Code - Title 17 (Zoning) Chapter 17.28

Provisions for a Fault Rupture Hazard Overlay Zone are set forth in Chapter 17.28 [(FR) Fault Rupture Hazard Overlay District] of the Lake Elsinore Municipal Code. The purpose of the Fault Rupture Hazard Overlay District is to protect life and property in the City of Lake Elsinore from hazards of geologic, faulting and set requirements for the evaluation of such areas prior to approval of any development permit of tentative map on the property. This Hazard Overlay District implements the policies of the Lake Elsinore General Plan and the provisions of the State of California Alquist-Priolo Special Studies Zones Act. The purpose of this overlay is to prohibit the location of most structures for human occupancy across traces of active faults and in landslide areas. The provisions of the Chapter require a Fault Rupture Hazard Analysis, prepared by a registered soils engineer/geologist, prior to the approval of any project located in the FR Hazard Overlay Zone. *(City's certified/adopted December 13, 2011 GP)*

When a special geologic study zone analysis identifies one or more significant geologic hazards in a project area, the project may be approved only by a written resolution which finds that:

A. Changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the significant geologic hazards identified in the final analysis; and/or,

B. Such changes or alterations are within the responsibility or jurisdiction of another public agency and such changes have been or can and should be adopted by that agency; and/or,

C. Specific economic, social, or other circumstances make feasible the mitigation measures or project alternatives identified in the final analysis.

City of Lake Elsinore Municipal Code - Title 17 (Zoning) Chapter 17.32

Chapter 17.32 [(PL) Potential Liquefaction Hazard Overlay District] of the Lake Elsinore Municipal Code describes the requirements of the City's Potential Liquefaction Hazard Overlay Zone. The purpose of the Potential Liquefaction Hazard Overlay District is to protect life and property in the City of Lake Elsinore from the effects of seismic activity in areas subject to potential liquefaction and ground lurching. This hazard overlay district implements the policies of the Lake Elsinore General Plan to promote the public health, safety and general welfare of its citizenry.

The purpose of this overlay is also to ensure the review of all proposed discretionary projects within identified potential liquefaction areas by professional soil engineers and the incorporation of site-specific recommendations and mitigation measures as conditions of approval.

All uses permitted in the base district, including ordinary permitted uses and uses subject to a conditional use, are subject to a conditional use permit and potential liquefaction hazard analysis in accordance with the procedures set forth in LEMC 17.32.060. Conditions of approval shall

include such recommended mitigation measures as deemed appropriate to carry out the intent and purpose of this chapter. *(City's certified/adopted December 13, 2011 GP)*

4.1.2.4 General Plan Geology, Soils and Seismicity Goals, Policies and Implementation

The City's General Plan has identified Goals, Policies and Implementation, in regards to Geology, Soils, Mineral Resources and Seismicity, as covered within this Program EIR SECTION 4.1. There are also Seismic Activity and Mineral Resources that are provided below.

There are no special seismic and geologic hazard policies in any of the District Plans. *(City's certified/adopted December 13, 2011 GP)*

The following General Plan Goals and Policies apply specifically to the Project for impacts related to Geology, sills:
Seismic Activity Goal, Policies and Implementation (from the certified/adopted General Plan, Pages 3-25)

Goal 6 **Minimize the risk of loss of life, injury, property damage, and economic and social displacement due to seismic and geologic hazards resulting from earthquakes and geological constraints.**

Policies:

6.2 Continue to require Alquist-Priolo and other seismic analyses be conducted for new development to identify the potential for ground shaking, liquefaction, slope failure, seismically induced landslides, expansion and settlement of soils, and other related geologic hazards for areas of new development in accordance with the Fault Rupture Hazard Overlay District adopted by the City of Lake Elsinore Zoning Code. The City may require site-specific remediation measures during permit review that may also be implemented to minimize impacts in these areas.

Implementation Program: Through project review and the CEQA permitting processes, the City shall assess new development and reuse applications for potential hazards, and shall require compliance with Alquist-Priolo and other guidelines where appropriate.

Agency/Department: Public Works Department.

Mineral Resources Goal, Policies and Implementation (from the certified/adopted General Plan, Pages 4-40)

Goal 5 **Balance the importance of conserving mineral resource areas that have been determined to be significant, and the potential impacts and conflicts that may result.**

Policies:

5.1 The City shall consider the public benefits in allowing extraction activities of mineral resources when making land use decisions.

5.2 The City shall require mined property to be left in a condition suitable for reuse in conformance with the General Plan land use designations and the California Surface Mining and Reclamation Act (SMARA).

5.3 The City shall encourage the reuse and recycling of existing aggregate construction material for new residential, commercial and industrial development.

Implementation Program: Through the Project Review, CEQA and permitting processes, the City shall ensure a balance between the conservation of significant mineral resources, the need for extracted materials for local construction, and proper mitigation for potential impacts and conflicts between uses.

Agency/Department: Engineering and Community Development Departments.

4.1.3 PROJECT IMPACT ANALYSIS

4.1.3.1 Thresholds of Significance

The City of Lake Elsinore has not established local CEQA significance thresholds as described in Section 15064.7 of the *State CEQA Guidelines*. However, the City of Lake Elsinore's "Environmental Checklist" for the subject Project (see Appendix A of this document) which is based on Appendix G of the *State CEQA Guidelines* indicates impacts that are related to Geology, Soils, Mineral Resources and Seismicity and may be considered potentially significant if the Project would:

Geology, Soils and Seismicity:

- Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

  a) 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*);

  b) Strong seismic ground shaking;

  c) Seismic related ground failure, including liquefaction; and,

  d) Landslides.

- Result in substantial soil erosion or the loss of topsoil;
- Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse;

- Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (UBC) (1994), creating substantial risks to life or property; and/or,
- Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water.

Mineral Resources:

- Result in the loss of availability of a known mineral resource that would be of value to the region and residents of the state; and,
- Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.

4.1.3.2 Environmental Impacts

Potential impacts associated with geology, soils, mineral resources and seismicity would occur with Project implementation. The impacts are categorized below according to topic and the mitigation measures at the end of this Section directly correspond to the impact statements below.

Faults capable of generating earthquakes generally produce seismic hazards such as: 1) strong ground motion/shaking; 2) ground rupture; 3) liquefaction; and, 4) landslides. Ground motion/shaking occurs when a fault ruptures deep underground, where the pressure is extremely high, resulting in an earthquake. Ground rupture occurs when a fault ruptures deep underground and movement along the fault propagates to the ground surface resulting in vertical and/or lateral displacement. Liquefaction and landslides are the result of ground motions where localized surface and subsurface ground unit conditions are susceptible to collapse or flow.

Based on research and review of pertinent geotechnical literature and on the surficial geologic mapping, development of the Alberhill Villages Specific Plan is considered feasible from a geotechnical standpoint. However, there are a number of geologic and geotechnical constraints inherent to the property that should be considered during the design process. These constraints and other preliminary design considerations should be more thoroughly investigated at the implementing development project-level of planning for the Alberhill Villages Specific Plan and are presented in the following sections and paragraphs.

Impact 4.1-1 Threshold: Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

a) 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);

b) Strong seismic ground shaking; and/or,

c) Seismic related ground failure, including liquefaction.

Several splays of the Glen Ivy North Fault, a segment of the Elsinore Fault Zone, are mapped as crossing portions of the southern end of the property and are shown on FIGURES 4.1-3 and 4.1-5. Although the site is not located within a State-mapped Alquist-Priolo Earthquake Fault Zone, these splays are within a Riverside County Fault Zone and are considered potentially active. Additionally, previous work by PETRA, immediately south of the site in the Rice Canyon Wash, has indicated that at least one of these splays is active. If structures for human occupancy are planned to be developed within an area, a subsurface fault study will be necessary to locate the faults and determine whether they are active or inactive. Active fault zones and setbacks are identified on development maps and plans.

The subject Project site is located within a seismically active area of southern California that is likely to be subjected to moderate to strong ground shaking during the life of the Project. When the site is developed in the future, structures shall be designed to resist the effects of seismic ground motions and located in accordance with the applicable building code requirements for setbacks from identified active faults. Seismic design parameters and peak ground accelerations will be provided during the future site specific geotechnical investigations. The anticipated seismic-induced ground motions are anticipated to be accommodated by design parameters of the current 2013 California Building Code (CBC), or the current CBC in effect at the time of development.

The Alquist-Priolo Special Studies Zones for the Elsinore Fault transects the extreme southwest corner of the site. Based on the Project's grading plan, limited development is planned within this zone, thus a fault investigation, as required by the Alquist-Priolo Special Studies Zones Act of 1972 (Revised 1992)[1] (Sections 2622 and 2623), will be required prior to tentative map approval. Locally, sheared or gouged bedrock materials may be exposed in areas of mapped, inactive faults. These localized areas may either both require removal and capping, or fill stabilized in accordance with recommendations in the required soils investigation report.

The secondary effects of seismic activity normally considered as potential hazards to the Project site on a project-wide level includes: 1) susceptible subsidence due to the mining activities that have occurred over the past 100 years; 2) ground lurching; 3) shallow ground rupture; 4) a low to moderate liquefaction (see section below for further information on liquefaction); and, 5) flooding along Temescal Canyon Wash. The Silverado Formation is a weak unit and is prone to landslides. Remedial grading would mitigate areas of existing landslides. The potential for seismically-induced landslides would still remain in areas of moderate to high topographic relief within the Silverado Formation. Seismically-induced settlement is not known to be a potential hazard in the vicinity of the site. Due to the three major faults located in or within the proximity of the City of Lake Elsinore (Elsinore, San Jacinto, Wildomar or San Andreas faults) the potential for ground surface rupture, settlement and ground lurching, as evidenced with the May 15, 1910 earthquake within the Project site area, is considered potentially significant. There is a capability within the Glen Ivey segment of producing an earthquake with a maximum moment

[1] *Alquist-Priolo Special Studies Zones Act of 1972 (Revised 1992).* Excerpts prepared from the California Public Resources Code, Division 2. Geology, Mines and Mining. Chapter 7.5. Special Studies Zones (Sections 2621-2630). (Available at http://www.johnmartin.com/earthquakes/eqpapers/00000082.htm, accessed on July 2, 2012.)

magnitude of 6.8 with a moderately constrained slip of 5(±2) millimeters per year. *(PETRA, 2010 report)*

A Reclamation Plan (RP112 Reclamation Plan Amendment) was prepared and approved for the 1,390 acre area. The RP is in compliance with the current SMARA reclamation standards and has no potential increase of any potential effects on the City and environment. (SESPE Consulting, Inc., Letter dated July 13, 2011.) The Project's potential for susceptible subsidence has been minimized throughout the phased mining process, and through the regulations and control measures as established and approved by SMARA. (For further information on 'Backfilling, Re-grading, Slope Stability, and Re-contouring', see Section 6.2, page 17 of the RP112; CCR §3704.)

Depth to groundwater is estimated to be on the order of 10 to 15 feet below low-lying areas at the northern property boundary. Within this area, liquefaction potential may be low to moderate where sandy alluvial soils are present. Fill placement in these areas is considered desirable, as it would increase the depth to groundwater and reduce the influence of potentially liquefiable layers. Prior to fill placement, removal of soft soils would also reduce the liquefaction potential. Hard bedrock and well-graded consolidated Older Alluvium underlie the rest of the site. These areas are not prone to liquefaction.

In conclusion, the property would probably experience ground shaking from at least small to moderate size earthquakes during the life of the proposed structures. The intensity of future ground shaking at the site, however, is expected to be no greater than for other sites in the immediate vicinity. It is recommended that the proposed structures be designed in accordance with the minimum Earthquake Regulations of the Uniform Building Code. Based on the above analysis, the Project is consistent with General Plan Goal 6 and Policy 6.2

Therefore, with implementation of the Mitigation Measures in Section 4.1.5.2 and 4.1.5.3 and with compliance to the UBC, the Project's impacts will be mitigated to a level less than significant.

d) Landslides.

Evidence of slope failures was observed during field mapping and discussions with the Pacific Clay geologists. In addition, there is a potential to create additional unstable slopes during future site development. Portions of the site have large stockpiles of uncompacted-fill and undocumented-fill that might be subject to slope failures in their current condition. Additionally, if cut slopes are proposed in Silverado Formation, Olive Formation or Bedford Canyon Formation and Santiago Peak bedrock, they may encounter an out-of-slope component depending on the dip of the Silverado Formation bedding and/or the fracturing/jointing/faulted pattern of the Bedford Canyon Formation and Santiago Peak volcanic bedrock. Further evaluation within specific areas, including subsurface exploration with a bucket auger and computer models for slope stability analysis, may be necessary depending on the Project's grading concept with regards to potential cut slope areas.

Slopes cut into bedrock of the Silverado Formation may require slope stabilization measures. The primary factors influencing cut slope stabilization within the Silverado Formation are: 1) relatively weak (low strength) siltstone and claystone layers within the bedrock; 2) adverse (out-of-slope) bedding conditions relative to the northeast dipping trend within the southern portion of the site and the southwest dipping trend within the northern portion of the site; and, 3) slope location. Depending on the location of slopes within the property, northwest or southeast facing slopes may require stabilization. . Based on the above analysis, the Project is consistent with General Plan Goal 6 and Policy 6.2

Therefore, with implementation of the Mitigation Measure in Section 4.1.5.5, impacts of the Project will be mitigated to a level less than significant.

Impact 4.1-2 Threshold: Result in substantial soil erosion or the loss of topsoil.

Although the Project site is located in the Elsinore Trough, and the Temescal Canyon Wash passes through the area, the mining area itself is not located so as to be significantly affected by run-off. Most of the water from areas upstream from the Project area drains through the major established drainage, such as in Walker Canyon. *(SESPE, July 13, 2011 RP 112 Amend.)*
As reported within the SESPE July 13, 2012 report and the referenced Reclamation Plan, the majority of the soils on-site have textures ranging from loams to loamy sands to gravelly loams and are a moderately deep to shallow with a low to high erosion hazard. Depending on their texture, relatively dense, and slope of the ground, the permeability of the soils range from low to high.

Erosion of the bedrock materials depend upon texture, hardness, chemical composition, degree of fracturing, and dip of the bedding planes. The run-off from the site, itself, is for the most part channeled to existing collection ponds that are created in the mining process. These pits are being used to trap the water allowing it to be used on-site for dust control and processing activities. Excess remaining water is allowed to percolate through the soil and/or evaporate. Except in unusually heavy years of precipitation, dust control measures and processing activities have utilized virtually all of the water collected on the Project site. To the extent practicable, drainage not channeled to these collection ponds is channeled to existing drainage channels. *(SESPE, July 13, 2011 RP 112 Amend.)*

During construction, soil erosion shall be controlled and reduced to a less than significant impact through the implementation of a project-specific Erosion Control Plan and a Stormwater Pollution Prevention Plan (SWPPP) in accordance with the California State Water Resources Control Board new General Construction Permit Order No. 2009-0009-DWQ, (as amended by Order No 2010-013-DWQ and NPDES General Permit No. CA000002). The SWPPP shall comply with Best Available Technology (BAT), and Best Conventional Pollutant Control Technology (BCT) to reduce or eliminate soil erosion from areas of construction activity. ***Therefore, with the proposed implementation, as required for erosion control impacts by SWPPP, BAT and BCT, the Project will be less than significant.***

Impact 4.1-3 Threshold: Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (UBC) (1994), creating substantial risks to life or property; and,

Impact 4.1-4 Threshold: Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the Project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse.

Expansive soils are those that experience an increase in volume due to the addition of water. Most of the Silverado Formation is comprised of moderately to highly expansive siltstone and claystone. Alternate wetting and drying of these deposits may cause heaving of these soils that might result in damage to foundations and slabs.

Expansive soil may be encountered throughout portions of the site. Highly expansive soils were encountered within the Silverado Formation bedrock during the subsurface investigation for the 30-acre commercial site by PETRA at the eastern end of the Project site (PETRA, 2007a). Based on the fact that the site was previously mined for clay products, it is anticipated that some clayey, expansive soil materials will be encountered within areas of mined stockpiles and/or tailings.
The property has been extensively altered by mining. The grading concept must involve substantial remedial activities. Sumps, quarry pits and stockpiled pits would be reworked to establish buildable sites.

Although the extent of these materials is currently unknown, it is assumed that expansive soil materials will be encountered during site development and specialized grading recommendations may be needed. After rough grading is completed, a lot-by-lot classification should be made so as to present specific foundation recommendations of soils exposed at finished grade. Based on the above analysis, the Project is consistent with General Plan Goal 6 and Policy 6.2

Therefore, with implementation of the Mitigation Measures in Sections 4.1.5.2 and 4.1.5.3, the Project's potential impacts will be mitigated to a level less than significant.

Impact 4.1-5 Threshold: Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste-water.

The Project is located within the City of Lake Elsinore's Elsinore Valley Municipal Water District (EVMWD) service area. There is currently no existing wastewater treatment plant facility and sewer system available to the Project site area. Based on the EVMWD's 2008 Wastewater Master Plan (as stated by the KWC Preliminary Wastewater Facilities Plan, dated December 20, 2011) for the Alberhill Drainage Area in the vicinity of the Project, the sewershed areas are tributary to the future Alberhill Wastewater Treatment Plant (WWTP) and future master planned sewer in Lake Street, the estimated flows are consistent with the EVMWD Wastewater Master Plan. When constructed, a portion of the Project will have the ability, on a temporary or permanent basis, to be treated at the Alberhill WWTP or Regional WWTP. In anticipation of increased sewer flows associated with future developments and the lack of wastewater facilities for the Alberhill area, the EVMWD is proposing to construct the Alberhill Wastewater Treatment Plant as part of the master planned facilities that will be located along Temescal Canyon Road between Lake Street exit off the I-15 Freeway and Lee Lake, approximately 2 miles north of Lake Street.

The timing and construction phases of the Alberhill WWTP are still unknown at this time. Section 4 of the KWC Preliminary Wastewater Facilities Plan provides a comparison between the findings of the KWC report and the relative consistency with the 2008 Wastewater Master Plan prepared by Carollo Engineers. The December 20, 2011 KWC Preliminary Wastewater Facilities Plan is attached to this Program EIR within Appendices I.1.

In the unlikely event that septic tanks or an alternative waste disposal system is needed on an interim basis until the master planned facilities are constructed, some of the soils on the Project site consist of silty sand to sands that include gravel- to cobble-sized sedimentary and granitic clasts. These types of soils are considered to permeable and suitable to support a septic system or alternative wastewater disposal system.

Therefore, impacts are less than significant.

Mining Resources

Impact 4.1-6 Threshold: Result in the loss of availability of a known mineral resource that would be of value to the region and residents of the state; and,

Impact 4.1-7 Threshold: Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.

Development of the Project will not forfeit the potential to recover significant clay and gravel deposits located throughout the Project site, since material will be extracted and stockpiled for future economic use. The loss of regionally significant aggregate extraction can be mitigated if development allows for complete recovery of resources. Therefore, the Project has adopted a phasing concept that retains the clay mining activities and stockpiling of material to the extent that they are economically feasible. Economically viable mineral extraction operations will be gradually phased out as the Project evolves into residential community. Implementation of measures identified in SECTION 4.4 - LAND USE AND PLANNING and SECTION 4.9 - NOISE will reduce potential impacts to less than significant levels. It should be noted that Phase 6, the current location of the manufacturing facility, is the last to be scheduled for development (See FIGURE 2.0-21 - CONCEPTUAL PHASING PLAN).

With the development of the Project's phasing concept during aggregate extraction of the mineral resources within the Project site area, the Project will not create a loss of availability of certain mineral resources for the region, and residents of the State.

In addition, the underlying General Plan land use designations for the site include non-mineral extraction uses such as commercial, residential, mixed-use, and institutional uses. The Extractive Overlay will allow mining to continue until such time that long-term vision of the General Plan is realized in the form of the commercial, residential, mixed-use, and institutional uses.

Based on the analysis above, the Project is consistent with General Plan Goal 5 and Policies 5.1 through 5.3.

Therefore, the Project's impacts, to the availability of mineral resources and their availability and recovery during the Project's development, as well as the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan will be less than significant.

4.1.4 CUMULATIVE IMPACTS

Cumulative impacts to geology, soils, mineral resources and seismicity resources are addressed in the General Plan EIR which is incorporated by reference into this AVSP PEIR. Cumulative development in the Project area will increase the amount of exposed soils during grading and may result in increased erosion and downstream sedimentation. However, due to short-term nature of grading and construction activities, cumulative impacts resulting from erosion and sedimentation are not anticipated to be significant. The risk of seismic activity and ground shaking is common to the Project site and to all cumulative development in southern California. Cumulative impacts will be mitigated through individual design features.

All future development would be subject to review and being compliant with activities creating dust emissions during construction, grading and operations, including complying with the goals, policies and implementation programs for designing buildings to be in conformance with the California Building Code (CBC). Though future development will be subject to potential seismic or geologic hazards, the City's GP's contribution to geologic cumulative effects is considered less than cumulatively considerable and thus is not significant.

Development within the City of Lake Elsinore requires that project development comply with Federal, State and local regulations that are designed to protect people from increased hazards such as earthquakes, landslides and soil erosion. As a result, being in conformance with the CBCs and other measures to protect people and structures the AVSP and other projects within the area will have a level of impact less than significant and impacts will be less than cumulatively considerable.

In addition to implementation of the goals, policies and implementation programs identified within the City's GP EIR and this AVSP PEIR, mitigation measures are also discussed within SECTION 4.1 of this PEIR. With implementation of the additional applicable provisions of the City's Municipal Code that relate to geotechnical hazards, expansive soils, corrosive soils, landslides, and subsidence within the City and Sphere of Influence (SOI), potential cumulative impacts would be less than significant and no additional mitigation measures are required.

4.1.5 ENVIRONMENTAL MITIGATION MEASURES

4.1.5.1 Topography

Refer to SECTIONS 4.8 - AIR QUALITY AND GREENHOUSE ANALYSIS, and 4.3 - HYDROLOGY AND WATER QUALITY, for dust and erosion control measures associated with site grading.

4.1.5.2 Geologic Structures and Soils

G-1 Site specific geotechnical investigations, including subsurface fault studies, shall be completed prior to the approval of each implementing development proposal.

G-2 Soil, seismic, and foundation investigations shall be performed for each tract structural site. Structural foundations shall be designed to resist the effects of compressible/collapsible soils and expansive soils. The investigation shall also include engineering design for slope stabilization on northwest and southwest facing slopes that are cut into the Silverado Foundation. Recommendations may include over excavating and capping cut lots within granitic bedrock, Santiago Peak Volcanic and the Bedford Canyon Formation located on site with at least three feet of compacted fill to create easily excavatible pads for foundation, utility, and landscaping purposes. Similar grading plans for interior streets located in hard bedrock cut areas may also be recommended in the investigations, in addition to measures on the handling and selective replacement and/or removal off-site of oversized rock. These structures and grading characteristics shall be indicated in the construction design plans and subject to approval by the City Engineering Division prior to issuance of grading permits.

G-3 Prior to issuance of building permits, all compressible/collapsible soils as identified by the soil and foundation investigations shall be removed to underlying competent soils or bedrock. Unsuitable soil materials include stockpiles, uncompacted fill, alluvium, older alluvium and landslides. Varying depths of removal, depending on the type of soil material, shall be required, as recommended, in the investigations. The grading characteristics shall be indicated in the construction design plans and are subject to review and approval by the City Engineering Division.

G-4 Following completion of rough grading, a lot-by-lot classification shall be conducted to determine specific foundation recommendations of soils at exposed finished grade. The recommendations shall be indicated on construction design plans and are subject to review and approval by the City Engineering Division.

4.1.5.3 Seismicity

G-5 All structures shall be designed to resist seismic acceleration of 0.47g (two thirds of peak acceleration of 0.7g). This design resistance shall be demonstrated to the satisfaction of the City's Senior Building Division Inspector on the construction design plans prior to issuance of building permits.

G-6 To reduce liquefaction and subsidence potential identified in the soil/seismic study, study recommendations to include over-excavation and recompaction and removal of sandy alluvial soils and other soft soils and replacement with fill shall be implemented. Compliance with this measure shall be demonstrated on construction design plans for review and approval by the City Engineering Division, prior to issuance of grading permits. Also, the use of systems such as sub-drains for dewatering purposes could potentially be used to reduce the potential for subsidence and liquefaction.

G-7 Locally sheared or gouged bedrock materials that are exposed in areas of mapped, inactive faults shall either both be removed and capped, or fill stabilized in accordance with recommendations in the required soils investigation report.

G-8 Fault setbacks shall be documented and observed from active faults and fissures identified in the seismic study. Compliance with this measure shall be demonstrated on maps and construction design plans for review and approval by the City Engineering Division prior to issuance of grading permits.

G-9 Cut and fill slopes, underground utility trenches, buttresses and stabilization fills shall be designed to accommodate the addition of rain/irrigation water, while not adversely impacting structures and infrastructure. Engineering design of these areas is subject to review and approval by the City. Compliance with this measure shall be demonstrated on the grading plans prior to issuance of grading permits, to the satisfaction of the City Engineering Division.

G-10 To reduce the potential of the rise in the groundwater, due to the slow-down in mining dewatering activity, recommendations of compliance with this measure shall be demonstrated on construction design plans for review and approval by the City Engineering Division, prior to issuance of grading permits.

4.1.5.4 Landslides and Slope Instability

G-11 Prior to the approval of any Phased Development Plan or Subdivision Map as determined by the City Engineer, the applicant shall comply with the Landslide and Potential Slope Instability Recommendation contained in the *Geologic Constraints Study for an Environmental Impact Report (EIR) Submittal, Alberhill Villages Specific Plan, 1,374± Acres, West of Lake Street and South of Temescal Canyon Road, City of Lake Elsinore, Riverside County, California, by Petra Geotechnical Inc. dated March 16, 2010.*

4.1.6 SUMMARY OF ENVIRONMENTAL EFFECTS AFTER MITIGATION MEASURES ARE IMPLEMENTED

After implementation of the above mitigation measures, potentially significant impacts related to geology, soils, seismicity, and groundwater are reduced to below the level of significance. No unavoidable significant impacts relating to geology, soils, mineral resources, seismicity, and groundwater have been identified.

4.2 HAZARDS AND HAZARDOUS MATERIALS

This Section evaluates the potential impacts relative to hazards and hazardous materials resulting from the implementation of the proposed Project. Mitigation measures to reduce the impacts associated with hazards and hazardous materials are also recommended to address Project related impacts. This Section also evaluates impacts related to interference with an adopted emergency response plan and exposure of the Project to wildland fires.

The information in this section has been obtained from:

- City of Lake Elsinore. 2011. *City of Lake Elsinore General Plan (GP).* Certified/Adopted by City of Lake Elsinore, December 13, 2011. (This document is available for Public Review at the City of Lake Elsinore and the City of Lake Elsinore web-site: http://www.lake-elsinore.org; Accessed web-site May 15, 2012.);

- City of Lake Elsinore. 2011. *City of Lake Elsinore General Plan Update Final Program EIR*. Certified/Adopted by the City of Lake Elsinore, December 13, 2011. (This document is available for Public Review at the City of Lake Elsinore and the City of Lake Elsinore web-site: http://www.lake-elsinore.org; Accessed web-site May 15, 2012.);

4.2.1 ENVIRONMENTAL SETTING

4.2.1.1 Land Uses

The approximate 1,400-acre Project site is located south of the Interstate 15 (I-15) Freeway and west of Lake Street, within the City of Lake Elsinore. As discussed further within SECTION 3.0 - ENVIRONMENTAL SETTING, Sub-Section 3.2 - BACKGROUND AND HISTORY, for the Project area, a large portion of the site has been disturbed by mining operations that have occurred over the past 100 years. For many years, coal and clay were mined by tunneling and open pit methods. Since 1940, the clay has been mined almost entirely by open pit method. The mining activities are conducted throughout the property by two separate entities: Pacific Clay Products and Pacific Aggregates. Pacific Clay Products has owned the subject property since 1887 and has manufactured clay tile and bricks.

The Project site is within the City's Alberhill District (See FIGURE 4.4-1 - CITY OF LAKE ELSINORE PLANNING DISTRICTS), has the most unique attributes in its extractive activities. No other area within the City has the concentration or quality of mineral resources as those located within the Alberhill District. Because of the richness and abundance of resources, much of the Alberhill District has been disturbed by mining activities. The Alberhill District is at a crossroads and is poised to transition from an area that is being mined to an area that is planned for a series of master planned communities that encourage large areas designated as open space and preservation.

The County of Riverside previously approved the Horsethief Canyon Ranch Specific Plan adjacent to the western boundary of the AVSP Project site. The Horsethief Canyon Ranch Specific Plan is substantially developed, with residents living in developed neighborhoods and future phases are planned for construction.

The City of Lake Elsinore previously approved the Alberhill/Brighton Specific Plan (Brighton) project, a residential community combining residential, parks and open spaces located to the east of the AVSP Project site on approximately 980 acres. Once the Tri-Valley Agreement with the County of Riverside was established in 2004, approximately 600 acres was set-aside by the agreement by the County for conservation, with the approximately remaining 400 acres ear-marked for future mixed-use residential, commercial, school, and open space development and receiving approval as Vested Tentative Tract Map No. 35001. The Brighton Specific Plan site is currently vacant.

4.2.1.2 The Santa Ana Regional Interceptor (SARI) Line

The Santa Ana Regional Interceptor (SARI) line in adjacent the Project in Lake Street and extending northwesterly near the Project's northern boundary. The SARI line is a regional brine line constructed to protect the Santa Ana watershed from various saline wastes. The SARI line collects up to 30 million gallons per day (MGD) of non-reclaimable wastewater from the upper Santa Ana River basin; after treatment, it is discarded in the ocean.

4.2.1.3 Wildland Fire Hazards

According to Figure 3.1 *Wildfire Susceptibility* of the General Plan Public Safety and Welfare Element, the Project site is located within the "Very High" and "Moderate" Fire Hazard Zones. The Cal Fire *Fire Hazard Severity Zone Maps* also show the Project site as being located in the "Very High" and "Moderate" Fire Hazard Zones.

4.2.2 APPLICABLE PLANS AND REGULATIONS

4.2.2.1 Federal Regulations

Comprehensive Environmental Response, Compensation, and Liability Act.
Discovery of environmental health damage from disposal sites prompted the U.S. Congress to pass the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA or Superfund). The purpose of the CERCLA is to identify and clean up chemically contaminated sites that pose a significant environmental health threat. The Hazard Ranking System is used to determine whether a site should be placed on the National Priorities List for cleanup activities.

Superfund Amendments and Reauthorization Act.
The Superfund Amendments and Reauthorization Act (SARA) pertain primarily to emergency management of accidental releases. It requires formation of State and local emergency planning

committees, which are responsible for collecting, material handling, and transportation data for use as a basis for planning. Chemical inventory data are made available to the community at large under the "right-to-know" provision of the law. In addition, SARA also requires annual reporting of continuous emissions and accidental releases of specified compounds. These annual submissions are compiled into a nationwide Toxics Release Inventory (TRI).

Resource Conservation and Recovery Act.

The Resource Conservation and Recovery Act (RCRA) Subtitle C addresses hazardous waste generation, handling, transportation, storage, treatment, and disposal. It includes requirements for a system that uses hazardous waste manifests to track the movement of waste from its site of generation to its ultimate disposition. The 1984 amendments to the RCRA created a national priority for waste minimization. Subtitle D establishes national minimum requirements for solid waste disposal sites and practices. It requires states to develop plans for the management of wastes within their jurisdictions. Subtitle I requires monitoring and containment systems for underground storage tanks that hold hazardous materials. Owners of tanks must demonstrate financial assurance for the cleanup of a potential leaking tank.

Hazardous Materials Transportation Act.

The Hazardous Materials Transportation Act is the statutory basis for the extensive body of regulations aimed at ensuring the safe transport of hazardous materials on water, rail, highways, in the sky, or in pipelines. It includes provisions for materials classification, packaging, and marking, labeling, placarding, and shipping documentation.

4.2.2.2 State Regulations

California Code of Regulations.

Most State and Federal regulations and requirements that apply to generators of hazardous waste are spelled out in the California Code of Regulations (CCR), Title 22, Division 4.5. Title 22 contains the detailed compliance requirements for hazardous waste generators, transporters, treatment, storage, and disposal facilities. Because California is a fully authorized State according to RCRA, most RCRA regulations (those contained in 40 Code of Federal Regulations [CFR] 260, et seq.) have been duplicated and integrated into Title 22. However, because the Department of Toxic Substance Control (DTSC) regulates hazardous waste more stringently than the U.S. EPA, the integration of California and Federal hazardous waste regulations that make up Title 22 do not contain as many exemptions or exclusions as does 40 CFR 260. As with the California Health and Safety Code, Title 22 also regulates a wider range of waste types and waste management activities than do the RCRA regulations in 40 CFR 260. To aid the regulated community, California compiled the hazardous materials, waste and toxics-related regulations contained in CCR, Titles 3, 8, 13, 17, 19, 22, 23, 24, and 27 into one consolidated CCR, Title 26 "Toxics." However, the California hazardous waste regulations are still commonly referred to as Title 22. For the purposes of clarity, because of the extensive reach of Title 22 and Title 26, many common household products sold in grocery stores and home improvement warehouses qualify as hazardous materials. These items include household cleaners, detergents, paint, motor oil, lubricants, glues, pesticides, etc. The term "hazardous materials" is also defined to include

many onsite materials as well, such as lubricants, fuel, etc. Thus, when this section of the EIR discusses the transport and storage of "hazardous materials," it is referring to the potential transport of bulk products to the project locations and to the temporary storage of such materials at the project sites prior to repackage and transport to subsequent destinations.

Cortese List: Section 65962.5(a).

Government Code Section 65962.5 requires the California Environmental Protection Agency (CalEPA) to develop at least annually an updated Hazardous Waste and Substances Sites list (Cortese List). The Cortese List is a planning document used by the State, local agencies, and developers to comply with CEQA requirements in providing information about the location of hazardous materials release sites. Release sites include or hazardous materials release sites may include the following:

- All hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the Health and Safety Code.
- All land designated as hazardous waste property or border zone property pursuant to Article 11 (commencing with Section 25220) of Chapter 6.5 of Division 20 of the Health and Safety Code.
- All information received by the Department of Toxic Substances Control pursuant to Section 25242 of the Health and Safety Code on hazardous waste disposals on public land.
- All sites listed pursuant to Section 25356 of the Health and Safety Code.
- All sites included in the Abandoned Site Assessment Program.

The California DTSC is responsible for a portion of the information contained in the Cortese List. Other State and local government agencies are required to provide additional hazardous material release information for the Cortese List.

California Emergency Services Act.

Government Code 8550–8692 provides for the assignment of functions to be performed by various agencies during an emergency so that the most effective use may be made of all manpower, resources, and facilities for dealing with any emergency that may occur. The coordination of all emergency services is recognized by the State to mitigate the effects of natural, man-made, or war-caused emergencies that result in conditions of disaster or extreme peril to life, property, and the resources of the State, and generally, to protect the health and safety and preserve the lives and property of the people of California.

State Fire Plan.

The State Board of Forestry and the California Department of Forestry and Fire Protection have drafted a comprehensive update of the State Fire Plan for wildland fire protection in California. The planning process defines a level of service measurement, considers assets at risk,

incorporates the cooperative interdependent relationships of wildland fire protection providers, provides for public stakeholder involvement, and creates a fiscal framework for policy analysis.

4.2.2.3 Local Regulations

Lake Elsinore Municipal Code (LEMC) - Title 8, Chapter 8.56

The purpose of Chapter 8.56 (Prohibiting Storage of Hazardous Substances and Materials and the Parking of Vehicles Transporting Hazardous Substances or Materials in Residential Neighborhoods) of the LEMC is to protect residential neighborhoods from exposure of hazardous materials.

Lake Elsinore Municipal Code (LEMC) - Title 15, Chapter 15.56

The purpose of Chapter 15.56 (*Fire Code*) is to establish construction and suppression standards to protect persons and property from fire hazards including wildland fire hazards.

The following General Plan Goals and Policies are specifically applicable to the Project:

4.2.2.4 City's General Plan Public Safety and Welfare Goals, Policies and Implementation Program General Plan (page 3.6) *(City's certified/adopted December 13, 2011 GP)*

Chapter 3.0 - Public Safety and Welfare (Section 3.3.3 – (Hazards and Hazardous Materials Goal, Policies and Implementation Programs)

Goal 3 **Reduce the level of risk associated with the use, transport, treatment, and disposal of hazardous materials to protect the community's safety, health, and natural resources.**

Policies:

3.3 Encourage the safe disposal of hazardous materials with County agencies to protect the City against a hazardous materials incident.

3.5 Evaluate new development on or adjacent to the Santa Ana Regional Interceptor (SARI) line requiring extensive subsurface components or containing sensitive land uses such as schools on a project-by-project basis to determine impacts if an accident occurs.

Implementation Program: Through project review and the CEQA process the City shall assess new development and reuse applications for potential hazards, and shall require compliance with the County Hazardous Waste Management Plan and collaboration with its Department of Environmental Health.

Agency/Department: Community Development Department.

Chapter 3.0 - Public Safety and Welfare (Section 3.4 – (Wildland Hazards Goal, Policies and Implementation Programs)

Goal 4 **Adhere to an integrated approach to minimizing the threat of wildland fires to protect life and property using pre-fire management, suppression, and post-fire management.**

Policies:

4.1 Require on-going brush clearance and establish low fuel landscaping policies to reduce combustible vegetation along the urban/wildland interface boundary.

4.2 Create fuel modification zones around development within high hazard areas by thinning or clearing combustible vegetation within 100 feet of buildings and structures. The fuel modification zone size may be altered with the addition of fuel resistant building techniques. The fuel modification zone may be replanted with fire-resistant material for aesthetics and erosion control.

4.3 Establish fire resistant building techniques for new development such as non-combustible wall surfacing materials, fire-retardant treated wood, heavy timber construction, glazing, enclosed materials and features, insulation without paper-facing and automatic fire sprinklers.

Implementation Program: The City shall condition project to comply with Fire Department requirements, and work with the California Department of Forestry and the County Fire Department supporting public fire education and prevention programs.

Agency/Department: Community Development and Building & Safety Departments

Alberhill District

Goal 1 **The primary goal of the Alberhill District is to support and maintain a healthy transition from extractive/mining activities to a network of residential communities with a balanced mix of residential, commercial, light industrial, business professional, and institutional/public uses that provide a sense of place and high quality of life.**

Policies:

AH 1.3 Encourage proper land use compatibility between mining activities and surrounding uses.

AH 1.4 Impose conditions, as necessary, on mining operations to minimize or eliminate the potential adverse impact of mining operations on surrounding properties and the environment.

AH 1.5 Encourage new non-mining land uses adjacent to existing mining operations to provide an adequate buffer with a buffer distance from mining operations based on an evaluation of: noise, aesthetics, drainage, operating conditions and operating hours, biological resources, topography, lighting, traffic, and air quality.

Implementation Program: As part of project review and the CEQA process, the City shall evaluate and impose conditions, as necessary, that address land use compatibility and balance, preservation of wetlands and suitable open space, and appropriate buffers and distance between mining operations and new non-mining land uses.

Agency/Department: Engineering and Community Development Departments.

4.2.3 PROJECT IMPACT ANALYSIS

4.2.3.1 Thresholds of Significance

The City of Lake Elsinore has not established local CEQA significance thresholds as described in Section 15064.7 of the *State CEQA Guidelines*. However, the City of Lake Elsinore 'Environmental Checklist' for the subject Project (see Appendix A.1 of this document) which is based on Appendix G of the *State CEQA Guidelines* indicates that impacts related to 'Hazards and Hazardous Materials' may be considered potentially significant if the Project would:

- Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials;
- Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment;
- Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school;
- Be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment;
- 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, result in a safety hazard for people residing or working in the project area;
- For a project located within the vicinity of a private airstrip, result in a safety hazard for people working in the project area;
- Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation; and/or

Result in the exposure of 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.

4.2.3.2 Environmental Impacts

Impacts associated with drainage and hazards and hazardous materials have been identified. The impacts are categorized according to topic as discussed above in sub-section 4.2.3.1 and then addressed consecutively under each listed Threshold of Significance.

The following impacts are not located in this Section, but rather in Section 9.2 (Effects Found Not To Be Significant).

- 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, result in a safety hazard for people residing or working in the project area?
- For a project located within the vicinity of a private airstrip, result in a safety hazard for people working in the project area?

***Impact 4.2-1 Threshold: Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous* materials?**

Impact 4.2-2 Threshold: Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Construction Impacts
Heavy equipment (e.g., dozers, excavators, tractors) would be operated on the subject property during construction of the proposed Project. This heavy equipment would likely be fueled and maintained by petroleum-based substances such as diesel fuel, gasoline, oil, and hydraulic fluid, which is considered hazardous if improperly stored or handled. In addition, materials such as paints, adhesives, solvents, and other substances typically used in building construction would be located on the Project site during construction. Improper use, storage, or transportation of hazardous materials can result in accidental releases or spills, potentially posing health risks to workers, the public, and the environment. This is a standard risk on all construction sites, and there would be no greater risk for improper handling, transportation, or spills associated with the proposed Project than would occur on any other similar construction site. The Project is subject to all applicable federal, state, and local laws and regulations regarding hazardous materials, including but not limited requirements imposed by the Environmental Protection Agency, California Department of Toxic Substances Control, South Coast Air Quality Management District, and the Santa Ana Regional Water Quality Control Board.

The Project will implement General Plan Goal 3 and Policies 3.3 and 3.3 and Alberhill District Goal 1 and Policies AH-1.3 through AH-1.5.

Mitigation Measures HAZ-1 and HAZ-2 requires future implementing projects to demonstrate their avoidance of significant impacts associated with the use and storage of hazardous materials and disposal of hazardous materials through implementation of Policies 3.3 and 3.5 of the Hazards and Hazardous Materials section of the Public Safety and Welfare chapter and that proposed development on or adjacent to the SARI line would be required to analyze risks specific to sensitive land uses and the extent of subsurface components involved with building in these locations

Based on the analysis above, with implementation of Mitigation Measure HAZ-1 and HAZ-2, impacts will be less than significant for construction impacts

Long-Term Operation Related Impacts

The majority of the proposed Project site would be developed for residential land uses with the remaining areas developed as commercial, mixed-use, institutional, and open space and parks. These types of uses are not typically associated with the transport, use, or disposal of hazardous materials in quantities that would result in significant impacts. Although the Project's land uses may utilize products that contain toxic substances, such as cleansers, paints, adhesives, solvents, and products used for landscape maintenance, these products are usually in low concentration and small in amount and would not pose a significant risk to humans or the environment during transport to/from or use at the Project site. Pursuant to State law and local regulations, residents and operators of the non-residential uses would be required to dispose of hazardous waste (e.g., batteries, used oil, old paint) at a permitted hazardous waste collection facility.

Santa Ana Regional Interceptor (SARI) Line Impacts

The Santa Ana Regional Interceptor (SARI) line in adjacent the Project in Lake Street and extending northeasterly near the Project boundary. As required by the Phased Development Plan (PDP) and Design Review (DR) process, and future development will evaluate potential impacts for projects requiring extensive subsurface components or containing sensitive land uses such as schools on a project-by-project basis to determine impacts if an accident occurs along the SARI line.

The Project will implement General Plan Goal 3 and Policies 3.3 and 3.5.

Mitigation Measures HAZ-1 and HAZ-2 requires future implementing projects to demonstrate their avoidance of significant impacts associated with the use and storage of hazardous materials and disposal of hazardous materials through implementation of Policies 3.3 and 3.5 of the Hazards and Hazardous Materials section of the Public Safety and Welfare chapter and that proposed development on or adjacent to the SARI line would be required to analyze risks

specific to sensitive land uses and the extent of subsurface components involved with building in these locations.

Based on the analysis above, with implementation of Mitigation Measure HAZ-1 and HAZ-2, impacts will be less than significant for construction impacts.

Impact 4.2-3 Threshold: Emit hazardous emissions or handle hazardous materials or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Existing Schools

There are no schools located within ¼ mile of the Project site. The nearest school is the Luiseno Elementary School located approximately ½ mile west of the Project site.

Proposed Schools

The Project proposes an elementary school site and has an area planned for a university campus or similar educational institution intended to accommodate up to 6,000 students.

The M-3 zoning regulations (Title 17, Chapter 17.144 *M-3 Mineral Resources and Related Manufacturing District)* of the City of Lake Elsinore Municipal Code which regulate mining will remain in effect for those areas being mined while the Project site transitions to the non-mining land uses proposed by the Specific Plan. The M-3 zoning regulations contain appropriate standards and criteria to ensure public health and safety from mining activities and adjacent non-mining land uses.

The Phased Development Plan (PDP) and Design Review (DR) process will review the "edge condition" between non-mining land uses adjacent to existing mining regulations to ensure compatibility at the time more detailed plans are brought forward for review.

The Project will implement General Plan Goal 3 and Policy 3.3.

In addition, with on-going mandatory compliance with the M-3 zoning regulations, potential impacts to future schools will be ***less than significant.***

Impact 4.2-4 Threshold: 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?

According to the CalEPA website (accessed October 4, 2015), below are the data resources that provide information regarding the facilities or sites identified as meeting the "Cortese List" requirements.

- *List of Hazardous Waste and Substances sites from the Department of Toxic Substances Control EnviroStor database.*

- *List of Leaking Underground Storage Tank Sites by County and Fiscal Year from Water Board GeoTracker database.*

- *List of Solid Waste Disposal Sites identified by Water Board with waste constituents above hazardous waste levels outside the waste management unit.*

- *List of Active Cease and Desist Orders and Cleanup and Abatement Orders identified by the Regional Water Board.*

- *List of Hazardous Waste Facilities Subject to Corrective Action pursuant to §25187.5 of the Health and Safety Code, identified by the Department of Toxic Substances Control.*

The above referenced lists were consulted on October 4, 2015 to determine if the Project site appeared on any of the lists. Based on the research, the Pacific Clay portion of the site was identified as having two (2) previous Underground Leaking Storage Tanks (RB Case # 083303229T and Loc. Case # 980657). Both of these cases have been deemed 'closed." ***Therefore, impacts are less than significant.***

Impact 4.2-5 Threshold: Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Primary access to the Project site is proposed from Temescal Canyon Road and Lake Street which are improved roadways. The Project site does not contain any emergency facilities nor does it serve as an emergency evacuation route. During construction and long-term operation, the Project would be required to maintain adequate emergency access for emergency vehicles via Temescal Canyon Road and Lake Street and connecting roadways as required by the City. Furthermore, the Project would not result in a substantial alteration to the design or capacity of any public road that would impair or interfere with the implementation of evacuation procedures. ***Because the Project would not interfere with an adopted emergency response or evacuation plan, impacts are less than significant.***

Impact 4.2-6 Threshold: Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands area adjacent to urbanized areas or where residences are intermixed with wildlands?

According to Figure 3.1 *Wildfire Susceptibility* of the General Plan Public Safety and Welfare Element, the Project site is located within areas designated as being within the "Very High" and "Moderate" Fire Hazard Zones. The Cal Fire *Fire Hazard Severity Zone Maps* also show the Project site as being located in the "Very High" and "Moderate" Fire Hazard Zones.

The Project will implement General Plan Policies 4.1 through 4.3 to reduce impacts from wildland fire hazards.

Site specific details are not known at this time for future implementing projects. Mitigation Measure HAZ-3 requires that Individual projects implemented through pursuant to a Phased Development Plan, Subdivision, Map, or Design Review shall be required to implement, as necessary, on-going brush clearance, the establishment of low fuel landscaping policies to reduce combustible vegetation along the urban/wildland interface boundary,create fuel modification zones around development within high hazard areas by thinning or clearing combustible vegetation within 100 feet of buildings and structures, and usingfuel resistant building techniques.

Based on the analysis above, with implementation of Mitigation Measure HAZ-3, impacts will be less than significant.

4.2.4 CUMULATIVE IMPACTS

Cumulative impacts related to hazards and hazardous materials are addressed in the General Plan EIR which is incorporated by reference into this AVSP PEIR. The use of hazardous materials in the City of Lake Elsinore and the Lakeland Village Sphere District is controlled and permitted by Riverside County Department of Environmental Health Hazardous Materials Branch (Branch), a State-designated Certified Uniform Program Agency, whose responsibilities include: inspecting hazardous material handlers and hazardous-waste generators to ensure compliance with laws and regulations; ensuring the preparation and implementation of Business Plans, emergency response plans, and accident prevention plans for businesses that handle hazardous materials; providing 24-hour response to emergency incidents involving hazardous materials or wastes; and conducting investigations and taking enforcement action as necessary against anyone who disposes of hazardous waste illegally or otherwise manages hazardous materials or wastes in violation of Federal, State, or local laws and regulations.

The hazardous materials control and safety programs and available emergency-response resources of the Branch, along with periodic inspections to ensure regulatory compliance, reduce the potential risk of upset and exposure to hazardous materials associated with nearby businesses. Similar to the proposed project, development of other planned projects within the City of Lake Elsinore would be required to adhere to the existing laws and regulations regarding the use, storage, transport, or disposal of hazardous materials and waste.

Moreover, the proposed project would not result in any safety hazards related to adopted emergency response plans, or wildland fire hazards. The project would not combine with other projects to result in a cumulatively considerable impact with respect to these potential hazards. In addition, the project would be consistent with General Plan policies as demonstrated in the analysis above. Therefore, the proposed project will not make a significant contribution to any cumulatively considerable impacts related to hazardous materials, hazardous waste, or the creation of any health hazards and no additional mitigation measures are required.

4.2.5 ENVIRONMENTAL MITIGATION MEASURES

HAZ-1 As part of the approval process for a Phased Development Plan, Subdivision, Map, or Design Review application, projects shall be required to demonstrate their avoidance of significant impacts associated with the use and storage of hazardous materials and disposal of hazardous materials through implementation of Policies 3.3 and 3.5 of the Hazards and Hazardous materials section of the Public Safety and Welfare chapter of the General Plan. (Ref. *General Plan EIR Mitigation Measure MM Hazards 1).*

HAZ-2 As part of the approval process for a Phased Development Plan, Subdivision, Map, or Design Review application, projects shall be required to demonstrate their avoidance of significant impacts associated with exposure to hazardous materials through implementation of General Plan Policies 3.3 and 3.5 of the Hazardous Materials section of the Public Safety and Welfare chapter. Proposed development on or adjacent to the SARI line would be required to analyze risks specific to sensitive land uses and the extent of subsurface components involved with building in these locations. (Ref. *General Plan EIR Mitigation Measure MM Hazards 2).*

HAZ-3 As part of the approval process for a Phased Development Plan, Subdivision, Map, or Design Review application, projects shall be required to demonstrate their avoidance of significant impacts associated with 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).*

4.2.6 SUMMARY OF ENVIRONMENTAL EFFECTS AFTER MITIGATION MEASURES ARE IMPLEMENTED

After implementation of the above mitigation measures, the potentially significant impacts related to hazards and hazardous materials are reduced to less than significant levels. No unavoidable adverse impacts to hazards and hazardous materials are anticipated with the implementation of mitigation measures.

4.3 HYDROLOGY AND WATER QUALITY

This section discusses the existing conditions regarding the hydrology and drainage of the Alberhill Village Specific Plan (AVSP) Project site and vicinity, analyzes the potential hydrological and drainage impacts that may result from Project implementation, recommends mitigation measures designed to reduce identified impacts, and identifies any potentially significant hydrological and drainage impacts that may remain following mitigation.

The information in this section has been obtained from:

- California State Water Resources Control Board. 2009. General Construction Permit Order No. 2010-014-DWQ, NPDES No. CA 000002. September 2, 2009. (This document is located within Appendix C to this Program EIR; Web-site: http://www.waterboards.ca.gov/waterissues/programs/stormwater/docs/conspermits/wqo2009_0009dwg.pdf; Accessed web-site on January 10, 2014);

- City of Lake Elsinore. 2011. *City of Lake Elsinore General Plan (GP).* Certified/Adopted by City of Lake Elsinore, December 13, 2011. (This document is available for Public Review at the City of Lake Elsinore and the City of Lake Elsinore web-site: http://www.lake-elsinore.org; Accessed web-site May 15, 2012.);

- City of Lake Elsinore. 2011. *City of Lake Elsinore General Plan Update Final Program EIR*. Certified/Adopted by the City of Lake Elsinore, December 13, 2011. (This document is available for Public Review at the City of Lake Elsinore and the City of Lake Elsinore web-site: http://www.lake-elsinore.org; Accessed web-site May 15, 2012.);

- KWC Engineers. 2015. *Preliminary Hydrologic Analysis.* April 2015. Prepared for Pacific Clay Project in the City of Lake Elsinore, California. (This document is within Appendix C of this Program Environmental Impact Report (EIR).);

- KWC Engineers. 2015. *Project Specific Preliminary Water Quality Management Plan.* For Alberhill Villages - Westerly Side of Lake Street between Temescal Canyon Road & Alberhill Ranch Road. April 7, 2015. (This document is within Appendix C of this Program EIR - behind the *Preliminary Hydrologic Analysis*.);

- PETRA Geotechnical, Inc. 2010. *Geologic Constraints Study for an Environmental Report (EIR) Submittal, Alberhill Villages Specific Plan, 1,374± Acres, West of Lake Street and South of Temescal Canyon Road.* City of Lake Elsinore, Riverside County, California. March 16, 2010. (This document is within Appendix B of this Program EIR.); *(PETRA 2010);*

- Douglas Wood & Associates. 1989. *Alberhill Ranch Specific Plan, Draft Environmental Impact Report.* Prepared for the City of Lake Elsinore, April, 1989. (This document is available for Public Review at the City of Lake Elsinore.); and,

- Eastern Municipal Water District. 1990. *West San Jacinto Groundwater Management Plan*. (This document is located and available for Public Review at the EMWD.).

KWC Engineers has performed a hydrologic analysis for the Project site and its tributary watershed to Temescal Canyon Wash (Creek) located along and south of the Interstate15 (I-15) Freeway at Lake Street. The existing and proposed hydrology conditions were analyzed using the Synthetic Unit Hydrograph Method as outlined in the Riverside County Flood Control and Water Conservation District (RCFC & WCD) Hydrology Manual (1978). AutoCAD 2010 and HEC-HMS v3.2 programs were used to delineate the watersheds and compute the existing and proposed condition hydrographs for the five drainage areas. Runoff volumes and peak flows for the 2-year, 5-year, 10-year, and 100-year storm events for the 1-hour, 3-hour, 6-hour and 24-hour storm duration (except for the 100-year 24-hour) were determined. The increased runoff mitigation facilities (referred to as "detention basins") were sized for the largest difference between the 2-year, 5-year, and 10-year return periods with the 1-hour, 3-hour, 6-hour, and 24-hour duration events, such that the proposed condition peak discharge for the entire development is not greater than the existing condition peak discharge. The 100-year storm shall pass through the detention basins without damage to the basin. The design criteria follow the 1995 RCFC & WCD guidelines for the design of increased runoff mitigation facilities.

4.3.1 ENVIRONMENTAL SETTING

4.3.1.1 Hydrology - Background of Surrounding Area

The Project is located in the Santa Ana River Watershed and is tributary to Temescal Canyon Wash (Creek) that originates in the San Jacinto Mountains as the San Jacinto River. The headwaters of the San Jacinto River are at San Jacinto Peak, elevation 10,831. The San Jacinto River flows westerly through the San Jacinto Valley and the Perris Valley, terminating at Railroad Canyon Reservoir, also known as Canyon Lake. The San Jacinto Watershed encompasses approximately 730 square miles at this location. Railroad Canyon Reservoir is a water conservation facility capturing runoff from the San Jacinto watershed and supplemented by releases from Lake Perris during the dry season. Releases from Railroad Canyon Reservoir pass through Railroad Canyon prior to discharging to Lake Elsinore (Lake). The Lake discharges to Temescal Canyon Wash (Creek), flowing northwesterly to the Prado Flood Control Basin and Santa Ana River.

Lake Elsinore and the properties adjacent to the Lake have a long history of flooding. The 100-year flows from the San Jacinto River can cause levels at Lake Elsinore to rise substantially. Flooding is exacerbated by the low capacity and high elevation of the Temescal outlet that is intended to accommodate flood waters of the Lake and carry the waters through Temescal Canyon Wash (Creek). Historically, the Lake had no outlet below elevation 1260, the elevation

where the Lake waters could "spill" into the Temescal Canyon Wash (Creek). Damaging floods occurred in 1916, 1980 and 1983. During the flood of 1980, the Lake level reached an elevation of nearly 1,266 feet, causing about $34,000,000 in property damage.

The U.S. Army Corps of Engineers (ACOE) began studying the flooding problems at Lake Elsinore in 1962. Corps involvement has culminated in improvements of Temescal Canyon Wash (Creek) from the Lake to Riverside Drive, under the Corps Continuing Authorities Program (CCAP). The Corps redesign of Temescal Canyon Wash (Creek) lowered the "spillway" elevation of the Lake to elevation 1255, reducing the 100-year water surface elevation of the Lake from 1,266 to 1,262.

4.3.1.2 Drainage

FIGURES 4.3-1 and 4.3-2 show the approximate existing conditions and FIGURES 4.3-3 and 4.3-4 show the approximate proposed drainage condition within the watershed study area for the Project. The Project site is located within the Rice Canyon and Horsethief Canyon Districts where each drainage watershed is differentiated in FIGURE 4.3-2 and FIGURE 4.3-4 by a different color.

The study area is comprised of five drainage watersheds that drain to five discharge points along the Project boundaries and ultimately to Temescal Canyon Wash (Creek). The proposed development drainage area includes approximately 1,400 acres within the AVSP and 400 acres within the future Alberhill Ridge Project. Additional tributary development drainage areas have also been included from the adjacent Alberhill Ranch Project (Lake Street Detention Basin) and Horsethief Canyon Ranch Project, approximately 300 acres and 50 acres, respectively. In addition, the study area also includes approximately 2,000 acres of undeveloped land from the southwest and 100 acres of undeveloped County of Riverside land [Western Riverside Multiple Species Habitat Conservation Plan (MSHCP) land] from the east.

The Project site is currently being mined for clay to produce brick and also for sand and gravel for use in concrete and building materials. As a result, much of the landform is disturbed, as compared to the natural state, and several depressions (former mining pits) remain that support season and perennial retention areas. Much of the site vegetation has been removed during the mining process. A few drainage improvements exist on-site. Stormwater is channeled in temporary swales along access roads in some areas and flows in a sheet flow fashion following the site relief as in other areas.

The Project proposes a series of above- and below-ground drainage facilities strategically located to pick up, contain as necessary, and convey the surface runoffs through the site to their respective discharge points with the same peak discharge and volume as in the existing condition.

4.3.1.3 Federal Emergency Management Agency and Flood Insurance Rate Maps

The Federal Emergency Management Agency (FEMA) publishes Flood Insurance Rate Maps (FIRM) for the Project area. The FIRM panels indicate the 100-year floodplain (1% annual flood chance) is limited to Temescal Canyon Wash (Creek), the remaining portions of the site are shown as Zone C, defined as areas of minimal flooding per FIRM No. 06065C2007G. Temescal Canyon Wash (Creek) runs along the Project in an east to west direction along the northerly property line, just south of the I-15 Freeway. FEMA has prepared a detailed Flood Insurance Study (FIS) for this reach of Temescal Wash. Development or structures within the floodplain limits would be required to obtain flood insurance. However, FEMA allows the floodplain/floodway limits to be revised or modified based on either a more detailed analysis of the existing drainage course or a detailed analysis of a proposed channelizing of the floodway through filing of a Conditional Letter of Map Revision (CLOMR) and Letter of Map Revision (LOMR) process. FIGURE 4.3-5 - CITY OF LAKE ELSINORE HYDROLOGIC RESOURCES, shows the current location of the 100-year floodplain.

The Alberhill Villages project proposes to grade the existing Temescal Canyon Wash (Creek) drainage course to create a more confined trapezoidal channel to convey the drainage runoff across the site. Preliminary studies have been prepared by KWC Engineers to analyze the potential configuration and alignment of this channel. The analysis estimates that a trapezoidal earthen channel with a bottom width of 150 feet and 3:1 side slopes will be sufficient to convey the drainage runoff across the Project site and contain the runoff within the proposed earthen channel. Therefore, the initial analysis results suggest that the Project can process a CLOMR/LOMR with FEMA to revise the existing mapped floodplain and floodway limits as shown on the current FIRM Map.

Currently the City of Lake Elsinore Engineering Department is preparing initial plans and studies to reconstruct the existing Temescal Canyon Road Bridge over Temescal Creek. The City plans to construct a portion of the ultimate Temescal Creek Channel as they construct the new bridge. The Alberhill Villages project will join Temescal Creek at the upstream and downstream limits of the portion of Temescal Creek that the City constructs and extend to the project boundary. Likewise, the Project will join Temescal Canyon Road at the southerly limits of the City project.

During the final engineering and construction phase of the Alberhill Village development, detailed Hydrology and Hydraulics Reports, and CLOMR will be prepared and submitted to Riverside County Flood Control & Water Conservation District (RCFC & WCD), City of Lake Elsinore, and FEMA for review and approval. After the reconstruction of the Temescal Creek, a LOMR will be processed through FEMA for review and approval.

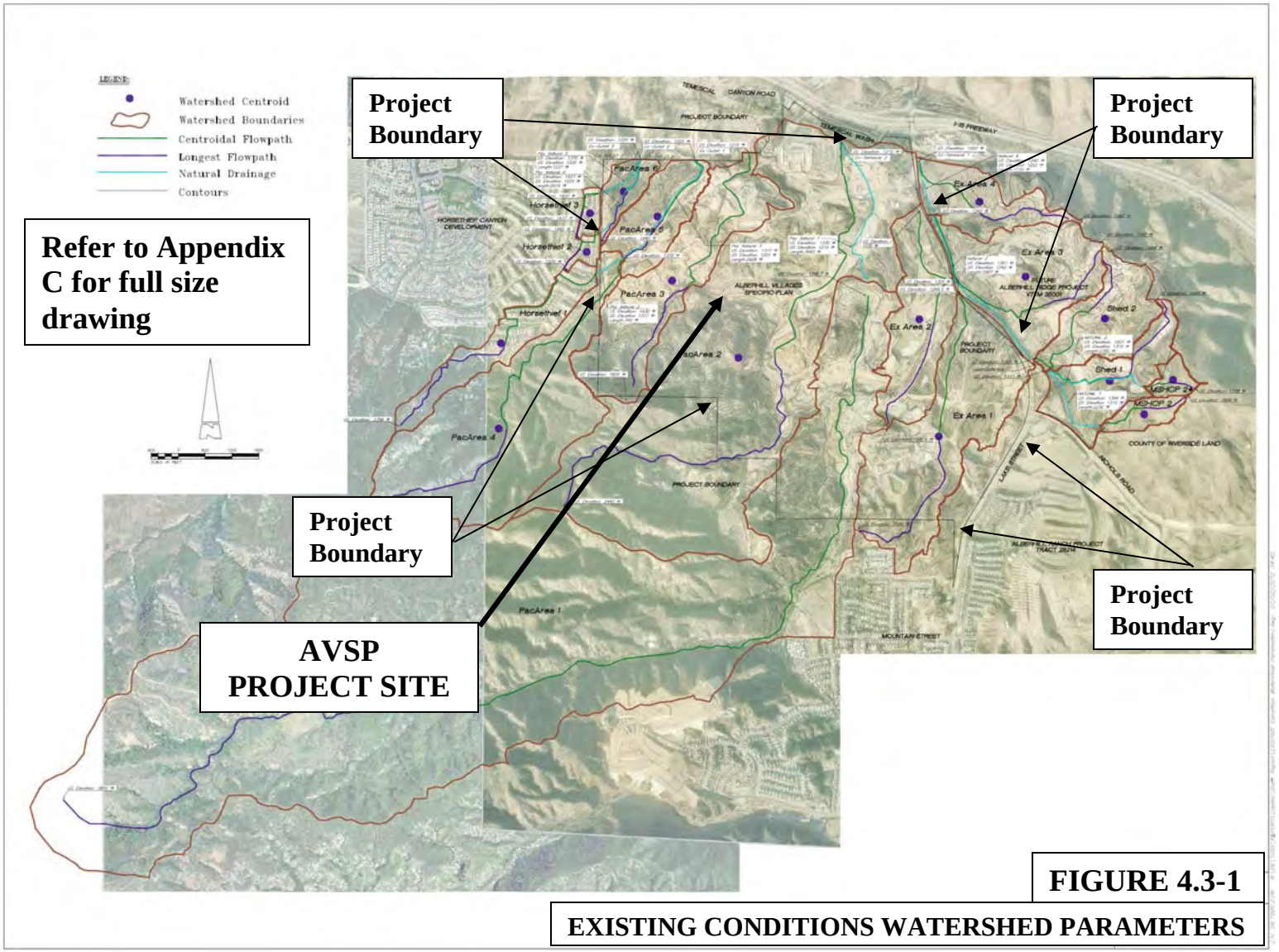
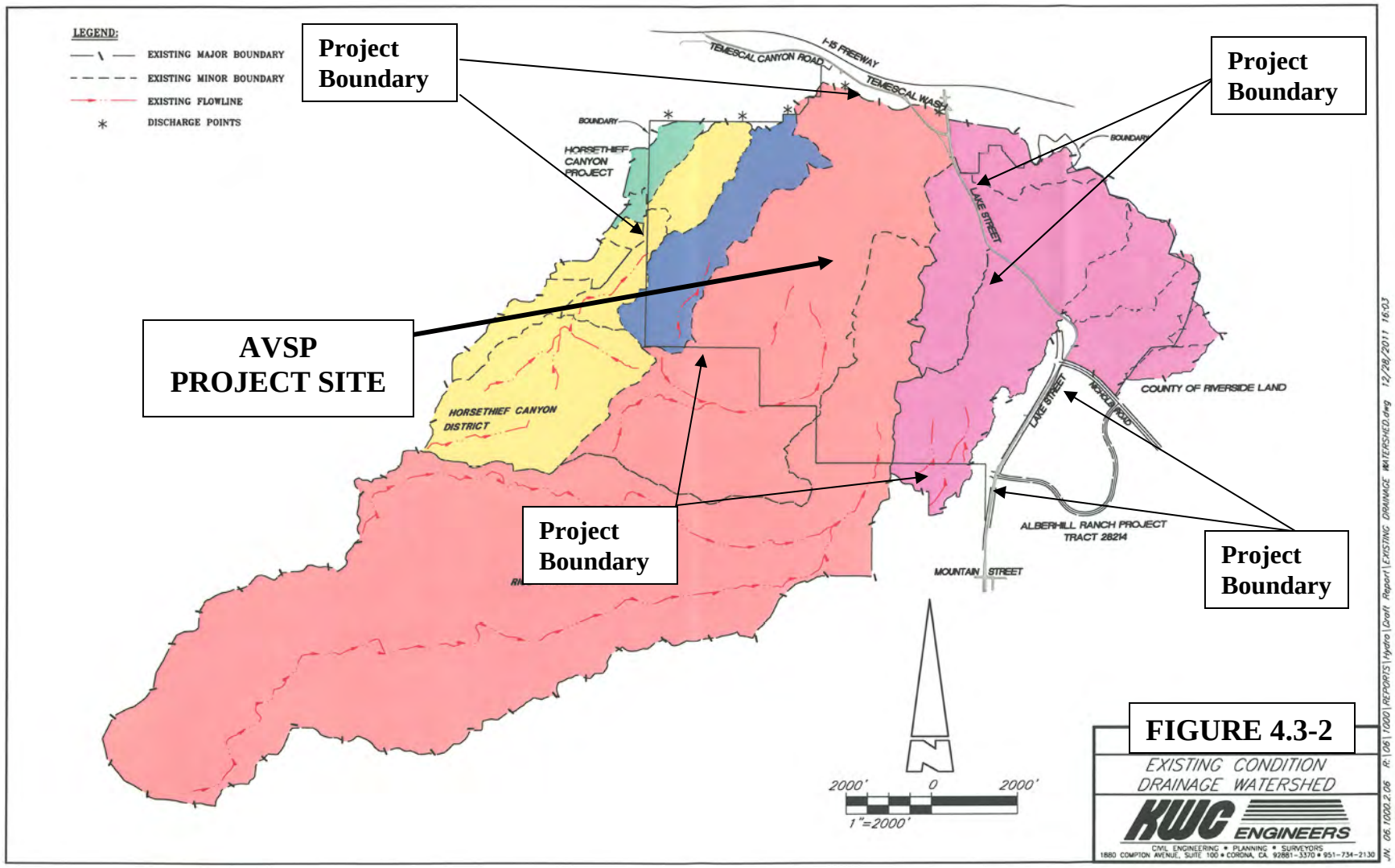


FIGURE 4.3-1

EXISTING CONDITIONS WATERSHED PARAMETERS


LEGEND:
EXISTING MAJOR BOUNDARY
EXISTING MINOR BOUNDARY
EXISTING FLOWLINE
DISCHARGE POINTS
Project Boundary
Project Boundary
AVSP PROJECT SITE
Project Boundary
Project Boundary
TEMESCAL CANYON ROAD
I-15 FREEWAY
TEMESCAL WASH
BOUNDARY
HORSETHIEF CANYON PROJECT
LAKE STREET
HORSETHIEF CANYON DISTRICT
COUNTY OF RIVERSIDE LAND
NEWCOMB ROAD
ALBERHILL RANCH PROJECT TRACT 28214
MOUNTAIN STREET
2000' 0 2000'
1"=2000'
FIGURE 4.3-2
EXISTING CONDITION
DRAINAGE WATERSHED
KWC ENGINEERS
CIVIL ENGINEERING • PLANNING • SURVEYORS
1880 COMPTON AVENUE, SUITE 100 • CORONA, CA. 92881-3370 • 951-734-2130

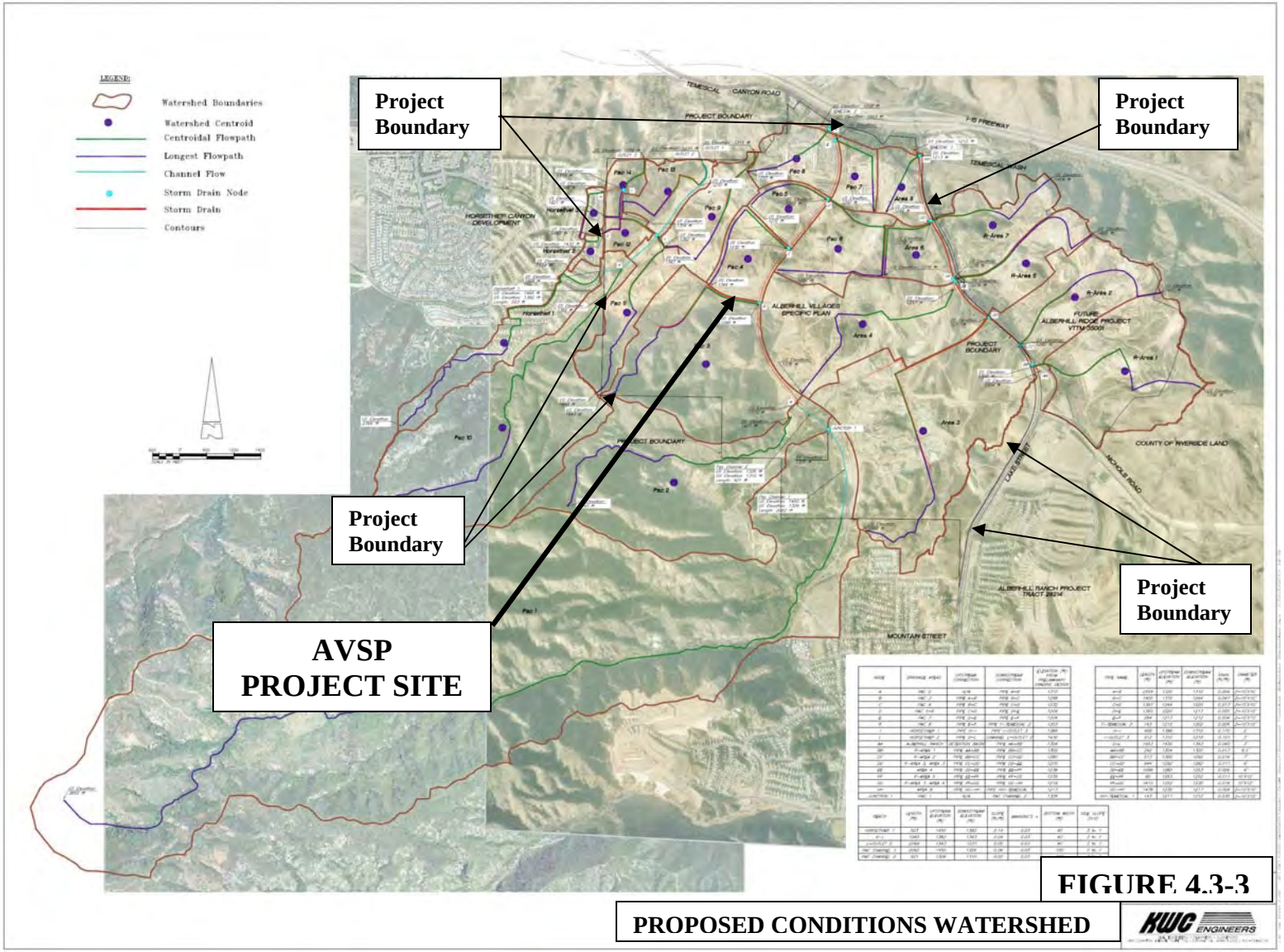
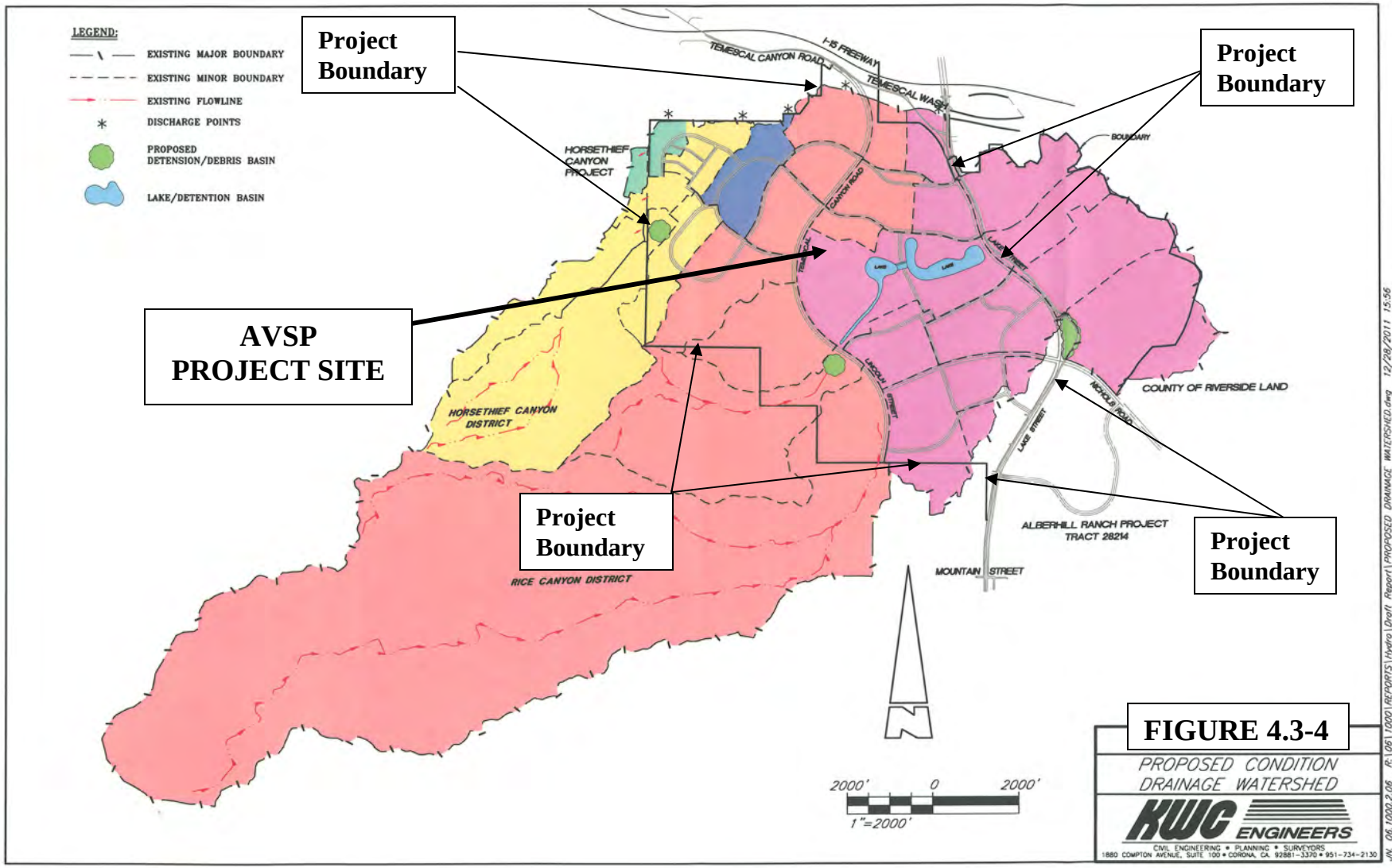


FIGURE 4.3-3

PROPOSED CONDITIONS WATERSHED


LEGEND:
EXISTING MAJOR BOUNDARY
EXISTING MINOR BOUNDARY
EXISTING FLOWLINE
DISCHARGE POINTS
PROPOSED DETENSION/DEBRIS BASIN
LAKE/DETENTION BASIN
Project Boundary
Project Boundary
AVSP PROJECT SITE
Project Boundary
Project Boundary
TEMESCAL CANYON ROAD
I-15 FREEWAY
TEMESCAL WASH
HORSETHIEF CANYON PROJECT
HORSETHIEF CANYON DISTRICT
RICE CANYON DISTRICT
COUNTY OF RIVERSIDE LAND
ALBERHILL RANCH PROJECT TRACT 28214
MOUNTAIN STREET
LAKE STREET
NICHOLS ROAD
2000' 0 2000'
1"=2000'
FIGURE 4.3-4
PROPOSED CONDITION DRAINAGE WATERSHED
KWC ENGINEERS
CIVIL ENGINEERING • PLANNING • SURVEYORS
1880 COMPTON AVENUE, SUITE 100 • CORONA, CA. 92881-3370 • 951-734-2130

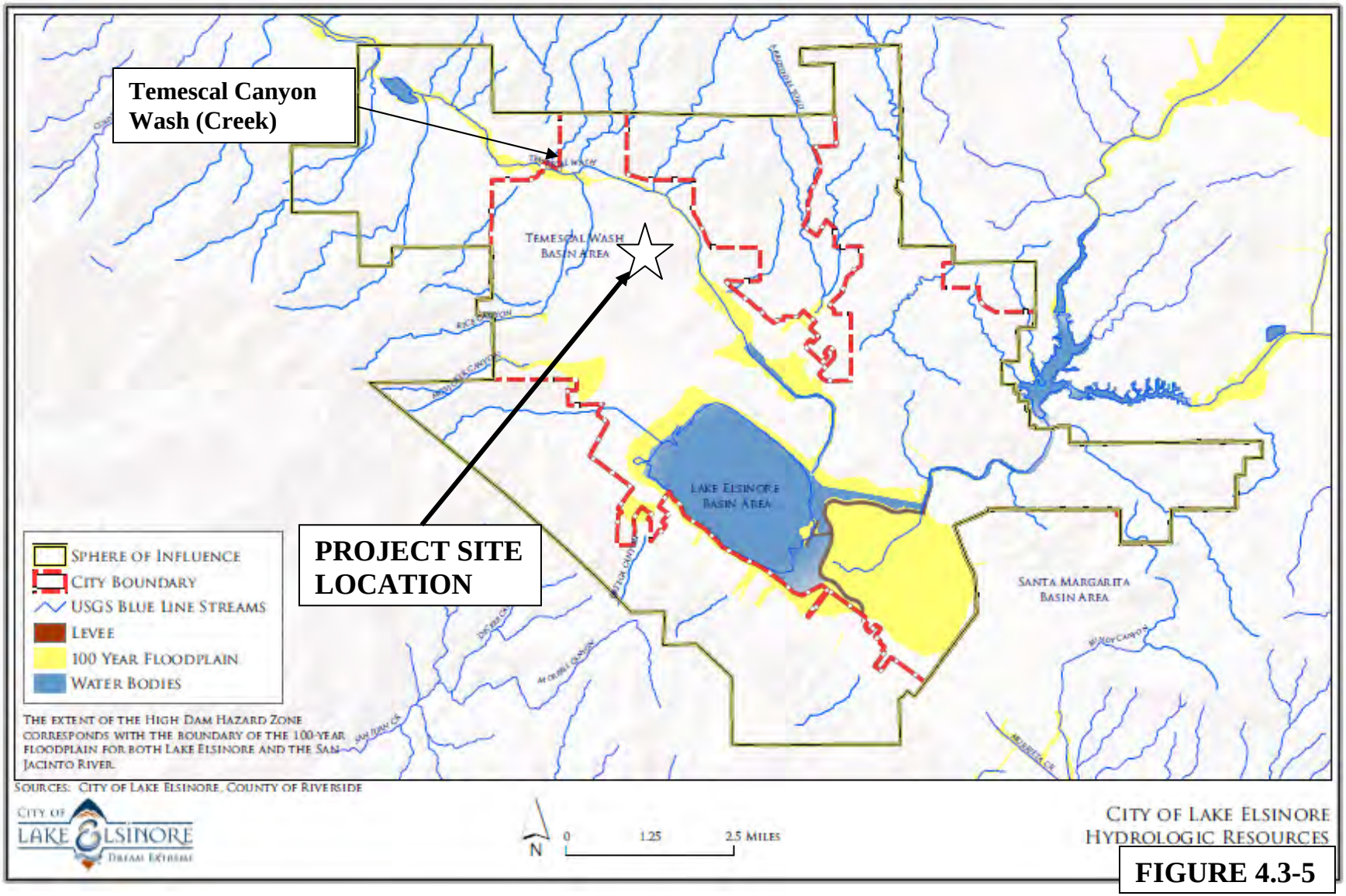

Temescal Canyon Wash (Creek)
PROJECT SITE LOCATION
Temescal Wash Basin Area
Lake Elsinore Basin Area
Santa Margarita Basin Area
Sphere of Influence
City Boundary
USGS Blue Line Streams
Levee
100 Year Floodplain
Water Bodies
The extent of the High Dam Hazard Zone corresponds with the boundary of the 100-year floodplain for both Lake Elsinore and the San Jacinto River.
Sources: City of Lake Elsinore, County of Riverside
City of Lake Elsinore
Dream Extreme
N
0
1.25
2.5 Miles
City of Lake Elsinore
Hydrologic Resources

FIGURE 4.3-5

4.3.1.4 Detention Analysis with Peak Flows and Peak Runoff Volume Results

KWC's studies of the on-site detention facilities presented a comparison between the existing and proposed peak outflow at the various outlet points, without and then with a detention pond in place. As indicated within TABLES 4.3-1 and 4.3-2, the proposed conditions peak flow is lower than the existing conditions peak flow for the drainage watershed discharging at Outlet 1 and Outlet 3 for the 2-year, 5-year, 10-year, and 100-year storm events. However, the proposed conditions peak flow is higher than the existing conditions peak flow for the drainage watershed discharging at Outlet 2, Temescal 1, and Temescal 2.

TABLE 4.3-3 presents a comparison between the existing and proposed peak volume at the outlet point without a proposed detention pond in place. As indicated in TABLE 4.3-4, the proposed conditions peak volume is lower than the existing conditions peak runoff volume for the drainage watershed discharging at Outlet 1 and Outlet 3 for the 2-year, 5-year, 10-year, and 100-year storm events. However, the proposed conditions peak runoff volume is larger than the existing conditions peak runoff volume for the drainage watershed discharging at Outlet 2, Temescal 1, and Temescal 2. Therefore, an 8.5 ac.-ft. detention basin at the upstream end of the Outlet 2 area, a 16.9 ac.-ft. detention basin in the Temescal 1 area and a 7.5 ac-ft. detention basin in the Temescal 2 area is proposed to mitigate the increase in volume. The results are further presented within KWC's *Preliminary Hydrologic Analysis Report* that is located within Appendix C of this Program EIR.

4.3.1.5 Proposed Master Drainage Facilities and Related Studies

FIGURE 4.3-6 shows the approximate master drainage facilities for the Project. The estimated sizes of these facilities and their approximate locations are intended for conceptual purposes only and will be refined in the design review process.

Reference studies prepared for the adjacent Tract 28214 Alberhill Ranch project and Horsethief Canyon Ranch Specific Plan project have been reviewed and evaluated. The flows and/or tributary drainage areas have been included in the hydrologic models presented within KWC's *Preliminary Hydrologic Analysis Report* that is located within Appendix C of this Program EIR.

4.3.1.6 Debris Basin Analysis

Section 4 of KWC's *Preliminary Hydrologic Analysis Report* also took into account the potential debris yield for the undeveloped tributary watershed areas upstream of the development. This calculated debris yield was then used to determine the size of the debris basins required upstream of the drainage watersheds. The ACOE Los Angeles District Method was used to predict the debris yield within watersheds Pac 1, Pac 2, and Pac 10 for both the Rice Canyon District and Horsethief Canyon District.

Further, methods used, design criteria, and findings are reported within the KWC report on pages 19 through 20 found within Appendix C of this Program EIR, and in summary:

- The findings for the undeveloped tributary area (Pac 1 and Pac 2): the calculations produced a debris yield of 104,496 CY that equals 64.8 AC-FT. With a Factor of Safety 1.25 taken into consideration, the total debris yield is 130,620 CY, or 80.9 AC-FT.
- The findings for the undeveloped tributary area (Pac 10): the calculations produced a debris yield of 15,390 CY that equals 9.5 AC-FT. With a Factor of Safety of 1.25 taken into consideration, the total debris yield is 19,238 CY, or 11.9 AC-FT.

Therefore, a 21 AC-FT (12 AC-FT debris + 9 AC-FT) basin and an 89 AC-FT basin are proposed for the Project, as shown in FIGURE 4.3-6.

TABLE 4.3-1 - EXISTING AND PROPOSED CONDITIONS PEAK FLOWS

Storm Event	**Existing Conditions Peak Discharge (cfs)**				**Proposed Conditions Peak Discharge (cfs)**			
	Ex-Outlet 1				**Outlet 1**			
	1-hour	3-hour	6-hour	24-hour	1-hour	3-hour	6-hour	24-hour
2-year	153.6	89.6	83.3	12.9	92.3	44.0	43.2	5.2
5-year	217.6	130.8	123.3	35.8	126.7	62.2	61.1	13.7
10-year	303.7	190.1	180.2	83.0	166.4	84.0	82.2	25.0
100-year	542.1	320.6	295.6	--	294.4	141.0	134.0	--
	Ex-Outlet 2				**Outlet 2**			
	1-hour	3-hour	6-hour	24-hour	1-hour	3-hour	6-hour	24-hour
2-year	288.7	163.2	150.1	24.8	276.5	194.7	185.9	26.2
5-year	418.7	268.2	251.2	54.5	427.5	318.9	301.9	72.3
10-year	607.1	437.3	415.9	173.0	665.1	509.5	486.9	199.7
100-year	1111.2	767.5	715.0	--	1252.2	900.5	837.8	--
	Ex-Outlet 3				**Outlet 3**			
	1-hour	3-hour	6-hour	24-hour	1-hour	3-hour	6-hour	24-hour
2-year	51.9	23.5	24.4	2.8	50.7	19.6	19.4	1.6
5-year	76.5	39.2	37.5	5.6	69.5	28.2	28.0	5.3
10-year	107.9	57.1	54.8	16.4	90.5	38.3	37.8	10.4
100-year	201.7	99.1	92.6	--	160.5	65.2	62.4	--
	Ex-Temescal 1				**Temescal 1**			
	1-hour	3-hour	6-hour	24-hour	1-hour	3-hour	6-hour	24-hour
2-year	613.9	406.5	392.1	71.3	1051.9	635.1	631.8	93.4
5-year	923.3	622.9	589.8	166.1	1482.2	914.7	908.8	250.5
10-year	1331.3	917.8	881.6	366.4	2001.6	1260.4	1264.1	445.6
100-year	2672.4	1927.3	1813.6	--	3781.6	2505.9	2431.2	--
	Ex-Temescal 2				**Temescal 2**			
	1-hour	3-hour	6-hour	24-hour	1-hour	3-hour	6-hour	24-hour
2-year	739.4	476.7	474.6	139.1	793.4	548.2	540.5	158.1
5-year	1159.9	840.1	915.0	235.1	1205.9	931.7	974.7	282.0
10-year	1870.5	1661.1	1754.5	851.8	2022.4	1725.5	1781.7	849.9
100-year	3615.2	3054.4	3083.7	--	3859.6	3138.3	3111.2	--

TABLE 4.3-2. DIFFERENCE IN PEAK FLOW BETWEEN EXISTING AND PROPOSED CONDITIONS

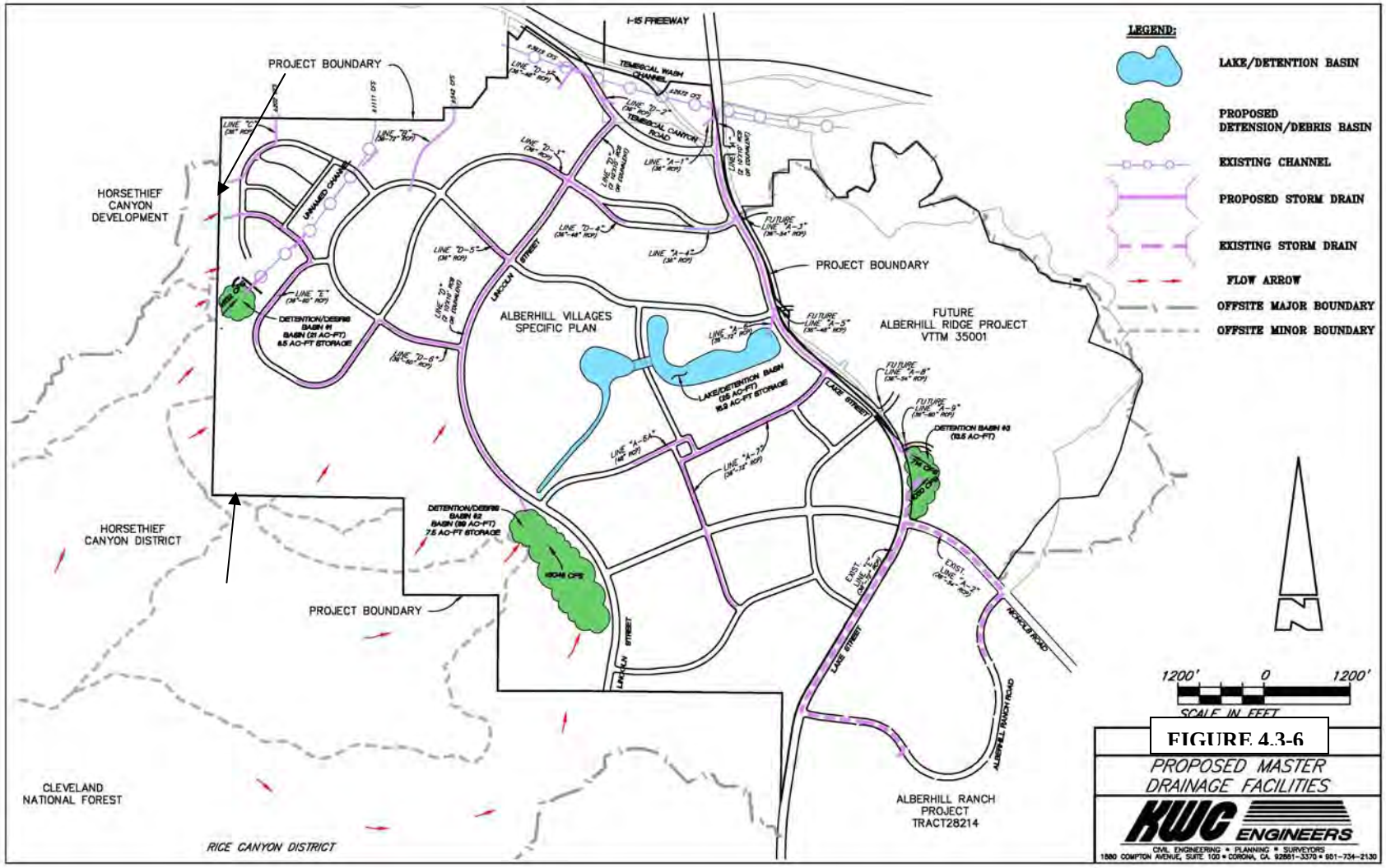
Storm Event	Difference (Proposed - Existing) Peak Outflow (cfs)			
	Outlet 1/Ex-Outlet 1			
	1-hour	3-hour	6-hour	24-hour
2-year	-61.3	-45.6	-40.1	-7.7
5-year	-90.9	-68.6	-62.2	-22.1
10-year	-137.3	-106.1	-98	-58
100-year	-247.7	-179.6	-161.6	--
	Outlet 2/Ex-Outlet 2			
	1-hour	3-hour	6-hour	24-hour
2-year	-12.2	31.5	35.8	1.4
5-year	8.8	50.7	50.7	17.8
10-year	58	72.2	71	26.7
100-year	141	133	122.8	--
	Outlet 3/Ex-Outlet 3			
	1-hour	3-hour	6-hour	24-hour
2-year	-1.2	-3.9	-5	-1.2
5-year	-7	-11	-9.5	-0.3
10-year	-17.4	-18.8	-17	-6
100-year	-41.2	-33.9	-30.2	--
	Temescal 1/Ex-Temescal 1			
	1-hour	3-hour	6-hour	24-hour
2-year	438	228.6	239.7	22.1
5-year	558.9	291.8	319	84.4
10-year	670.3	342.6	382.5	79.2
100-year	1109.2	578.6	617.6	--
	Temescal 2/Ex-Temescal 2			
	1-hour	3-hour	6-hour	24-hour
2-year	54	71.5	65.9	19
5-year	46	91.6	59.7	46.9
10-year	151.9	64.4	27.2	-1.9
100-year	244.4	83.9	27.5	--

TABLE 4.3-3
EXISTING AND PROPOSED CONDITIONS PEAK RUNOFF VOLUME (AC-FT)

Storm Event	Existing Conditions Peak Runoff Volume (ac-ft)				Proposed Conditions Peak Discharge (ac-ft)			
	Ex-Outlet 1				**Outlet 1**			
	1-hour	3-hour	6-hour	24-hour	1-hour	3-hour	6-hour	24-hour
2-year	4.5	4.6	5.2	7.2	1.6	1.7	2.0	2.5
5-year	7.2	8.0	9.3	12.6	2.6	2.9	3.4	4.5
10-year	12.0	17.3	21.6	35.8	4.1	5.8	7.0	8.6
100-year	22.3	31.6	41.0	--	7.8	10.9	13.9	--
	Ex-Outlet 2				**Outlet 2**			
	1-hour	3-hour	6-hour	24-hour	1-hour	3-hour	6-hour	24-hour
2-year	9.5	8.0	8.5	20.0	10.8	9.2	9.8	22.5
5-year	15.4	14.9	16.9	26.5	17.6	17.2	19.5	31.4
10-year	28.6	36.9	42.0	63.8	32.3	41.1	46.6	72.3
100-year	55.7	74.6	90.6	--	63.3	84.1	101.6	--
	Ex-Outlet 3				**Outlet 3**			
	1-hour	3-hour	6-hour	24-hour	1-hour	3-hour	6-hour	24-hour
2-year	0.9	0.8	0.8	2.0	0.7	0.6	0.7	1.2
5-year	1.5	1.5	1.7	2.5	1.1	1.1	1.3	1.8
10-year	2.8	3.5	4.0	5.5	1.7	2.3	2.6	3.4
100-year	5.4	7.1	8.6	--	3.4	4.5	5.5	--
	Ex-Temescal 1				**Temescal 1**			
	1-hour	3-hour	6-hour	24-hour	1-hour	3-hour	6-hour	24-hour
2-year	25.7	25.3	28.4	50.3	30.8	31.1	35.3	58.0
5-year	40.9	44.3	51.0	77.3	49.4	54.1	63.1	94.2
10-year	68.4	93.3	112.2	155.0	80.0	106.5	125.3	170.5
100-year	129.8	178.4	223.0	--	153.0	208.2	256.9	--
	Ex-Temescal 2				**Temescal 2**			
	1-hour	3-hour	6-hour	24-hour	1-hour	3-hour	6-hour	24-hour
2-year	50.4	42.0	42.7	115.6	50.7	45.9	48.0	112.8
5-year	82.7	78.8	87.9	144.1	81.9	82.3	93.1	151.6
10-year	160.6	203.6	233.5	365.7	152.8	196.3	228.1	355.4
100-year	313.9	417.6	504.8	--	297.2	397.9	484.1	--

TABLE 4.3-4. DIFFERENCE IN PEAK RUNOFF VOLUME (AC-FT) BETWEEN EXISTING AND PROPOSED CONDITIONS

Storm Event	Difference (Proposed - Existing) Peak Runoff Volume (ac-ft)			
	Outlet 1/Ex-Outlet 1			
	1-hour	3-hour	6-hour	24-hour
2-year	-2.9	-2.9	-3.2	-4.7
5-year	-4.6	-5.1	-5.9	-8.1
10-year	-7.9	-11.5	-14.6	-27.2
100-year	-14.5	-20.7	-27.1	--
	Outlet 2/Ex-Outlet 2			
	1-hour	3-hour	6-hour	24-hour
2-year	1.3	1.2	1.3	2.5
5-year	2.2	2.3	2.6	4.9
10-year	3.7	4.2	4.6	**8.5**
100-year	7.6	9.5	11.0	--
	Outlet 3/Ex-Outlet 3			
	1-hour	3-hour	6-hour	24-hour
2-year	-0.2	-0.2	-0.1	-0.8
5-year	-0.4	-0.4	-0.4	-0.7
10-year	-1.1	-1.2	-1.4	-2.1
100-year	-2.0	-2.6	-3.1	--
	Temescal 1/Ex-Temescal 1			
	1-hour	3-hour	6-hour	24-hour
2-year	5.1	5.8	6.9	7.7
5-year	8.5	9.8	12.1	**16.9**
10-year	11.6	13.2	13.1	15.5
100-year	23.2	29.8	33.9	--
	Temescal 2/Ex-Temescal 2			
	1-hour	3-hour	6-hour	24-hour
2-year	0.3	3.9	5.3	-2.8
5-year	-0.8	3.5	5.2	**7.5**
10-year	-7.8	-7.3	-5.4	-10.3
100-year	-16.7	-19.7	-20.7	--


I-15 FREEWAY
PROJECT BOUNDARY
TEMESCAL WASH CHANNEL
TEMESCAL CANYON ROAD
HORSETHIEF CANYON DEVELOPMENT
UNNAMED CHANNEL
LINCOLN STREET
ALBERHILL VILLAGES SPECIFIC PLAN
PROJECT BOUNDARY
FUTURE ALBERHILL RIDGE PROJECT VTTM 35001
LAKE/DETENTION BASIN (25 AC-FT) 16.5 AC-FT STORAGE
LAKE STREET
DETENTION BASIN #3 (13.5 AC-FT)
DETENTION/DEBRIS BASIN #1 BASIN (21 AC-FT) 8.5 AC-FT STORAGE
DETENTION/DEBRIS BASIN #2 BASIN (39 AC-FT) 7.5 AC-FT STORAGE
HORSETHIEF CANYON DISTRICT
PROJECT BOUNDARY
CLEVELAND NATIONAL FOREST
RICE CANYON DISTRICT
ALBERHILL RANCH PROJECT TRACT28214
ALBERHILL RANCH ROAD
HERCULES ROAD
LEGEND:
LAKE/DETENTION BASIN
PROPOSED DETENSION/DEBRIS BASIN
EXISTING CHANNEL
PROPOSED STORM DRAIN
EXISTING STORM DRAIN
FLOW ARROW
OFFSITE MAJOR BOUNDARY
OFFSITE MINOR BOUNDARY
N
1200' 0 1200'
SCALE IN FEET
FIGURE 4.3-6
PROPOSED MASTER DRAINAGE FACILITIES
KWC ENGINEERS
CIVIL ENGINEERING • PLANNING • SURVEYORS
1880 COMPTON AVENUE, SUITE 100 • CORONA, CA. 92881-3370 • 951-734-2130

4.3.1.7 Water Quality Management Plan

The *Project Specific Preliminary Water Quality Management Plan* (PWQMP) for the Alberhill Villages Specific Plan was prepared by KWC for the City to review and approve as the co-permittee with the County for the Santa Ana River Watershed WQMP Permit. A PWQMP is required for this Project as part of the CEQA application per the City of Lake Elsinore Municipal Code Section 7.D.1, the City of Lake Elsinore 2010 MS4 Permit (R8-2010-0033), and the County of Riverside Drainage Area Management Plan (DAMP) dated April 2007. The PWQMP addresses the Pollutants of Concern for the Project based on the Receiving Waters and development type, and how the Project proposes to mitigate for these pollutants through: site design, source control and treatment control Best Management Practices (BMPs).

The Alberhill Villages Project proposes Extended Detention Basins (WQMP Basins), within each planning area, typically at the downstream end of each planning area. Extended Detention Basins allow for runoff to pond, allowing pollutants to be removed by settling and filtering through the engineered subgrade prior to entering the storm drain system. The WQMP basins were sized for the 2-year, 85th percentile storm, referred to as the Design Capture Volume as required in the County guidelines. The proposed basins will also mitigate the 2-year, 24-hour incremental increase in storm runoff so the Project doesn't generate a Hydrologic Condition of Concern. Basins shall be owned and maintained by a City of Lake Elsinore LLMD/CFD (if approved by the City) otherwise by the Home Owner Association, and shall be planted with a native plant palette to encourage growth of natural habitat, that further mitigates for pollutants of concern. A Final WQMP will need to be prepared during the Final Engineering phase to refine the details of the WQMP design, maintenance and operation.

Extended Detention Basins were chosen for this site due to the size of the tributary area being treated, type of project and topographic constraints of the site. Since the site has historically been used as a mining site, the proposed rough grading of the site that is required to bring the site to proposed grades, and eliminate the possibility of testing the infiltration rate of the soil at this time. However, upon rough grading of the WQMP areas, infiltration tests can be performed to determine the possibility of designing the extended detention basins as infiltration basins instead. The media section at the bottom of the basin can be revised to reduce or eliminate the sand and gravel layers if the soil can infiltrate the required volume.

Extended Detention Basins are basins whose outlets have been designed to detain the volume of stormwater runoff from a water quality design storm for a minimum of 48 hours to allow particles and associated pollutants to settle. Additional pollutant removal is provided by maximizing the opportunity for the volume to infiltrate, evaporate, and surface wet. Unlike wet ponds, these facilities do not have a large permanent pool. Stormwater enters the basin through a forebay where any trash, debris, and sediment accumulate for easy removal. Flows from the forebay enter the basin that will be vegetated with native grasses that is interspersed with gravel-filled trenches that help further enhance infiltration. Low flows or incidental dry weather flows will be conveyed to the basin bottom to be treated through a sand filter and collected in a sub-drain structure. Any additional flows will be detained in the basin for an extended period by

incorporating an outlet structure that is more restrictive to extend the drawdown time that further allows particles to settle out.

The basin locations for this Project were determined by dividing the Project into tributary areas (including the public streets) based on the phasing, planning areas and major hydrologic boundaries. At the downstream end of each tributary area, preliminary basin locations have been proposed (refer to the PWQMP Site Plan in Appendix B of the PWQMP found within Appendices C of this Program EIR). Urban runoff will be treated in the basins prior to discharging into the storm drain that will protect the receiving waters from urban pollutants. The water quality design storm will enter the basins via a bypass weir constructed in a storm drain manhole. The bypass weir will be designed to convey the WQMP flows into the basin while allowing higher storm flows to flow over the weir and continue down the storm drain line for flood protection. Treated runoff shall not commingle with untreated runoff. Therefore, separate storm drain lines are proposed in some locations.

FIGURE 4.3.7 - PWQMP CONCEPTUAL SITE PLAN for the Alberhill Villages Project shows the proposed planning areas, conceptual grading, drainage tributary areas, conceptual WQMP basin locations, and storm drain alignments. Preliminary sizing of the basins has included a 1.25 factor of safety since final sizing cannot be completed until final engineering. Assumptions of the impervious coverage percentage were made based on the land use plan. The final sizing of the WQMP basins would consider the infiltration potential of the site once infiltration tests can be performed.

4.3.2 APPLICABLE PLANS AND REGULATIONS

The City and this Project are required to comply with various Federal, State, and local laws pertaining to water resources. The main Federal laws are the Clean Water Act, the Porter-Cologne Water Quality Control Act, and the Executive Order 11988 (Floodplain Management). State laws and regulations include 40 CFR Part 503 - Regulations and Sewage Sludge Use and Disposal Rule, the California Toxics Rule (CTR), and the California Fish and Game Code Section 1600 et seq. (Lake or Streambed Alteration Agreement Program). The City must coordinate its program and development with several agencies, including FEMA, Federal Flood and Insurance Program, Riverside County Flood Control and Water Conservation District, SAWPA, EVMWD, Lake Elsinore and San Jacinto Watershed Authority, and Santa Ana Regional Water Quality Control Board (SARWQCB). Local plans, such as the County General Plan, Santa Ana River Basin (Basin Plan), Lake Elsinore Advanced Pump Storage (LEAPS), and SAWPA's 2005 Integrated Watershed Plan also maintain relevant policies pertaining to the City's water resource usage and alteration. *(City's certified/adopted December 13, 2011 GP)*

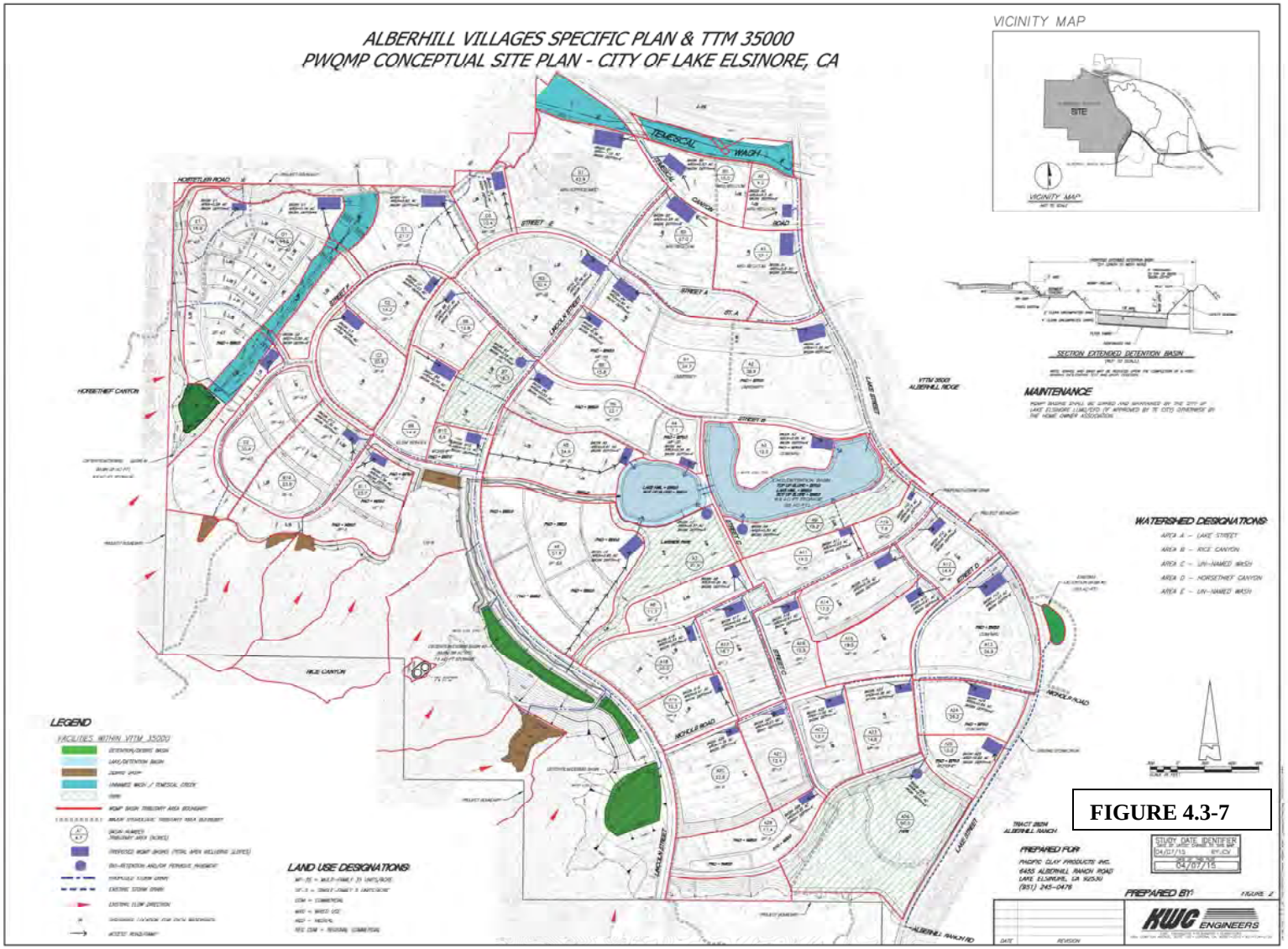

ALBERHILL VILLAGES SPECIFIC PLAN & TTM 35000
PWQMP CONCEPTUAL SITE PLAN - CITY OF LAKE ELSINORE, CA
VICINITY MAP
SITE
TEMESCAL WASH
HORSETHIEF CANYON
RICE CANYON
LAKE STREET
LINCOLN STREET
ARGOLLA ROAD
ALBERHILL RANCH
SECTION EXTENDED DETENTION BASIN
MAINTENANCE
WATERSHED DESIGNATIONS
AREA A – LAKE STREET
AREA B – RICE CANYON
AREA C – UN-NAMED WASH
AREA D – HORSETHIEF CANYON
AREA E – UN-NAMED WASH
LEGEND
FACILITIES WITHIN VTTM 35000
LAND USE DESIGNATIONS
PREPARED FOR
PREPARED BY
KWC ENGINEERS

FIGURE 4.3-7

The poor water quality in the regional area of Lake Elsinore, Riverside County, has been related to inadequate subsurface sewage disposal, waste disposal management of the Santa Ana River watershed, agricultural runoff, sediment from construction-related erosion, and urban stormwater runoff. The California Regional Water Quality Control Board (CRWQCB) regions provide State-level water quality policy for Riverside County. The Federal National Pollutant Discharge Elimination System (NPDES) also serves to minimize adverse effects on water quality.

4.3.2.1 Federal Regulations

The Clean Water Act (CWA) is the primary Federal law that protects the quality of the nation's surface waters, including lakes, rivers, and coastal wetlands. It operates on the principle that all discharges into the nation's waters are unlawful unless specifically authorized by a permit; permit review is the CWA's primary regulatory tool. The following sub-sections provide additional details on the specifics of the CWA. *(City's certified/adopted December 13, 2011 GP)*

Clean Water Act (CWA) Section 401

Under CWA Section 401, applicants for a Federal license or permit to conduct activities that may result in the discharge of a pollutant into Waters of the Unites States must obtain certification from the State where the discharge would originate, or, if appropriate, from the interstate water pollution control agency with jurisdiction over the affected waters at the point where the discharge may originate. Therefore, all projects that have a Federal component and that may affect the quality of the State's waters (including projects that require Federal agency approval, such as issuance of a Section 404 permit) must also comply with CWA Section 401. Section 401 certification or waiver is under the jurisdiction of the SARWQCB. *(City's certified/adopted December 13, 2011 GP)*

Clean Water Act (CWA) Section 402(p)

The Federal Water Pollution Control Act (also known as the Clean Water Act [CWA]) was amended in 1972 to prohibit discharge of any pollutant into 'Waters of the United States' unless the discharge is authorized by a NPDES Permit. Originally, the NPDES program focused on reducing pollutants from discharges from industrial processed wastewater and municipal sewage treatment plants. In 1987, the CWA was amended to require the U.S. Environmental Protection Agency (USEPA) to regulate stormwater discharges through use of NPDES stormwater permits. Section 402(p) of the CWA established a framework for regulating discharges under the NPDES program.

As of February 2003, the EPA requires that the project owners or contractors to apply for an NPDES stormwater permit and develop a stormwater pollution prevention plan (SWPPP) for ground-disturbing activities that would affect one acre or more. In California, the EPA has delegated authority to issue NPDES permits to the State Water Resources Control Board (SWRCB). The SWRCB and nine California RWQCBs carry out the regulation, protection, and administration of water quality. The State is divided into nine regions related to water quality and quantity characteristics. Each CRWQCB is required to adopt a Water Quality Control Plan that recognizes and reflects the regional differences in existing water quality, the beneficial uses

of the region's ground and surface water, and sets guidelines to mitigate the pollutants of concern. The Alberhill Villages Specific Plan site is located within the Santa Ana Region that is addressed in the Water Quality Control Plan for the Santa Ana Basin (Basin Plan). This Basin Plan is designed to preserve and enhance water quality and protect the beneficial uses of all regional waters.

Beneficial uses are defined in the Basin Plan as the uses of water necessary for the survival or well-being of humans, plants and wildlife. These uses of water serve to promote the tangible and intangible economic, social, and environmental goals of mankind. Examples are drinking, swimming, industrial and agricultural water supply, and the support of fresh and saline aquatic habitats (RWQCB *Santa Ana River Basin Water Quality Control Plan*, January 24, 1995).

Riverside County has adopted the Santa Ana Regional Drainage Area Management Plan (SAR-DAMP) to satisfy and meet NPDES program requirements. The SAR-DAMP requires projects that add more than 5,000 square feet of impervious surface to prepare for City approval a Project Specific Water Quality Management Plan (WQMP) to address the: Pollutants of Concern, Hydrologic Conditions of Concern, Best Management Practices (BMPs) to mitigate for the Pollutants and Hydrologic Conditions of Concern, education, operation, maintenance, and funding of the BMPs. KWC's PWQMP addresses these mitigation measures; these measures can be found within Appendix C of this Program EIR.

In accordance with SAR-DAMP and NPDES requirements, an applicant for a project encompassing more than one acre is also required to develop and implement a Stormwater Pollution Prevention Plan (SWPPP). New regulations [December 1999 Phase II Rule] expanded the NPDES program to include sites that disturb land equal to or greater than one acre and less than five acres. The objectives of the SWPPP are to: 1) identify and control stormwater discharges due to construction activity; and, 2) to identify and implement controls for erosion, discharge of pollutants and sediment, and drainage flows generated during construction. The implementation controls would be by structural (e.g., silt fences, sandbags, spill control), non-structural (e.g., scheduling), and or by a combination of both through best management practices (BMPs) that are detailed within the SWPPP. Discharges associated with construction activity are covered under one State-wide General Permit. Coverage under the General Permit requires submittal of a Notice of Intent (NOI) to the SWRCB prior to construction, and development and implementation of a defensible SWPPP prior to disturbing a site and for the duration of construction, including small amounts of construction-related dewatering activities. All construction period non-storm and storm water BMPs shall adhere to the California Stormwater Quality Association Stormwater *Best Management Handbook for Construction.* In addition to the NOI, a Pollution Prevention and Monitoring Program (PPMP) must be submitted.

Clean Water Act (CWA) Section 404

CWA Section 404 regulates the discharge of dredged and fill materials into 'Waters of the United States', that include oceans, bays, rivers, streams, lakes, ponds, and wetlands. Project proponents must obtain a permit from the USACE (Army Corps of Engineers) for all discharges of dredged or fill material into 'Waters of the United States', including wetlands, before proceeding with a

proposed activity. Before any actions that may impact surface waters are carried out, a delineation of jurisdictional 'Waters of the United States' must be completed, following USACE protocols, in order to determine whether the project study area encompasses wetlands or other 'Waters of the United States' that qualify for CWA protection. *(City's certified/adopted December 13, 2011 GP)*

Clean Water Act (CWA) Section 303(d)

Section 303(d) of the 1972 CWA defines water quality standards as consisting of both the uses of surface waters (beneficial uses) and the water quality criteria applied to protect those uses (water quality objectives). State and regional water quality control boards have been charged with ensuring that beneficial uses and water quality objectives are established for all 'waters of the State'. With respect to the existing project flow lines that lead to the Temescal Canyon Wash (Creek), and that flows northeasterly to the Prado Flood Control Basin and Santa Ana River, the following beneficial uses have been identified by the RWQCB:

Water Contact Recreation (REC1): Waters are used for recreational activities involving body contact with water where ingestion of water is reasonably possible;

Non-Contact Water Recreation (REC2): Waters are used for recreational activities involving proximity to water, but not normally involving body contact with water where ingestion of water would be reasonably possible;

Warm Freshwater Habitat (WARM): Waters support warm water ecosystems that may include, but are not limited to, preservation and enhancement of aquatic habitats, vegetation, fish and wildlife, including invertebrates; and,

Wildlife Habitat (WILD): Waters support wildlife habitats that may include, but are not limited to, the preservation and enhancement of vegetation and prey species used by waterfowl and other wildlife.

The Federal CWA further requires that a list of water quality limited segments be developed to identify those water bodies that do not meet water quality standards even after point sources of pollution have installed the minimum required levels of pollution control technology. The law requires that action plans, referred to as Total Maximum Daily Loads (TMDLs), be developed by regulatory agencies to improve water quality for these limited segments. On October 11, 2011, the USEPA gave final approval to California's 2010 Section 303(d) list of Water Quality Limited Segments and TMDLs priority schedule. Downstream receiving waters identified as impaired for the following pollutant contributors include: pH for Temescal Creek Reach 1 and Pathogens, lead & copper (wet season only) for Santa Ana River Reach 1-3.

Federal Flood Insurance Program

FEMA administers the National Flood Insurance Program (NFIP) to provide subsidized flood insurance to communities that comply with FEMA regulations limiting development in floodplains. FEMA issues flood insurance rate maps (FIRMs) for communities participating in

the NFIP. These maps delineate flood hazard zones in the community. *(City's certified/adopted December 13, 2011 GP)*

Executive Order 11988

Executive Order 11988 (Floodplain Management) addresses floodplain issues related to public safety, conservation and economics. It generally requires federal agencies constructing, permitting, or funding projects in or near a flood-prone area to avoid incomplete floodplain development, be consistent with the standards and criteria of the NFIP, and restore and preserve natural and beneficial floodplain values. *(City's certified/adopted December 13, 2011 GP)*

4.3.2.2 State Regulations

California Water Code, Division 7 (Porter-Cologne Act)

The California Water Code (CWC) contains provisions regulating water and its use. Division 7 establishes a program to protect water quality and beneficial uses of the state water resources including groundwater and surface water. The SWRCB (the primary state agency who manages both water rights and state-wide regulation of water quality) and RWQCB, the overseer of water quality in the nine regions, and is responsible for implementing the CWA Sections 401, 402 and 303(d), administers the program and are responsible for control of water quality. They establish waste discharge requirements, water quality control planning and monitoring, enforcement of discharge permits, and ground and surface water quality objectives.

The SARWQCB is responsible for the protection of 'beneficial uses' of water resources within the Santa Ana River Basin region. Beneficial uses are those desired resources, services, and qualities of the aquatic system that are supported by achieving and protecting high water quality. Examples include drinking, swimming, industrial, and agricultural water supply, and the support of fresh and saline aquatic habitats. The SARWQCB uses planning, permitting, and enforcement authorities to meet this responsibility, and has adopted the Water Quality Control Plan, Santa Ana River Basin (Basin Plan, 1995) to implement plans, policies, and provisions for water quality management. Basin plans are primarily implemented by using the NPDES permitting system to regulate waste discharges so that water quality objectives are met. *(City's certified/adopted December 13, 2011 GP)*

California Toxics Rule

The United States Environmental Protection Agency (USEPA) has promulgated numeric water quality criteria for priority criteria toxic pollutants and other provisions for water quality standards to be applied to waters in the State of California. The USEPA promulgated the California Toxics Rule (CTR) based on the Administrator's determination that the numeric criteria are necessary in the State of California to protect human health and the environment. The rule fills a gap in California water quality standards that was created in 1994 when a state court overturned the state's water quality plans containing water quality criteria for priority toxic pollutants. Federal criteria established pursuant to the CTR are legally applicable in the state for inland surface waters, enclosed bays, and estuaries for all purposes and programs under the Clean Water Act. California Toxics Rule standards would apply to any point source discharges

associated with the proposed action, but would not apply to stormwater runoff. *(City's certified/adopted December 13, 2011 GP)*

CDFW Code Section 1600 et seq. (Lake or Streambed Alteration Agreement Program)
Under Sections 1600-1616 of the California Fish and Game Code, CDFW regulates projects that affect the flow, channel, or banks of rivers, streams, and lakes. Section 1602 requires public agencies and private individuals respectively to notify and enter into a streambed or lakebed alteration agreement with CDFW before beginning construction of a project that will divert, obstruct, or change the natural flow or the bed, channel, or bank of any river, stream, or lake, or use materials from a streambed. *(City's certified/adopted December 13, 2011 GP)*

State Watershed Management Initiative
In 2004, the SWRCB and the Regional Boards developed the Watershed Management Initiative (WMI) to address water quality improvements of impaired water bodies. The WMI is an integrated planning process in part designed to more effectively direct State and Federal funds to the highest priority water quality activities. Its distinguishing feature is the integration of the various regional, State, and the United States Environmental Protection Agency (USEPA) programs on a watershed basis. The participating agencies in the WMI are the nine Regional Water Quality Control Boards (Regional Boards), the State Water Quality Control Board (State Board), and USEPA. The Integrated Plan is composed of individual chapters written by each of the nine Regional Boards, as well as chapters prepared by the State Board and USEPA. *(City's certified/adopted December 13, 2011 GP)*

4.3.2.3 Local Regulations

Local agencies entrusted with regulation of water resources issues include: the County (through the County General Plan and specific agencies); the Lake Elsinore and San Jacinto Watershed Authority (LESJWA) that is a joint powers authority entrusted with State and local funds to improve water quality and wildlife habitats in the immediate area; the County of Riverside Flood Control and Water Conservation District that overseas development of stormwater drainage and water quality programs for participating jurisdictions; and, the City, through the City's General Plan, the City's Municipal Zoning Ordinance, and actions and programs of the Public Works Department. *(City's certified/adopted December 13, 2011 GP)*

County of Riverside General Plan
The County General Plan contains information on potential flooding and dam inundation in the region, including within the planning areas, and sets out policies for land use within potential inundation areas. *(City's certified/adopted December 13, 2011 GP)*

Riverside County Flood Control and Water Conservation District
Regional flood control planning and facilities construction are within the jurisdiction of the Riverside County Flood Control and Water Conservation District. The district is also responsible for the maintenance and operation of flood control facilities including debris dams, storm channels, and storm drains. The district's facilities may be characterized as the "backbone"

system of flood control for the region. The City also owns and maintains certain flood control facilities in the City that are generally constructed as part of the drainage plans for individual projects and are not under the authority of the Riverside County Flood Control and Water Conservation District. The City ensures that the construction of these facilities is consistent with the master plans of the District. *(City's certified/adopted December 13, 2011 GP)*

The Riverside County Flood Control and Water Conservation District is also the co-permittee with the City for the Water Quality Management Plan. The City refers to the County for guidelines and design criteria for water quality BMPs.

Elsinore Valley Municipal Water District

The EVMWD is a public nonprofit agency that was created on December 23, 1950, under the Municipal Water District Act 1911. EVMWD provides water, wastewater, and reclaimed water service to the City of Lake Elsinore, the Cities of Canyon Lake and Wildomar, portions of the City of Murrieta, and unincorporated portions of Riverside County. EVMWD is a special district, whose powers include provision of public water service, water supply development and planning, wastewater treatment and disposal, and recycling. Currently, EVMWD has more than 35,000 water, wastewater, and agricultural service connections. EVMWD is a sub-agency of the Western Municipal Water District, a member agency of the Metropolitan Water District of Southern California (Metropolitan). *(City's certified/adopted December 13, 2011 GP)*

Lake Elsinore and San Jacinto Watershed Authority

The Lake Elsinore and San Jacinto Watershed Authority (LESJWA) is a joint powers authority created by the Safe Drinking Water, Clean Water, Watershed Protection, and Flood Protection Bond Act of 2000 funding (also known as Proposition 13) and entrusted with State and Federal funds to improve water quality in the region and satisfy other water resources protection needs. Its jurisdiction covers a 700-square mile area running from the San Jacinto Mountains west through Canyon Lake and ends in Lake Elsinore. Members of LESJWA include the EVMWD, the Cities of Lake Elsinore and Canyon Lake, the County of Riverside, and SAWPA. *(City's certified/adopted December 13, 2011 GP)*

Lake Elsinore Municipal Code (LEMC) - Title 14, Chapter 14.08

Chapter 14.08 of the LEMC is the 'City of Lake Elsinore Stormwater/Urban Runoff Management and Discharge Controls Ordinance'. The purpose of this chapter is to ensure the future health, safety, and general welfare of City citizens by reducing pollutants in stormwater discharges to the maximum extent practicable, regulating illegal connections and discharges to the storm drain system, and regulating non-stormwater discharges to the storm drain system. The intent of this chapter is to protect and enhance the water quality of City watercourses, water bodies, groundwater, and wetlands in a manner pursuant to and consistent with the Federal Clean Water Act (33 USC 1342). This chapter requires compliance with LEMC erosion and sediment control requirements, the identification of Best Management Practices (BMPs) and compliance with the Municipal NPDES Permit and the NPDES Permit for Industrial/Commercial and Construction Activity. *(City's certified/adopted December 13, 2011 GP)*

Lake Elsinore Municipal Code (LEMC) - Title 15, Chapter 15.64

The purpose of this Chapter 15.64 (Flood Damage Prevention) of the LEMC is to promote the public health, safety, and general welfare, and to minimize public and private losses due to flood conditions in specific areas by legally enforceable regulations applied uniformly throughout the community to all publicly and privately owned land within flood-prone, mudslide (i.e., mudflow) or flood-related erosion areas. This chapter includes regulations to:

- Restrict or prohibit uses that are dangerous to health, safety, and property due to water or erosion hazards, or that result in damaging increases in erosion or flood heights or velocities;
- Require that uses vulnerable to floods, including facilities that serve such uses, be protected against flood damage at the time of initial construction;
- Control the alteration of natural floodplains, stream channels, and natural protection barriers that help accommodate or channel floodwaters;
- Control filling, grading, dredging, and other development that may increase flood damage; and,
- Prevent or regulate the construction of flood barriers that will unnaturally divert floodwaters or that may increase flood hazards in other areas. *(City's certified/adopted December 13, 2011 GP)*

Lake Elsinore Municipal Code (LEMC) - Title 16, Chapter 16.34

Section 16.34.060 in Chapter 16.34 (Required Improvements) requires that prior to the issuance of a building permit, the applicant pay fees for the purpose set forth in that section. Paragraph E of Section 16.34.060 describes the City's Storm Drain Improvement Fund and states that, "For the purpose of developing a storm drain master plan and a storm drain system in accordance with said master plan; said fees shall be established by a resolution and shall be placed in the fund exclusively for the use specified herein." *(City's certified/adopted December 13, 2011 GP)*

Lake Elsinore Municipal Code (LEMC) - Title 16, Chapter 16.72

Chapter 16.72 (Drainage District Fees) requires that prior to the approval of any final subdivision or parcel map subdividing property within any drainage district designated in the master plan of drainage, the subdivider shall pay or cause to be paid established drainage fees (Section 16.72.010). Additionally, prior to the issuance of a building permit for the development of property within in any drainage district designated in the master plan of drainage thatwere not previously paid, the developer is required to pay or cause to be paid the established drainage fees (Section 16.72.020). *(City's certified/adopted December 13, 2011 GP)*

Municipal Separate Storm Sewer System Permit (MS4)

(City's certified/adopted December 13, 2011 GP)

The City of Lake Elsinore maintains compliance with the regional storm water National Pollutant Discharge Elimination System (NPDES) Permit and has developed a strategy to effectively implement permit requirements. These requirements include, but are not limited to, conducting inspections of all industrial, commercial, construction and private development Best

Management Practices, performing California Environmental Quality Act and General Plan process review, and working with the County on all other requirements.

The NPDES program is regulated by Federal, State and local agencies and is a direct result of the Environmental Protection Agencies (EPA) 1972 Clean Water Act and subsequent State of California Porter Cologne Water Quality Control Act. The City is under the jurisdiction of the Santa Ana Region MS4 Permit.

The current MS4 NPDES Permit Order No. R8-2010-0033, NPDES NO. CA 618033 went into effect on July 1, 2010. It was issued by the Santa Ana Regional Water Quality Control Board and outlines the regulations and programs that the City must implement in order to control pollution to the Maximum Extent Practicable (MEP). The following list highlights requirements, plans and topics of discussion resulting from the MS4 Permit:

- Illegal Discharges;
- Allowable Discharges;
- Total Maximum Daily Load (TMDL);
- Riverside County Water Quality Management Plan for Urban Runoff;
- Drainage Area Management Plan (DAMP);
- Water Quality Management Plan (WQMP);
- Low Impact Development (LID); and,
- Basin Plan.

Riverside County Municipal Stormwater NPDES Permit

On January 29, 2010, the Santa Ana RWQCB issued the Riverside County Municipal Stormwater NPDES Permit CAS 618033 (Order R8-2010-0033) for the County of Riverside and several incorporated cities, including the City of Lake Elsinore. This order regulates discharge of urban runoff within the permit area and surrounding areas.

4.3.2.4 City's General Plan Water Resource Goals, Policies and Implementation Program (pages 4-38 and 4-39) & GPU (pages 3.9-16 and 3.9-17) *(City's certified/adopted December 13, 2011 GP)*

Chapter 3.0 - Public Safety and Welfare (Section 3.5 - Flooding and Floodplains)

Goal 5 **Minimize risk to injury to residents and visitors, and property damage due to flooding.**

Policies:

5.1 Continue to ensure that new construction in floodways and floodplains conforms to all applicable provisions of the National Flood Insurance Program in order to protect

buildings and property from flooding and City of Lake Elsinore Ordinances 1280 and 1105.

5.2 Utilize the Capital Improvement Program for storm drainage projects and maintenance and improvement of local storm drain systems including channels, pipes, and inlets to ensure capacity for maximum runoff flows.

Implementation Program: Through the project review and the CEQA permitting process, the City shall assess new development and reuse applications for potential flood hazards, and shall require compliance with FEMA Special Flood Hazard Areas where appropriate.

Agency/Department: City Public Works Department.

Chapter 4.0 - Resources and Preservation (Section 4.4 - Water Resources)

Goal 4 **Improve water quality and ensure the water supply is not degraded as a result of urbanization of the City.**

Policies:

4.1 Require developers to provide clean water systems that reduce pollutants being discharges into the drainage system to the maximum extent feasible and meet required Federal National Pollutant Discharge Elimination System (NPDES) standards.

4.2 Support public education and awareness programs to reduce pollutant discharges into the drainage system.

4.3 Require Best Management Practices through project conditions of approval for development to meet the NPDES permit requirements.

4.4 The City shall utilize the 1998 North American Vertical Datum to be consistent with the national standard for mean sea level that would increase the measurement of the mean sea level for Lake Elsinore by approximately 2.4 feet.

Implementation Program: The City shall support the implementation of Best Management Practices to protect the City's water resources.

Agency/Department: City Public Works Department.

4.3.3 PROJECT IMPACT ANALYSIS

4.3.3.1 Thresholds of Significance

The City of Lake Elsinore has not established local CEQA significance thresholds as described in Section 15064.7 of the *State CEQA Guidelines*. However, the City of Lake Elsinore 'Environmental Checklist' for the subject Project (see Appendix A.1 of this document) indicates that impacts related to 'Hydrology and Drainage' may be considered potentially significant if the Project would:

- Violate any water quality standards or waste discharge requirements;
- Substantially deplete groundwater supplies or interfere substantially with groundwater recharge, such that there could be a net deficit in aquifer volume or a lowering of the local groundwater table (e.g. the production rate of pre-existing nearby wells would drop to a level that would not support existing land uses or planned uses that permits have been granted);
- 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 that would result in substantial erosion or siltation on- or off-site;
- Substantially alter the existing drainage pattern of the site or area, 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, that would result in flooding on- or off-site;
- 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;
- Otherwise substantially degrade water quality;
- Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map;
- Place within a 100-year flood hazard area structures that would impede or redirect flood flows;
- 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; and/or,
- Inundation by seiche, tsunami, or mudflow.

4.3.3.2 Environmental Impacts

Impacts associated with drainage and hydrology has been identified. The impacts are categorized according to topic as discussed above in sub-section 4.3.3.1 and then addressed consecutively under each listed Threshold of Significance.

Impact 4.3-1 Threshold: Would the project violate any water quality standards or waste discharge?

The Alberhill Villages Specific Plan Project has the potential to result in long-term impacts on water quality due to the addition of pollutants typical of urban runoff, including:

- Motor oil and fluids that leak from cars onto streets;
- Oil, paint, or household cleaners dumped in gutters;
- Soap and dirt from car washing;
- Dirt, leaves, and lawn clippings;
- Litter and grime that collects on roadways and sidewalks;
- Bare soil that erodes and flows into streets;
- Weed killers, fertilizers, and pesticides; and,
- Animal wastes.

The proposed Conceptual Land Use Plan for the approximate 1,400 acre Alberhill Villages Specific Plan proposes: 1) approximately 149.5 acres of mixed-use that contains 2,507,000 square feet of commercial/retail, professional office/medical, civic/institutional and entertainment uses; 2) 63.1 acres of University campus or similar educational institution and supporting uses; 3) 759.3 acres of residential, an elementary school and two places of religious assembly/schools; and, 4) 425.6 acres necessary streets, parks, open space, lakes and public works. An increased amount of impervious surfaces, due to development, could potentially decrease the surface area available for storm and runoff water to infiltrate into the soil that will naturally treat the runoff water for pollutants by the process of filtration. While the development would increase the amount of impervious surfaces, with the addition of development areas and roadways, the proposed WQMP Basins would collect runoff and allow pollutants to settle out prior to being discharged into the storm drain system. Furthermore, landscaping design for the Alberhill Villages Specific Plan specifies that where appropriate, permeable landscaping should be used in the place of hardscape. This will allow, in order to increase replenishment of groundwater supplies, the reduction of stormwater runoff, and the reduction of the heat island effect. Additionally, the Alberhill Villages Specific Plan would comply with all water quality standards, waste discharge requirements and Project conditions. The Alberhill Villages Specific Plan will not violate any water quality standards or waste discharge requirements. ***Therefore,***

the Project's potential to violate any water quality standards or waste discharge impacts will be mitigated to a level less than significant.

Impact 4.3-2 Threshold: Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge, such that there could be a net deficit in aquifer volume or a lowering of the local groundwater table (e.g., the production rate of pre-existing wells could drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

Alberhill Villages will be served by the EVMWD domestic water system (in accordance with the March 2012 Alberhill Villages and Alberhill Ridge Water Supply Assessment) that uses 40-50% groundwater and 50-60% other sources. EVMWD does not plan to drill wells within the Alberhill Villages Project site due to the lack of aquifer storage below the site. The Project site is primarily undeveloped and has been used for surface mining for approximately 100 years. Groundwater absorption rates may be reduced due to an increase of impervious surfaces resulting from the mining use of the Project site. However, regional absorption and infiltration rates could potentially be significantly affected, given the size of the overall Project once all is completed within the 20-30 period. The Project site's major source of groundwater recharge is the Elsinore Groundwater Basin. The bioswales, infiltration basin and detention basin would also provide opportunities for groundwater recharge. Although the Project is adjacent to the Temescal Canyon Wash (Creek), it is not proposed to divert or impact the ability of the Wash to recharge the groundwater supply. Temescal Canyon Wash (Creek) is proposed as a soft bottom channel that will allow for infiltration. Regional absorption would continue after development at relatively similar rates as existing conditions. Drainage and stormwater run-off patterns would not be significantly affected by the proposed actions.

Refer to Section 4.10 for a discussion on Water Supply Assessment that presents a surplus of 6,200 acre-ft./yr. of water supply during a normal year based on the existing groundwater supply and the existing plus project demands within the district. ***Therefore, the Project would have a less than significant impact on groundwater supplies or recharge.***

Impact 4.3-3 Threshold: Would the project 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 substantial erosion or siltation on- or off-site?

The proposed drainage patterns of the Project site will not substantially be altered from the existing condition particularly in the existing streams and washes to a manner that would result in substantial soil erosion. Refer to the drainage report for tributary drainage boundaries and detention basin design. Temescal Canyon Wash (Creek) and the un-named stream will have side slope erosion protection to mitigate substantial erosion.

During construction, mitigation in the form of erosion control measures would be necessary to prevent exposed soils from erosion during periods of heavy rainfall. Soil erosion would be most serious with freshly-graded areas. Soils on graded slopes must be strengthened by groundcover

planting to reduce the potential of erosion. During the interim period before the groundcover takes hold, straw, fiber rolls, and hydroseeding can be used as stabilizing agents. The Project applicant would be subject to standard erosion control measures, as provided for in the NPDES permit, City Standard Conditions of Approval, City Grading Ordinance and other requirements as set forth in the Lake Elsinore Municipal Code. With implementation of these erosion control measures, potential impacts would be reduced to less than significant levels. A Stormwater Pollution Prevention Plan (SWPPP) shall be prepared for construction and kept on-site during construction as part compliance with National Pollutant Discharge Elimination System (NPDES) construction permit guidelines. (See Mitigation Measure HY-1, within subsection 4.3.5.1, under Construction.)

Due to the proposed drainage design following existing drainage patterns, and the mitigation of erosion control measures set forth in the NPDES permit, soil erosion on- and off-site would be less than significant.

Impact 4.3-4 Threshold: Would the project substantially alter the existing drainage pattern of the site or area, 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 flooding on- or off-site?

The Project would result in increased downstream runoff due to site development, but would not result in flooding on- or off-site.

The Project's land use for the Project is a master planned community incorporating mixed-use residential, commercial, school, light industrial and office, multi-family, recreation and open space uses. The proposed improvements will result in increased discharges from the site due to the increase in impervious surfaces and the development of stormwater conveyance facilities and a potential decrease in groundwater recharge. Development will also stabilize the site relative to sediment generation that is estimated to be comparatively high in the existing condition as a result of the mining operations.

The Project's development will also reduce the bulking of runoff due to sediment resulting in less flooding of dirty water. Sediment in the surface runoff will be reduced in the after-project condition by constructing impervious surface and storm drain systems. A complete discussion of water quality, the impacts of the proposed development on water quality and potential mitigation is provided later in this section.

Surface water discharge will increase in the after-project condition for both peak flow and volume. Surface runoff will be conveyed to Temescal Canyon Wash (Creek) (the receiving water for the entire site) via improved storm drain facilities and detention basins that will control the potential damage and flooding that could result from increased discharges. Increases in site peak flows are not expected to have a significant impact on Temescal Canyon Wash (Creek), except for the potential outfall location at the Temescal Canyon Wash (Creek), where energy dissipation will be required. The Project site is located immediately adjacent to the Wash and

peak discharges generated from the site will have a dramatically shorter time of concentration as compared to the peak discharge in the Wash. Maximum discharge in Temescal Canyon Wash (Creek) that is adjacent to the Project site is controlled by the outflow from Lake Elsinore and, more importantly, by the watershed downstream of Lake Elsinore. The sixteen square mile watershed in this vicinity is largely undeveloped with the headwaters remote from Temescal Canyon Wash (Creek). Flows generated by the Project will enter the Wash on the rising stage of the Wash hydrograph, with much smaller contribution during the time of peak discharge from Wash watershed. As a result of stormwater detention for increased site discharges, the detention basins will provide for effective mitigation measures.

A site storm drain system must be developed to convey storm flows to Temescal Canyon Wash (Creek). City and County guidelines require that all habitable structures are constructed at least two feet above the 100-year flood elevation. Engineered stormwater conveyance facilities must be designed to meet this criterion. Preliminary plans indicate the site will be served by mainline storm drain system in the arterial roadway systems. Construction of the storm drain improvements will include drain pipes, greenbelt swales, detention basins and drop structures. The open space areas will provide additional opportunity to attenuate peak flows by acting as a retarding basin. Temescal Canyon Wash (Creek) and the large tributary along the westerly boundary of the Project, Rice Canyon Wash, are proposed to remain unimproved.

Consideration must be given to the collection of tributary flows from off-site. Most of the off-site flow will be intercepted in two locations where creeks enter the Project. Flow intercepted at these locations may carry significant debris. Site storm drain systems will need to be designed to pass this debris load through the Temescal Canyon Wash (Creek), since the off-site upper watershed is likely a significant source of sediment for Temescal Canyon Wash (Creek). Site storm drain facilities must be designed to include appropriate safety factors and measures taken to protect structural controls against premature water flows. Flows from smaller tributaries and sheet flow that are collected and intercepted at defined locations may be desilted prior to entering the site storm drain system, for ease of maintenance and to preclude potential clogging of smaller facilities.

Energy dissipation will also be required at the improved storm drain outfall location with Temescal Canyon Wash (Creek). Discharge velocity will likely be quite high at the outfall. The discharge velocity must be reduced to a level that will not scour Temescal Canyon Wash (Creek) during periods of low stage flow within the Wash. A 'block element' type of energy dissipater, or similar type of construction, will allow the confluence with the Wash at a relatively small angle. This type of energy dissipation should satisfy this requirement of slowing the water's discharge velocity.

Therefore, with the proposed mitigation measure and implementation of site storm drain facilities, the Project would result in less than significant impacts to the Temescal Canyon Wash (Creek) and low lying areas near the Wash.

Impact 4.3-5 Threshold: Would the project create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

The State's General Permit for Construction Activities regulates construction-related activities, and requires that pollutant discharges into receiving waters be minimized and/or eliminated. This permit also requires that management measures be incorporated into new development to ensure that once construction is completed, the residential land use does not contribute substantially to water quality problems in water bodies that receive stormwater and non-stormwater runoff from the projects.

A Project specific Water Quality Management Plan (WQMP) has been developed to address stormwater runoff management and water quality treatment objectives. KWC's WQMP has included specific BMPs designed to: 1) function with the drainage plan for the Project site and offsite areas; and, 2) to address treatment of urban and stormwater runoff. The sizing of treatment control BMPs for the Project is based upon a criteria established by the Riverside County Flood Control and Water Conservation District (RCFCWCD) that acts on behalf of the City for flood control and the discharge of urban runoff.

The proposed storm drain system (no existing storm drains) would be able to accommodate any additional runoff contributed by the Project (approximately 10% increase in peak discharge amounts) including the stormwater flows of a 100-year storm. Thus, any runoff water from the site would not exceed the capacity of the stormwater drainage system.

According to the hydrology report for the Project, the proposed drainage facilities for the Project site area would be constructed and adequately sized to accommodate the stormwater runoff from the site. The detention basins located within the Project site and the energy dissipaters at the downstream end of the storm drain systems would adequately reduce the velocity of stormwater flows. The WQMP basins, detention/debris basins and lake/detention basins will allow for a gradual recharge of the groundwater basin while pollutants are naturally filtered out through soils and plants. ***Therefore, with the incorporation and implementation of these hydrology features, on the amount of runoff and polluted runoff, the Project impacts will be mitigated to a level less then significant.***

Impact 4.3-6 Threshold: Would the project otherwise substantially degrade water quality?

Urban water pollution would increase due to development of the Project site.

Stormwater quality is generally affected by the length of time since last rainfall, rainfall intensity, urban uses of the area, and the quantity of transported sediment. Typical urban water pollutants usually result from motor vehicle operations, oil and grease residues, fertilizer/pesticide uses, human/animal littering, careless material storage and handling, and poor property management. The majority of pollutant loads are usually washed away during the "first flush" of the storm occurring after the dry-season period.

The Environmental Protection Agency (EPA) has identified street surfaces as the primary source of pollution in urban areas. The street-generated pollutants typically contain atmospheric, tire-wear residues, petroleum products, oil and grease, fertilizer and pesticide wash-offs, industrial chemical spills, as well as litter and animal-dropping types of wastes. The pollutants are washed from street surfaces by a rainfall adequate enough to produce sufficient runoff.

The amount of pollutants washed off the street surface is a function of the amount of pollutants on street surfaces and the rainfall amount. EPA has determined that there is a relationship between the rainfall and the percent of contaminant removed. For example, typically, 0.5 inches of rainfall is required to remove ninety-percent (90%) of the total accumulated pollutants on the street surface.

Stormwater management is the key in the control and prevention of water quality degradation. There are many Best Management Practices (BMPs) available for achieving the best possible water quality. BMPs are required by local authorities and with proper implementation, BMPs protect the receiving waters from degradation, and correct for existing problems. Common BMPs include structural control, as well as nonstructural controls.

Structural Controls: Structural controls used in the management of stormwater in commercial and residential areas are typically used for the purpose of restoring the quality of water exiting the site to the quality existing before the Project development. These systems could eliminate pollutants, as well as reduce peak flow rates. Typical structural controls for use with the proposed land uses and site characteristics could include: 1) detention basins; 2) water quality inlets or oil/grit separators; 3) grassed swales; 4) filter strips; and, 5) porous pavement. The Project will direct 'first flush' runoff into low-flow channels and water quality basins to remove impurities from the stormwater runoff.

Non-Structural Controls: Non-Structural Controls emphasize controlling the source of pollutants. The two most frequently used source controls are: erosion/sediment control ordinances, and public education. Many states, municipalities, and counties have developed ordinances to minimize pollutants that impact water quality by establishing minimum requirements and procedures to control the adverse impacts associated with accelerated soil erosion and resultant sedimentation. In addition, many communities have implemented programs to educate citizens about hazardous materials such as the proper disposal of fertilizers, herbicides, pesticides, oil, and the detrimental impacts on the environmental that result when these procedures are not followed.

NPDES/General Construction Permit: On September 2, 2009, the California State Water Resources Control Board (CSWRCB) adopted a new General Construction Permit Order No. 2009-0009-DWQ (as amended by Order No. 2010-014-DWQ, NPDES No. CA 000002). The permit provisions require that discharges of stormwater from construction activities of one (1) acre or more of land disturbance must be regulated and covered by a National Pollutant Discharge Elimination System (NPDES) permit. The General Construction Permit is

implemented and enforced by the nine California Regional Water Quality Control Boards. (Attached within Appendix C of this Program EIR (PEIR) is a 'Summary' of the Storm Water Pollution Prevention Plan (SWPPP), the new General Construction Permit Order and web-site providing information of the General Construction Permit Regulations and Overview).
The construction activities covered under the General Construction Permit include clearing, grading, or excavations that cause disturbance of at least one (1) acre of land disturbance. The General Constructional Permit requires dischargers to eliminate/reduce non-stormwater discharges to stormwater systems, develop and implement a stormwater pollution prevention plan (SWPPP), and inspect stormwater control structures and pollution prevention measures. The SWPPP shall be implemented concurrent with the beginning of the construction activities and be kept on site for projects commencing on and after the initiation of grubbing and grading activities.

In order to obtain coverage under the General Construction Permit, the Project applicant/owner is required to electronically file and submit all permit registration documents (PRD's) into the State Water Board's Stormwater Multi-Application and Report Tracking System (SMARTS) web-site prior to the commencement of construction. PRD's consist of: 1) Notice of Intent (NOI); 2) Risk Assessment; 3) Site Map; 4) SWPPP; 5) Annual Fee - must be mailed; and, 6) Signed Certification Letter.

The NPDES and SWPPP process are expected to reduce potential water quality impacts to less than significant levels during and shortly after construction.

WQMP Permit: The Riverside County Flood Control and Water Conversation District's WQMP for Santa Ana River Watershed, dated October 2012, requires all projects adding over 5,000 S.F. of impervious surface to prepare a project-specific WQMP to address the mitigation of water pollutants. KWC's WQMP for the Project addresses the required mitigation including: potential pollutants of concern, structural and non-structural BMPs, treatment control BMPs, operation, maintenance, and funding of BMPs to mitigate for the potential water pollutants.

Impacts to Beneficial Uses
Because the Project would be required to comply with the State's General Construction Permit for construction activities, in addition to the implementation of a PWQMP Erosion Control Plan and SWPPP, development of the Project would not result in runoff from the site that would adversely impact designated beneficial uses in the runoff-receiving watershed nor would it substantially impact public agency efforts to improve any currently recognized conditions of water quality impairment.

Therefore, with the Project's implementation of the State and Federal, plus City and County requirements, in regards to clean water on-site during construction, the SWPPP, the EPA and BMPs, and the State's General Construction Permit for construction activities, the Project's impacts will be mitigated to a level less than significant.

Impact 4.3-7 Threshold: Would the project place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map (1% Chance of Flooding)?

Federal Emergency Management Agency (FEMA) has changed their terminology when referring to 100-year flood hazards. Instead of mapping 100-year flood hazards, they refer to it as a 1 percent annual chance of flooding. As shown on FIGURE 4.3-5, portions of the site are located within FEMA-mapped zones that annually have a 0.2 percent or 1 percent chance of flooding (500-year or 100-year flood zones respectively). However, this map does not reflect the current floodplain elevations. The Project is a mixed-use development that would consist of both commercial and residential uses throughout the Project site. In accordance with the City of Lake Elsinore Municipal Code Section 15.68.010, all finished floor elevations within the Project development would be set at or above an elevation that is 3.7 feet above the 100-year flood water surface elevation. As shown in FIGURE 2.0-24 - CONCEPTUAL GRADING PLAN, the Project would be graded to elevations above the flood hazard zones. The Project areas that are adjacent to Temescal Canyon Wash (Creek), will file with FEMA a Conditional Letter of Map Revision (CLOMR) and Letter of Map Revision (LOMR) in order to show the change in elevation of the Project areas due to grading during construction. ***Therefore, because the Project's mixed-use structures would be constructed above the 100-year flood zone, the Project would result in no impact, related to commercial and residential housing within the 100-year flood zone.***

Impact 4.3-8 Threshold: Would the project place within a 100-year flood hazard area structures which would impede or redirect flood flows?

The Alberhill Villages Specific Plan Project is currently located within a 100-year flood zone at the Temescal Canyon Wash (Creek) location, only. However, the Project applicant will request a LOMR from FEMA that would update official FEMA maps to accurately show the Specific Plan site as outside of a floodplain. During construction, the Project site would be graded to elevations above the flood hazard zones. The Project development will not expose people or place structures in the floodplain, and therefore, would not impede or redirect flood flows within the 100-year flood-hazard area. ***Therefore, the Project will have no impact related to structures being constructed within a 100-year flood hazard area.***

Impact 4.3-9 Threshold: Would the project 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?

Failure of Levees or Dams

The Project site area is not subject to hazards related to dam break and subsequent flooding, due to the fact there are no dams in the surrounding area that will affect flow to Temescal Canyon Wash (Creek). ***Therefore, the Project would have no impact, as a result of failure of a levee or dam.***

Inundation by Seiche, Tsunami, or Mudflow

Seiches are periodic oscillations of water in confined basins, typically caused by earthquakes. As noted in the City of Lake Elsinore General Plan, there is the potential for a seiche to occur in Lake Elsinore during an earthquake, although it would take a geologically substantial earthquake to cause a seiche. Seiche potential is highest in large, deep, steep-sided reservoirs or water bodies. The distance of the Project site from Lake Elsinore lacks the significant potential for a damaging seiche, due to: 1) the existing topographical features between the Project and Lake Elsinore (Lake); 2) the Lake is lower in elevation; and, 3) because of the existing flood control devices constructed by the ACOE. Additionally, implemented flood control devices lower the potential for a seiche to occur. ***Therefore, the Project's potential for impact by seiches is less than significant.***

The Project's potential for the occurrence of a tsunami is similarly very low because the Pacific Ocean is the closest tsunami-producing open body of water and is located approximately 25 miles from the Specific Plan site. ***Therefore, no Project impacts are anticipated from a tsunami***.

The Project's land has a great variation in elevation and has been primarily mined for approximately 100 years. **Due to the variation in elevation of both the site and the surrounding land uses, there is a potential for mudflow, but with the existing basins and required SWPPP measures presently used and those proposed for grading and development*, there will be a less than significant potential for the Project site area to be adversely affected by mudflow.***

Therefore, due to the Project's location, there will be no impact as a result of failure of a levee or dam. There will be no impacts from a tsunami, and with implementation of certain mitigating measures and flood control devices*, there will be a less than significant potential for the Project site area to be adversely affected by mudflow and seiches.*

4.3.4 CUMULATIVE IMPACTS

4.3.4.1 Hydrology, Drainage and Water Quality

Cumulative impacts related to hydrology, drainage and water quality are addressed in the General Plan EIR which is incorporated by reference into this AVSP PEIR. Future development within the region will increase the total surface area covered by impervious surfaces, thereby reducing groundwater recharge and increasing the potential for flooding in the area. Cumulative development in the Project area will result in a general increase in flow rates. Future development would also increase impacts to water quality due to the runoff of pollutants associated with urban development. This impact will be mitigated on a project-by-project basis through compliance with NPDES permit regulations enforced by the Regional Water Quality Control Board.

The project level assessment conducted for future developments will be required to address goals and policies of the GP relating to Hydrology, Drainage and Water Quality, plus Biological Resources policies. Implementation of BMPs will help improve water quality and control flooding and erosion caused by construction and development. In addition, compliance with the USACE, EPA, CRWQCB, and City regulations in obtaining the necessary permits regarding water quality for construction. Project-level assessments must be prepared for any future development for hydrology or groundwater and surface water quality impacts. Implementation of mitigation measures are discussed with the City's GP EIR and SECTION 4.3.5 of this AVSP PEIR. Through compliance with existing regulatory requirements, compliance with goals, policies and implementation programs of the GP, potential cumulative impacts related to hydrology and water quality and drainage will be less than significant and no additional mitigation measures are required.

4.3.5 ENVIRONMENTAL MITIGATION MEASURES

4.3.5.1 Construction

HY-1 Prior to issuance of grading permits, the Project's applicant shall obtain coverage under the General Construction Permit. The Project applicant/owner is required to electronically file and submit all Permit Registration Documents (PRD's) into the State Water Board's Stormwater Multi-Application and Report Tracking System (SMARTS) web-site prior to the commencement of construction. PRD's consist of: 1) Notice of Intent (NOI); 2) Risk Assessment; 3) Site Map; 4) Storm Water Pollution Prevention Plan (SWPPP); 5) Annual Fee - must be mailed; and, 6) the Signed Certification Letter.

4.3.5.2 Drainage

HY-2 All drainage facilities constructed in this Project shall conform to the requirements and standards of the Riverside County Flood Control and Water Conservation District and the City of Lake Elsinore Engineering Division of the Public Works Department.

HY-3 Site specific drainage systems shall be designed, as each planning area or phase come on line. All phased drainage systems shall conform to a Master Plan of Drainage for the entire Alberhill Villages Specific Plan Project area.

HY-4 In order to protect the existing streambed of the Temescal Canyon Wash (Creek), an energy dissipating structure shall be provided at the storm drain system discharge point, if necessary. Erosion control devices shall also be provided, if necessary.

4.3.5.3 Water Quality

HY-5 Prior to the issuance of grading permits, the applicant shall develop a Storm Water Pollution Prevention Plan (SWPPP) and Water Quality Management Plan (WQMP) that emphasizes structural and non-structural Best Management Practices (BMPs), in

compliance with the Environmental Protection Agency's (EPAs) National Pollutant Discharge Elimination System (NPDES) program requirements. The SWPPP indicates how stormwater pollution will be controlled only during, and plus one year after construction. Stormwater pollutants that may be present at the Project include the following:

- Sediment;
- Nutrients (fertilizers);
- Bacteria and Viruses;
- Organics;
- Oil and Grease;
- Heavy Metals;
- Toxic Chemicals; and,
- Floating Solids.

HY-6 The Best Management Practices (BMPs) shall be specified in the Project Storm Water Pollution Prevention Plan (SWPPP) and Water Quality Management Plan (WQMP) to reduce the level of pollutants indicated above from entering the Temescal Canyon Wash (Creek). Recommended practices during construction include site stabilization to limit sedimentation. Following is a list of recommended BMPs to be used during construction, in addition to the list referenced within the SWPPP:

- Preservation of Existing Vegetation;
- Seeding, Planting and Mulching of Disturbed Areas;
- Dust Control;
- Construction Road Stabilization;
- Stabilized Construction Entrance;
- Outlet Protection;
- Temporary Debris Basins; and,
- Sandbagging, Slit Fence, Straw Waddles.

HY-7 The site's SWPPP and WQMP shall also specify BMPs for post construction. Post construction BMPs may be divided into two categories, structural and non-structural. In addition to the addition to the list referenced within the SWPPP, a list of recommended non-structural BMPs is provided below::

- Public Education/Involvement;
- Housekeeping Practices;
- Catch Basin Stenciling;
- Street Cleaning; and,
- Storm Drain System Cleaning.

HY-8 Structural BMPs shall be considered to be incorporated into the design of the community that will improve water quality and potentially enhance wetland mitigation opportunities, in addition to the list referenced within the WQMP:

- Retention Basins;
- Grass-Lined Channels and Swales;
- Detention Basins;
- Infiltration Trenches;
- Water Quality Inlets; and,
- Water Quality Basins.

HY-9 On-site drainage shall be placed in grass-lined channels and swales wherever possible, taking advantage of greenbelts within the Project's limits.

HY-10 Prior to final approval of street improvement plans or any required slope revetment plans, the Project Proponent shall provide evidence to the City of Lake Elsinore that a Conditional Letter of Map Revision (CLOMR) has been issued by FEMA for the Project. The grading plan shall substantially conform to the CLOMR.

HY-11 Prior to the first building permit final inspection in area(s) subject to the FEMA floodplain designation, the Project Proponent shall provide evidence to the City of Lake Elsinore that a Final Letter of Map Revision (LOMR) has been issued by FEMA verifying that flood control measures have been completed and the residential development areas are permanently removed from the FEMA floodplain designation (1 percent annual chance of flooding).

4.3.6 SUMMARY OF ENVIRONMENTAL EFFECTS AFTER MITIGATION MEASURES ARE IMPLEMENTED

After implementation of the above mitigation measures, the potentially significant impacts related to hydrology and drainage are reduced to below the level of significance. No unavoidable adverse impacts to drainage and water quality are anticipated with the implementation of mitigation measures.

4.4 LAND USE AND PLANNING

Information in this section is based on site surveys conducted by the use of ground photographs for the on-site and surrounding land use analysis, as well as the following reference documents:

- County of Riverside. 2008. *County of Riverside General Plan.* (Reviewed Chapter 3 - Land Use Element at this web-site address: http://www.rctlma.org/genplan/general_plan_2008/general_plan/Chapter_3_Land_Use_El; and the Home Page can be found at this web-site address at http://www.rctlma.org/genplan/default.aspx; Accessed web-site October 10, 2012.);

- City of Lake Elsinore. 2011. *City of Lake Elsinore General Plan and Draft EIR.* Certified/adopted by City of Lake Elsinore on December 13, 2011. (The certified/adopted December 13, 2011 Report is located at the City of Lake Elsinore for Public Review and City of Lake Elsinore web-site at http://www.lake-elsinore.org; Assessed web-site May 15, 2011.);

- City of Lake Elsinore. 2011. *City of Lake Elsinore General Plan Update Recirculated Draft Program EIR.* August 2011 and was certified/adopted as Final on December 13, 2011. (This document is located at the City of Lake Elsinore for Public Review and at the City of Lake Elsinore web-site at http://www.lake-elsinore.org; Assessed web-site May 15, 2011.); and,

- The Planning Associates, KWC Engineers & Project Design Consultants. 2015. *Alberhill Villages Specific Plan.* October, 2015. (This document is located within Appendix J to this Program EIR.).

The purpose of this section is to identify the existing land use conditions, analyze the AVSP Project compatibility with existing uses and the consistency with applicable planning policies and to recommend mitigation measures to eliminate or reduce the significance of potential impacts.

4.4.1 EXISTING CONDITIONS

4.4.1.1 Land Use

On-Site. The approximate 1,400-acre Alberhill Villages Specific Plan (AVSP) ('Project') is located south of the Interstate 15 (I-15) Freeway and west of Lake Street, within the City of Lake Elsinore. As discussed further within SECTION 3.0 (Sub-Section 3.2) - ENVIRONMENTAL SETTING OF BACKGROUND AND HISTORY for the Project area, a large portion of the site has been disturbed by mining operations that have occurred over the past 100 years. For many years, coal and clay were mined by tunneling and open pit methods. Since 1940, the clay has

been mined almost entirely by open pit method. The mining activities are conducted throughout the property by two separate entities: Pacific Clay Products and Pacific Aggregates. Pacific Clay Products has owned the subject property since 1887 and has manufactured clay tile and bricks. The Project was subject to a legal settlement agreement in 2004 between Riverside County and Castle & Cooke, Inc. that removed the property from the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The Pacific Clay Products and Pacific Aggregates area includes a pre-annexation development agreement adopted in 2003 between the City and Castle & Cooke, Inc. that then became effective upon the annexation in 2008. The Development Agreement (D.A.) provides, in part that the Pacific Clay Products area and Pacific Aggregates area are subject to a Specific Plan prepared by Castle & Cooke, Inc. and processed through the City.

The Project site area is within the City's Alberhill District (see FIGURE 4.4-1 - CITY OF LAKE ELSINORE PLANNING DISTRICTS), has the most unique attributes in its extractive activities. No other area within the City has the concentration or quality of natural resources as those located within the Alberhill District. Because of the richness and abundance of resources, much of the Alberhill District has been disturbed by mining activities. The Alberhill District is at a crossroads and is poised to transition from a region with large quantities of extractive quantities and extractive activities, to a series of master planned communities that encourage large areas designated as open space and preservation, as well as areas excluded from MSHCP conservation. Lake Street transects the center of the Alberhill District and provides a strategically important focal and access point to the I-15 Freeway. The I-15 Freeway will continue to be the primary north-south corridor located adjacent to or within close proximity to most of the commercial and institutional uses, existing and proposed. *(City's certified/adopted December 13, 2011 GP)*

See the below FIGURE 4.4-2 - CITY OF LAKE ELSINORE LAND USE PLAN for illustration of the distribution and location of the above-mentioned land use designations, with the Project Site labeled, as well as FIGURE 4.4-3 - CITY OF LAKE ELSINORE ALBERHILL DISTRICT LAND USE PLAN for an enlargement of the Alberhill District.

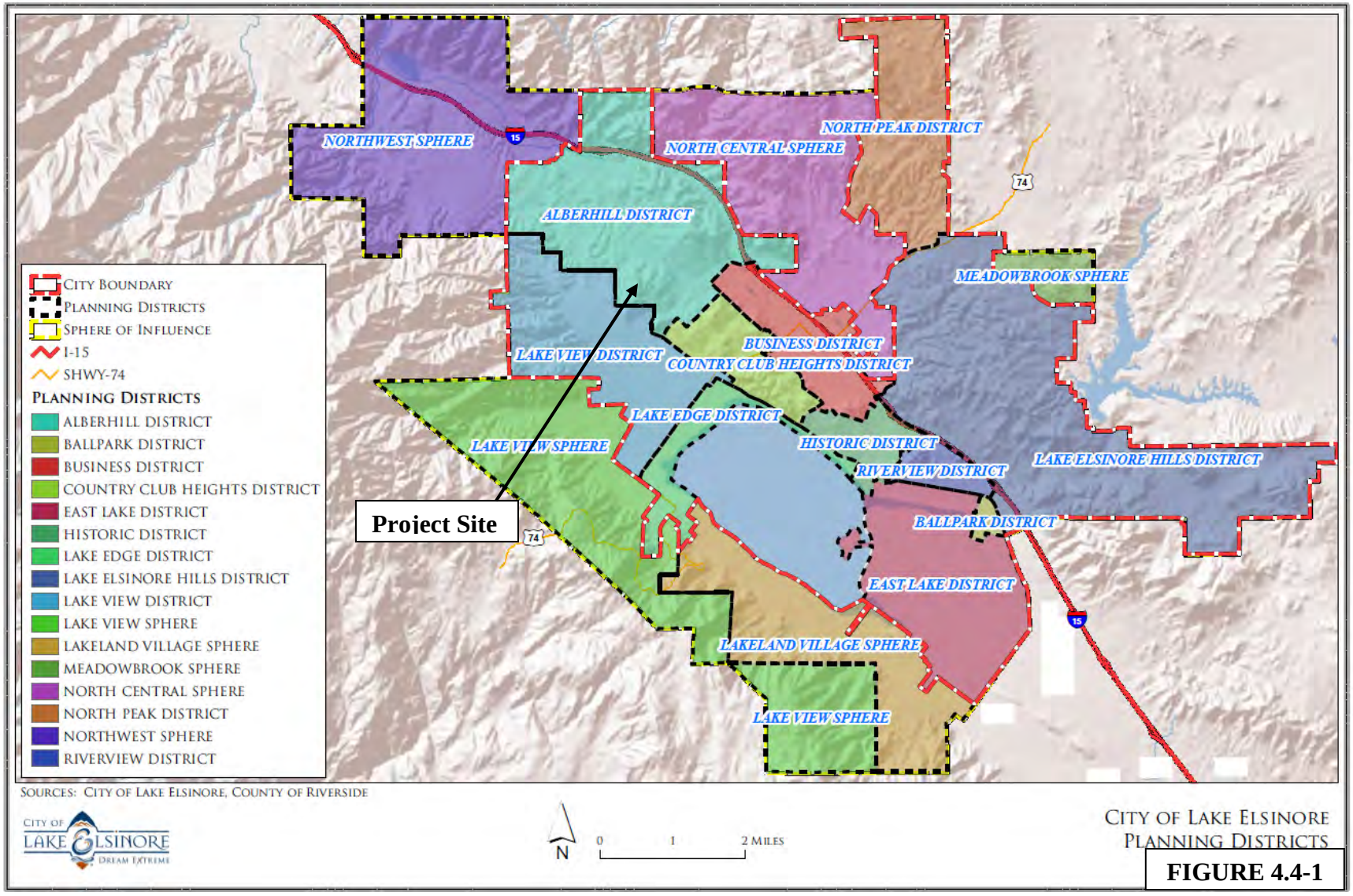

NORTHWEST SPHERE
NORTH CENTRAL SPHERE
NORTH PEAK DISTRICT
ALBERHILL DISTRICT
MEADOWBROOK SPHERE
BUSINESS DISTRICT
LAKE VIEW DISTRICT
COUNTRY CLUB HEIGHTS DISTRICT
LAKE EDGE DISTRICT
LAKE VIEW SPHERE
HISTORIC DISTRICT
LAKE ELSINORE HILLS DISTRICT
RIVERVIEW DISTRICT
BALLPARK DISTRICT
EAST LAKE DISTRICT
LAKELAND VILLAGE SPHERE
LAKE VIEW SPHERE
Project Site
CITY BOUNDARY
PLANNING DISTRICTS
SPHERE OF INFLUENCE
I-15
SHWY-74
PLANNING DISTRICTS
ALBERHILL DISTRICT
BALLPARK DISTRICT
BUSINESS DISTRICT
COUNTRY CLUB HEIGHTS DISTRICT
EAST LAKE DISTRICT
HISTORIC DISTRICT
LAKE EDGE DISTRICT
LAKE ELSINORE HILLS DISTRICT
LAKE VIEW DISTRICT
LAKE VIEW SPHERE
LAKELAND VILLAGE SPHERE
MEADOWBROOK SPHERE
NORTH CENTRAL SPHERE
NORTH PEAK DISTRICT
NORTHWEST SPHERE
RIVERVIEW DISTRICT
SOURCES: CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE
CITY OF LAKE ELSINORE
DREAM EXTREME
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2 MILES
CITY OF LAKE ELSINORE
PLANNING DISTRICTS

FIGURE 4.4-1

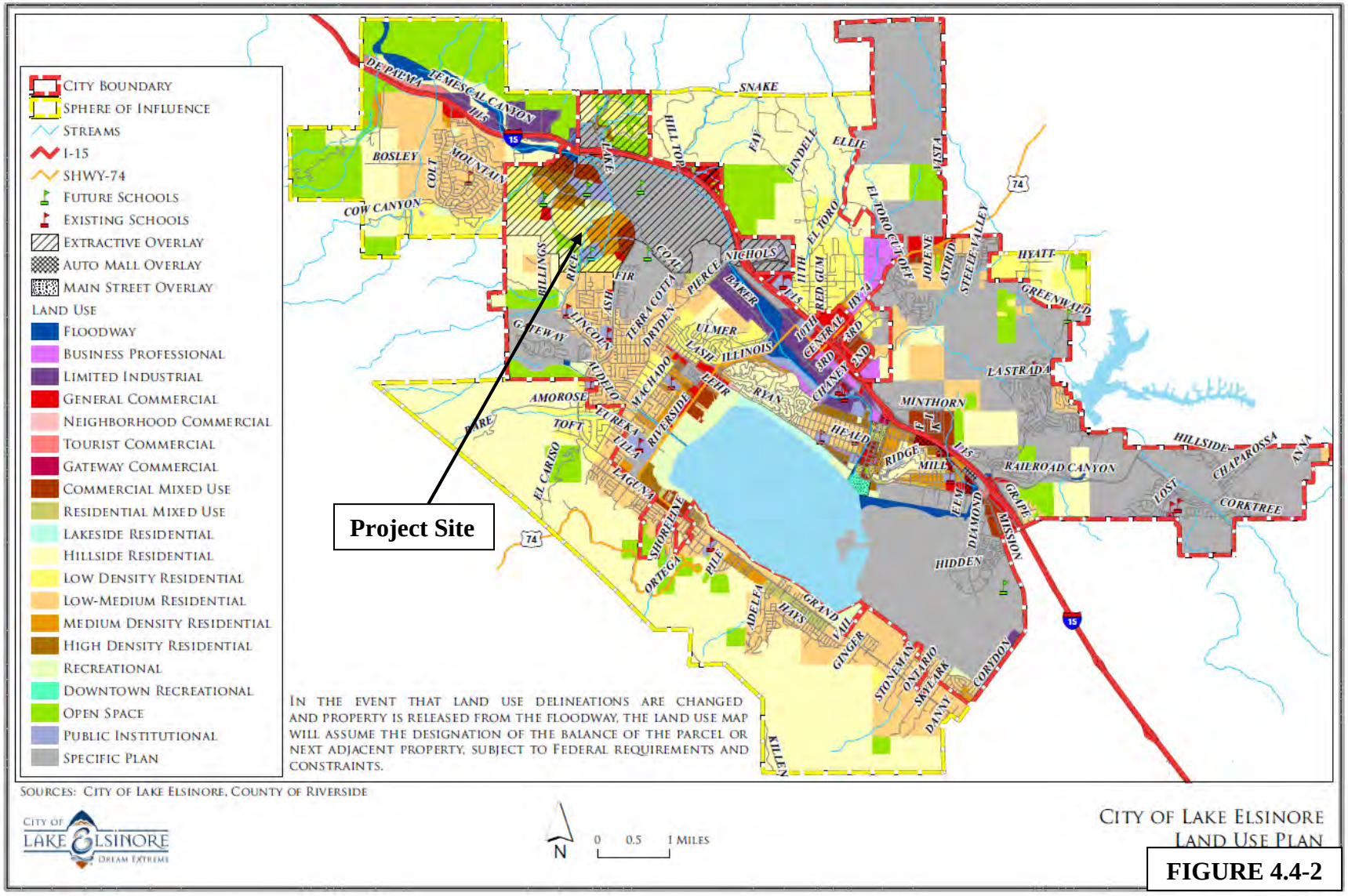

CITY BOUNDARY
SPHERE OF INFLUENCE
STREAMS
I-15
SHWY-74
FUTURE SCHOOLS
EXISTING SCHOOLS
EXTRACTIVE OVERLAY
AUTO MALL OVERLAY
MAIN STREET OVERLAY
LAND USE
FLOODWAY
BUSINESS PROFESSIONAL
LIMITED INDUSTRIAL
GENERAL COMMERCIAL
NEIGHBORHOOD COMMERCIAL
TOURIST COMMERCIAL
GATEWAY COMMERCIAL
COMMERCIAL MIXED USE
RESIDENTIAL MIXED USE
LAKESIDE RESIDENTIAL
HILLSIDE RESIDENTIAL
LOW DENSITY RESIDENTIAL
LOW-MEDIUM RESIDENTIAL
MEDIUM DENSITY RESIDENTIAL
HIGH DENSITY RESIDENTIAL
RECREATIONAL
DOWNTOWN RECREATIONAL
OPEN SPACE
PUBLIC INSTITUTIONAL
SPECIFIC PLAN
Project Site
IN THE EVENT THAT LAND USE DELINEATIONS ARE CHANGED AND PROPERTY IS RELEASED FROM THE FLOODWAY, THE LAND USE MAP WILL ASSUME THE DESIGNATION OF THE BALANCE OF THE PARCEL OR NEXT ADJACENT PROPERTY, SUBJECT TO FEDERAL REQUIREMENTS AND CONSTRAINTS.
SOURCES: CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE
CITY OF LAKE ELSINORE
DREAM EXTREME
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0 0.5 1 MILES
CITY OF LAKE ELSINORE
LAND USE PLAN

FIGURE 4.4-2

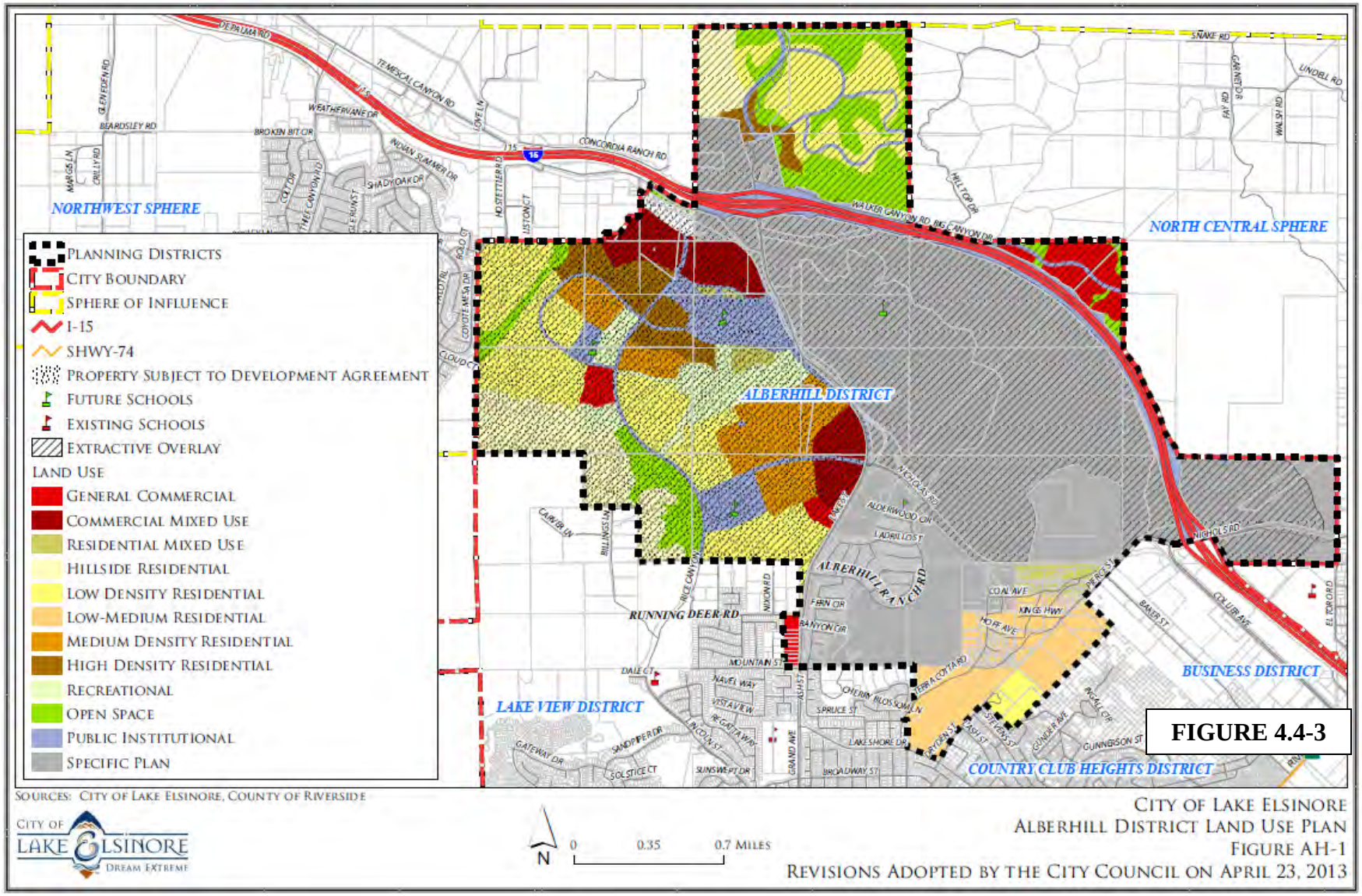

NORTHWEST SPHERE
NORTH CENTRAL SPHERE
ALBERHILL DISTRICT
LAKE VIEW DISTRICT
BUSINESS DISTRICT
COUNTRY CLUB HEIGHTS DISTRICT
PLANNING DISTRICTS
CITY BOUNDARY
SPHERE OF INFLUENCE
I-15
SHWY-74
PROPERTY SUBJECT TO DEVELOPMENT AGREEMENT
FUTURE SCHOOLS
EXISTING SCHOOLS
EXTRACTIVE OVERLAY
LAND USE
GENERAL COMMERCIAL
COMMERCIAL MIXED USE
RESIDENTIAL MIXED USE
HILLSIDE RESIDENTIAL
LOW DENSITY RESIDENTIAL
LOW-MEDIUM RESIDENTIAL
MEDIUM DENSITY RESIDENTIAL
HIGH DENSITY RESIDENTIAL
RECREATIONAL
OPEN SPACE
PUBLIC INSTITUTIONAL
SPECIFIC PLAN
SOURCES: CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE
CITY OF LAKE ELSINORE
DREAM EXTREME
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0
0.35
0.7 MILES
CITY OF LAKE ELSINORE
ALBERHILL DISTRICT LAND USE PLAN
FIGURE AH-1
REVISIONS ADOPTED BY THE CITY COUNCIL ON APRIL 23, 2013

FIGURE 4.4-3

Off-Site Land Uses. The County of Riverside previously approved the Horsethief Canyon Ranch Specific Plan adjacent to the western boundary of the AVSP Project site. The Horsethief Canyon Ranch Specific Plan is substantially developed, with residents living in developed neighborhoods and future phases are planned for construction.

The City of Lake Elsinore previously approved the Alberhill/Brighton Specific Plan (Brighton) project a residential community combining residential, parks and open spaces located to the east of the AVSP Project site on approximately 980 acres. Once the Tri-Valley Agreement with the County of Riverside was established in 2004, approximately 600 acres was set-aside by the agreement by the County for conservation, with the approximately remaining 400 acres ear-marked for future mixed-use residential, commercial, school, and open space development and receiving approval as Vested Tentative Tract Map No. 35001. The Brighton Specific Plan site is currently vacant.

The overall Alberhill Ranch Specific Plan (ARSP) is an approved project of mixed-use development combining residential, commercial, open space and recreational uses on approximately 1,853 acres, of which the Brighton Specific Plan is a part. The residential portion of the ARSP proposes approximately 4,205 dwelling units distributed among five different residential density categories at final build-out.

4.4.2 APPLICABLE PLANS AND REGULATIONS

Development of the Project site would result in the adoption of a "Specific Plan" through a General Plan Amendment, and Zoning Change that is consistent with the land use specified in the City of Lake Elsinore's General Plan.

Land Planning is predominantly a local issue, but there are a few mechanisms in place for Federal and State oversight. *(City's certified/adopted December 13, 2011 GP)*

4.4.2.1 Federal Regulations *(City's certified/adopted December 13, 2011 GP)*

The National Environmental Policy Act (NEPA) process provides review of land use and planning issues for projects subject to environmental review at the Federal level.

The Cleveland National Forest borders Lake Elsinore on the southwest edge of the Lake. The U.S. Forest Service (USFS), a division of the U.S. Department of Agriculture (USDA), maintains rules and regulations that restrict development and uses within the forest.

4.4.2.2 State Regulations *(City's certified/adopted December 13, 2011 GP)*

CEQA

The CEQA process provides review of land use and planning issues for projects subject to environmental review under State law.

State Mining and Reclamation Act of 1975
The State Mining and Reclamation Act of 1975 require projects on or adjacent to mineral resources to be compatible with the guidelines set forth in the Act.

The Quimby Act (Assembly Bill [AB] 1150)
The Quimby Act (Assembly Bill [AB] 1150) is the City's primary tool for acquiring recreational parklands. The Act allows the City to require the dedication of local park acreage, the payment of fees, or a combination of both as part of the subdivision process.

Local Agency Formation Commissions (LAFCOs)
Local Agency Formation Commissions (LAFCOs) are State-mandated regulatory agencies formed pursuant to California Government Code Section 56325, for the purpose of "promoting orderly development and balancing that development with sometimes competing State interest of discouraging urban sprawl, preserving open-space and prime agricultural lands, and efficiently extending government services". (California Government Code § 56001) LAFCOs are enabled to achieve this purpose through their legislatively granted power and duty to "review and approve or disapprove with or without amendment, wholly, partially, or conditionally, proposals for changes of organizations or reorganizations, consistent with written policies, procedures, and guidelines adopted by the commission". (California Government Code § 56373)

To that end, land use decisions involving annexation of unincorporated County land into the incorporated City boundaries are also regulated by LAFCO and the County. Specifically, LAFCO reviews a City's annexation and service area extension plans and participated in the delineation of a sphere of influence.

4.4.2.3 Local Regulations

SCAG Planning Efforts *(City's certified/adopted December 13, 2011 GP)*
SCAG is a regional planning agency that functions as the Metropolitan Organization for the Counties of Orange, Riverside, Ventura, Los Angeles, San Bernardino, and Imperial. Researching and drawing up plans for transportation, growth management, hazardous waste, and air quality is mandated by the Federal government and implemented by SCAG. Under the Community Development Division of the Planning and Policy Department, SCAG is responsible for demographics, housing, and employment data in support of the Federally-mandated Regional Transportation Plan and the State-mandated Regional Housing Needs Assessment.

Achieving a jobs/housing balance has been identified as a significant goal for SCAG. High paying jobs are particularly needed in the Inland Empire and outlying areas, and affordable housing is needed throughout the region, but more so in high cost areas such as Orange and Los Angeles Counties.

Riverside County General Plan *(City's certified/adopted December 13, 2011 GP)*
The Riverside County General Plan was adopted October 7, 2003. The General Plan covers the entire unincorporated portion of the County and is augmented by 19 detailed Area Plans covering

most of the County. The General Plan is intended as a "blueprint" for describing the vision and long-term growth strategy for the County. The Area Plans are intended as detailed plans outlining more focused opportunities within the various areas in the County.

City of Lake Elsinore General Plan *(City's certified/adopted December 13, 2011 GP)*
The City's General Plan delineates 15 previously adopted Specific Plans within the City boundaries. The purpose of the Specific Plans is to provide a more flexible regulatory procedure than can be accomplished by the General Plan and Municipal Code/Zoning Ordinance. 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 also intended to enhance the appearance and livability of the community and maximize choices of improvements.

The primary land use within the Alberhill District is residential, with high density, hillside, low density, low-medium density, medium density and residential mixed-use totaling over thirty percent (31.92%) of the entire Alberhill District. Nearly eight percent (7.94%) of the area within the Alberhill District is designated open space. Almost half of the District acreage (43.9%) is covered by City-approved Specific Plans, which add another 892 acres of residential uses, 536 acres of open space, 72 acres of recreational uses, and 240 acres of commercial uses. (Table AH-T1 of the General Plan, summarizes the distribution of land use and distribution of land use designations within the Alberhill District. Chapter 2.0, Section 2.3 of the General Plan defines each land use designation in terms of the allowable uses, density and intensity standards.)

Urban Design
The primary residential District to the south, the Lake View District, provides good examples of design standards at densities similar to those permitted in the Specific Plans that govern development in the Alberhill District. Sustainable design standards that incorporate open space/preservation areas will be critical in achieving a high quality of life. Creating a strong urban design would support the Alberhill District as a distinct community within the City of Lake Elsinore.

Historic Preservation
The Alberhill District has a long history in the mining industry, which began in the 1880's, the same time the regions first railroad, Atchison Topeka and the Santa Fe (ATSF), was completed, and the founding of John D. Huff's Southern California Coal and Clay Company was established. At that time, the community of Terra Cotta (within the Alberhill District) was established and mines operated until the 1940's when Pacific Clay Products Company acquired them, and subsequently also purchased the Alberhill Coal and Clay Mine and became the sole operating clay mine in the region at that time.

The railroad has since been abandoned and removed. Historic ranching and homesteading sites are located to the northern and eastern areas of the Alberhill District within proximity of the railroad line (railroad now removed), and the Alberhill School remains a locally recognized historic resource along Lake Street, serving the area from its inception in 1912 until it was abandoned in 1964.

Specific Plans *(City's certified/adopted December 13, 2011 GP)*

Government Code Section 65450 permits a City to "prepare Specific Plans for the systematic implementation of the General Plan for all or part of the area covered by the General Plan". In essence, the Specific Plan provides development standards for the territory covered by the plan and is an alternative to adopted zoning regulations. As set forth in Government Code Section 65451, a Specific Plan must contain:

1. The distribution, location and extent of uses of land, including open space, within the area covered by the plan;

2. The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water drainage, solid waste disposal, energy and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan;

3. Standards and criteria by which development will proceed, and standards for the conservation, development, an utilization of natural resources, where applicable; and,

4. A program of implementation measures including: regulations, programs, public works projects, and financing measures necessary to carry out paragraphs (1), (2), and (3), above.

The following is a list of Specific Plans approved at the time the General Plan document was prepared. They were: Alberhill Ranch, Canyon Creek 'Summerhill', Canyon Hills, Canyon Hills Estates, Cape of Good Hope, Cottage Lane, Diamond, East Lake, Elsinore City Center, La Laguna Estates, Lakeshore Village, Murdock Alberhill Ranch, North Peak, Lake Elsinore Outlet Center, Ramsgate, Spyglass, Tuscany Hills, and The Village at Lakeshore. *(City's certified/adopted December 13, 2011 GP)*

The Specific Plan land use designation identifies territory whose zoning is governed by existing, approved Specific Plans, such as those mentioned above. For those areas, the designated uses contained in each Specific Plan are the governing land uses. Specific Plans do not sunset; they remain valid until revoked pursuant to State Law. It is intended that these potential development areas be constructed based on an overall plan consistent with the District Plans and the Community Form Chapter of the General Plan. The plan should include detailed design guidelines, conceptual architecture, site circulation and street improvements, as well as the phasing of the project. The overall plan will be evaluated upon its adequacy in a manner of areas that are outlined in the General Plan and Zoning Code. These tools will allow the City the opportunity to consider a well-integrated design that is responsive to the unique location and physical features of a site, as well as providing the opportunities for public input. *(City's certified/adopted December 13, 2011 GP)*

City of Lake Elsinore Zoning Code *(City's certified/adopted December 13, 2011 GP)*
The City of Lake Elsinore Zoning Code (Title 17 of the Lake Elsinore Municipal Code) seeks to promote orderly growth and land use within the City's jurisdiction and to promote and protect the public health, safety, comfort, and general welfare. The Zoning Code divided the City into districts, or zones, and regulated land use activity in each district, specifying the permitted uses of land and buildings, density, bulk, and other regulations. The City of Lake Elsinore's Zoning Code also designates overlay zones for specific purposes.

Western Riverside County Multiple Species Habitat Conservation Plan
(City's certified/adopted December 13, 2011 GP)
Land use within the City and Sphere of Influence (SOI) is also influenced by the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), a multi-jurisdictional habitat management and planning program that seeks to conserve biological and ecological diversity and integrity in western Riverside County. The MSHCP for western Riverside County was adopted June 17, 2003, and has 16 area plans, including the Lake Elsinore Area Plan (which includes the City and the nearby cities Canyon Lake and Wildomar). The MSHCP is intended to conserve and restore natural habitat, and preserve biological and ecological diversity in western Riverside.

The MSHCP has identified particular areas within Lake Elsinore where land is described for conservation to maintain core and linkage habitat for sensitive wildlife and plant species. It is the intention of the MSHCP to set aside land, both public and private, as permanent open space. The Regional Conservation Authority (RCA) is responsible for maintaining and managing the reserve. Endangered, threatened, and other listed species in the Lake Elsinore Area Plan include, but not limited to, the coastal California gnatcatcher, least Bell's vireo, Stephens' kangaroo rat, and the Quino checkerspot butterfly. As noted earlier, the Project was subject to a legal settlement agreement in 2004 between Riverside County and Castle & Cooke, Inc. that removed the property from the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP).

4.4.2.4 City's General Plan Goals and Policies

The City of Lake Elsinore's certified/adopted General Plan Update addresses land uses in Chapter 2.0 (Community Form). The goals, policies and implementation programs listed in TABLE 4.4-1, below, apply specifically to the Project and are evaluated for consistency with the Project.

TABLE 4.4-1 - GENERAL PLAN LAND USE AND PLANNING GOALS, POLICIES AND IMPLEMENTATION PROGRAMS

Chapter 2.0 - Community Form (Section 2.3 - Land Use)
Goal 1 Create a diverse and integrated balance of residential, commercial, industrial, recreational, public and open space land uses.
Policy 1.1 - Promote innovative site design, and encourage the preservation of unique natural features, such as steep slopes, water courses, canyons, ridgelines, rock formations, and open space with recreational opportunities.

Policy 1.2 - Encourage development of unified or clustered community-level and neighborhood-level commercial centers and discourage development of strip commercial uses.
Policy 1.6 - Encourage development of institutions including hospitals and educational campuses and facilities.
Policy 1.7 - Encourage the use of paseos, green belts, linear parks, and trails within future developments.
Chapter 2.0 - Community Form (Section 2.5 - Growth Management)
Goal 7 Maintain orderly, efficient patterns of growth that enhance the quality of life for the residents of Lake Elsinore.
Policy 7.1 - Encourage mixed-use developments to reduce public service costs and environmental impacts through compatible land use relationships, and efficient circulation and open space systems.

The City of Lake Elsinore's certified/adopted General Plan Update addresses land uses in Chapter 2.0 (Community Form). The goals, policies and implementation programs for the Alberhill District listed below, apply specifically to the Project. These policies are evaluated for consistency with the Project.

Goal 1 **The primary goal of the Alberhill District is to support and maintain a healthy transition from extractive/mining activities to a network of residential communities with a balanced mix of residential, commercial, light industrial, business professional, and institutional/public uses that provide a sense of place and high quality of life.**

Policies:

AH 1.1 Continue to encourage proper reclamation and enhancement of areas impacted by extractive/mining activities for public's health, safety and welfare.

AH 1.2 Consider the preservation of vacant lands in areas with high elevations in the north, east and southwest in order to provide an adequate amount of conserved lands, open space and wetlands areas.

AH 1.3 Encourage proper land use compatibility between mining activities and surrounding uses.

AH 1.4 Impose conditions, as necessary, on mining operations to minimize or eliminate the potential adverse impact of mining operations on surrounding properties and the environment.

AH 1.5 Encourage new non-mining land uses adjacent to existing mining operations to provide an adequate buffer with a buffer distance from mining operations based on an

evaluation of: noise, aesthetics, drainage, operating conditions and operating hours, biological resources, topography, lighting, traffic, and air quality.

Implementation Program: As part of project review and the CEQA process, the City shall evaluate and impose conditions, as necessary, that address land use compatibility and balance, preservation of wetlands and suitable open space, and appropriate buffers and distance between mining operations and new non-mining land uses.

Agency/Department: Engineering and Community Development Departments.

Goal 2 **Create a strong urban design that would support the Alberhill District as a distinct community.**

Policies:

AH 2.1 Through the project review and CEQA process create strong connections to Lake Street between neighborhoods and community supporting uses.

AH 2.3 Consider the establishment and the construction of a series of pedestrian routes as part of the City's trail system from residential areas to Lake Street's commercial and institutional uses and to the open space and MSHCP areas to the north, west, and southeast areas of the Alberhill District.

AH 2.5 Encourage the use of distinctive trees along Lake Street identified in the City's Street Tree Program.

Implementation Program: The City shall utilize the development review process to access pedestrian routes and their connectivity to community centers, and the use of community identifiers in design motifs, signage, and street trees.

Agency/Department: Engineering and Community Development Departments.

4.4.3 PROJECT IMPACT ANALYSIS

Impacts are grouped according to thresholds of significance. Under each identified threshold of significance, a general impact statement is provided followed by a level of significance statement. Mitigation measures at the end of this section directly correspond to the referenced threshold.

4.4.3.1 Thresholds of Significance

The City of Lake Elsinore has not established local CEQA significance thresholds as described in Section 15064.7 of the *State CEQA Guidelines*. The establishment of these thresholds is by local agencies "discretionary" according to CEQA. However, the City of Lake Elsinore

'Environmental Checklist' for the subject Project (see Appendix A.1 of this document) which is based on Appendix G of the *State CEQA Guidelines* indicates that impacts to 'Land Use and Planning' may be considered potentially significant if the project would:

- Physically divide an established community;

- Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal plan, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect; and/or,

- Conflict with any applicable habitat conservation plan or natural community conservation plan.

4.4.3.2 Environmental Impacts

This Section of the EIR addresses the land use impacts that will result from the change from the existing on-site land uses to the proposed land uses. In addition, this section analyzes the consistency of the proposed Project with the goals and policies of the City of Lake Elsinore General Plan, applicable community plans, and the Zoning Code, and compatibility within local and regional plans. This section also identifies and evaluates whether or not the proposed Project will physically divide an established community.

The following impact is not located in this section, but rather in SECTION 9.0 (Effects Found Not to Be Significant).

- Physically divide an established community*?*

Impact 4.4-1 Threshold: Would the proposed project conflict with an applicable land use plan, policy, or regulation of any agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal plan, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.

The analysis of land use consistency impacts considerers whether the proposed project would be in substantial conformance with regional and local plans, policies and regulations that are applicable to the proposed project and project site. Consistent with the scope and purpose of this PEIR, this discussion primarily focuses on those goals and policies that relate to avoiding or mitigating environmental impacts, and an assessment of whether any inconsistency with these standards creates a significant physical impact on the environment. *State CEQA Guidelines* Section 15125(d) requires than an EIR discuss inconsistencies with applicable plans that the decision-makers should address. A project need not be consistent with each and every policy and objective in a planning document. Rather, a project is considered consistent with the provisions of the identified regional and local plans if it meets the general intent of the plans and would not preclude the attainment of the primary goals of the land use plan or policy.

Local Plans

General Plan

The following policies of the City of Lake Elsinore General Plan, adopted for the purpose of avoiding or mitigating an environmental effect, are applicable to the proposed Project and are evaluated for consistency with the General Plan as shown on TABLE 4.4-2.

TABLE 4.4-2 - GENERAL PLAN CONSISTENCY ANALYSIS

Policy #	Description	Consistency Analysis
Community Form Element		
Land Use		
1.1	Promote innovative site design, and encourage the preservation of unique natural features, such as steep slopes, watercourses, canyons, ridgelines, rock formations, and open space with recreational opportunities.	**Consistent.** Although the Project will grade the Temescal Canyon Wash, it will remain as an earthen channel. In addition, Development in the Hillside Residential area will be limited to 8 dwelling units total. The Project also proposes a Town Green open space area, 2 Community Parks, and several Neighborhood Parks.
3.2	Encourage new commercial and/or industrial developments incorporate buffers which minimize the impacts of noise, light, visibility, or activity and vehicular traffic on residential uses and MSHCP conservation areas.	**Consistent.** Although the Project is not subject to the MSHCP as per a legal settlement agreement in 2004 between Riverside County and Castle & Cooke, Inc., the Project provides open space linkages to the existing MSHCP wildlife movement underpasses to the north and open space connectivity to the Cleveland National Forest to the south.
Circulation		
6.2	Enforce and comply with proper intersection "sight distance" requirements as described by the Engineering Division.	**Consistent.** All subdivision maps will undergo Engineering Department review to ensure that sight distance requirements are met.
6.4	Maintain the system of bike lanes and multi-use trails throughout the City. Encourage the implementation of the network of Class I, II, and III bike lanes on all development projects through construction of the facility as described in the Bike Lane Master Plan and/or the Trails Master Plan.	**Consistent.** The Project is designed to include bike lanes.
Growth Management		
7.1	Encourage mixed-use developments to reduce public service costs and environmental impacts through compatible land use relationships, and efficient circulation and open space systems.	**Consistent.** The Project proposes the following mixed-use areas: University Town Center; University Village; Alberhill Town Center Village; and Lakeside Mixed-Use.
Parks & Recreation		
8.2	Ensure parkland and recreation facilities support new development through acquisition and/or dedication. Meet the requirement of the Park Capital Improvement Fund,	**Consistent.** The project meets it's Quimby Act requirement by providing 5 acres per 1,000 project

Policy #	Description	Consistency Analysis
	Resolution No. 91-42 and the Quimby Act by acquiring five (5) acres of useable park land per 1,000 population.	generated persons, with 3.8 acres per 1,000 devoted to traditional public and private parks, and 1.2 acres per 1,000 in active open space areas such as multi-use trails, pocket parks, paseos, educational walks, plazas, and a town green.
9.1	Encourage public and private systems that interface with other existing and proposed trails (i.e., bikeways) assuring links with the City, County of Riverside, and state recreational facilities.	**Consistent.** The Project is designed to include bike lanes.
Public Safety and Welfare Element		
Air Quality		
1.1	Continue to implement requirements identified in the National Pollutant Discharge Elimination System (NPDES).	**Consistent.** During construction, the NPDES Storm water Pollution Prevention Plans will contain erosion control measures to minimize dust.
2.1	Support the SCAQMD in its development of improved ambient air quality monitoring capabilities and establishment of standards, thresholds, and rules to address, and where necessary mitigate, the air quality impacts of new development.	**Consistent.** The Project is required to meet all applicable rules of the SCAQMD and is consistent with the 2012 Air Quality Management Plan.
Hazards and Hazardous Materials		
3.3	Encourage the safe disposal of hazardous materials with County agencies to protect the City against a hazardous materials incident.	**Consistent.** The Project is subject to all applicable federal, state, and local laws and regulations regarding hazardous materials, including but not limited requirements imposed by the Environmental Protection Agency, California Department of Toxic Substances Control, South Coast Air Quality Management District, and the Santa Ana Regional Water Quality Control Board.
Wildfire Hazards		
4.2	Create fuel modification zones around development within high hazard areas by thinning or clearing combustible vegetation within 100 feet of buildings and structures. The fuel modification zone size may be altered with the addition of fuel resistant building techniques. The fuel modification zone may be replanted with fire-resistant material for aesthetics and erosion control.	**Consistent.** Phased Development Plans (PDP) and Design Review (DR) applications including subdivision maps are subject to review by the Fire Department to ensure compliance with Chapter 15.56 of the Municipal Code with respect to fuel modification zones and building construction materials.
4.3	Establish fire resistant building techniques for new development such as non-combustible wall surfacing materials, fire-retardant treated wood, heavy timber construction, glazing, enclosed materials, and features, insulation without paper-facing and automatic fire sprinklers.	**Consistent.** Phased Development Plans (PDP) and Design Review (DR) applications are subject to review by the Fire Department to ensure compliance with Chapter 15.56 of the Municipal Code with respect to building construction

Policy #	Description	Consistency Analysis
		materials.
Flooding and Floodplains		
5.1	Continue to ensure that new construction in floodways and floodplains conforms to all applicable provisions of the National Flood Insurance Program in order to protect buildings and property from flooding.	**Consistent.** Surface runoff will be conveyed to Temescal Canyon Wash (Creek) (the receiving water for the entire site) via improved storm drain facilities and detention basins that will control the potential damage and flooding that could result from increased discharges. Mitigation Measures HY-10 and HY-11 require that the Project obtain a Conditional Letter of Map Revision (CLOMR) and a Final Letter of Map Revision (LOMR) from FEMA.
Seismic Activity		
6.2	Continue to require Alquist-Priolo and other seismic analyses be conducted for new development to identify the potential for ground shaking, liquefaction, slope failure, seismically induced landslides, expansion and settlement of soils, and other related geologic hazards for areas of new development in accordance with the Fault Rupture Hazard Overlay District adopted by the City of Lake Elsinore Zoning Code. The City may require site-specific remediation measures during permit review that may be implemented to minimize impacts in these areas.	**Consistent.** Petra Geotechnical Inc. prepared the *Geologic Constraints Study for an Environmental Impact Report (EIR) Submittal, and the Draft for Alberhill Villages Specific Plan, 1,374± Acres, West of Lake Street and South of Temescal Canyon Road.* March 16, 2010. Mitigation Measures G-1 through G-8 are required to address seismic and issues.
Noise		
7.1	Apply the noise standards set forth in the Lake Elsinore Noise and Land Use Compatibility Matrix (see Table 3-1) and Interior and Exterior Noise Standards (see Table 3-2) when considering all new development and redevelopment proposed within the City.	**Consistent.** The Project is subject to the mandatory noise requirements in Table 3-1 and Table 3-2 of the General Plan. Phased Development Plans (PDP) and Design Review (DR) applications including subdivision maps are subject to review by the City to ensure compliance with noise standards.
7.4	Consider estimated roadway noise contours based upon Figure 3.6, Noise Contours, when making land use design decisions along busy roadways throughout the City.	**Consistent.** A Noise Impact Analysis was prepared for the Project which analyzed roadway noise. Phased Development Plans (PDP) and Design Review (DR) applications including subdivision maps are subject to review by the City to ensure compliance with noise standards.
Community Facilities and Protection Services		
8.1	Continue to follow Riverside County Fire Department most current guidelines to achieve standard response times and staffing levels.	**Consistent.** Based upon previous communication with RCFD, current staff levels are sufficient to meet existing demands for Phase 1 of construction. Therefore, during the

Policy #	Description	Consistency Analysis
		1st Phase of construction, there is no need for additional facilities and/or equipment to accommodate existing demands. To accommodate for the increase demand created by further phases of the AVSP, the applicant would be required to contribute to the City's Community Facilities District (CFD) No. 2003-1 (Law Enforcement, Fire, and Paramedic Services) and eventually, as proposed, a new Fire Station will be constructed within the AVSP. The proposed Fire Station and potential funds contributed to this district are distributed to provide for additional staff, facility expansion and maintenance, and purchasing of additional equipment. If required, the fire substation shall be located within the University Town Center or east of Lake Street within the proposed Alberhill Ridge Specific Plan.
8.2	Coordinate with the County of Riverside to provide adequate police service and staffing levels.	**Consistent.** Current response times for emergency calls for service are 3 to 8 minutes that meets the department's standard for response times. During the 2011/2012 year, the average response time for emergency calls for service were 6.98 minutes. The Project would require 1 additional officer for each 1,000 people the Project adds to the area. To handle the full generation of the AVSP, additional officers would need to be hired (in the future), as the Project is built over the next 20-30 year period. All new development projects, including the AVSP, are required to contribute to the City's CFD No. 2003-1 (Law Enforcement, Fire, and Paramedic Services). The funds contributed to this district are distributed to provide for additional staff, facility expansion and maintenance, and purchasing of additional equipment
9.1	Encourage the establishment and development of a trade school, junior college, and/or four-year college campus	**Consistent.** The Project has land designated as

Policy #	Description	Consistency Analysis
	within the City boundaries.	Institutional/Educational which can provide for the development of a university campus or similar educational institutions that can accommodate up to 6,000 students.
Utilities		
12.2	Encourage developers to contact Southern California Edison early in their planning process, especially for large-scale residential and non-residential development or specific plans, to ensure the projected electric loads for these projects are factored into SCE's load forecasts for the community.	**Consistent.** A Notice of Preparation was sent to SCE and they responded with a letter dated July 18, 2012 indicating that SCE has 2 active capital projects in the area requesting information on future electrical demands generated by the Project. These issues have been taken into consideration during the preparation of the Specific Plan and EIR.
12.3	Encourage developers to incorporate energy efficient design measures into their projects and pursue available energy efficiency assistance programs from SCE and other utility agencies.	**Consistent.** All new construction in the State of California is subject to the energy conservation standards set forth in Title 24, Part 6, Article 2 of the California Administrative Code. These are prescriptive standards that establish maximum energy consumption levels for the heating and cooling of new buildings.
Resource Protection and Preservation Element		
Biological Resources		
2.1	Biological resources analyses of proposed projects shall include discussion of potential impacts to any plant or wildlife species that is officially listed as threatened or endangered by the United States Fish and Wildlife Service and/or the California Department of Fish and Game but not covered by the MSHCP.	**Consistent.** The Planning Associates, Inc. in Association with Glenn Lukos and Associates prepared the *Biological Assessment of Castle & Cooke Pacific Clay Mine Site in Riverside County, California.* October 2008, updated in May 2012, and by letter update May 14, 2014 which addresses any plant or wildlife species that is officially listed as threatened or endangered by the United States Fish and Wildlife Service and/or the California Department of Fish and Wildlife but not covered by the MSHCP.
2.2	Development or modification shall be discouraged in areas containing riparian habitat of high functions and values or corridors with 80% or more of natural native habitat that link larger patches of natural native habitat containing 80% or more native plant species. Further, development in areas described for conservation, including areas planned for riparian/riverine restoration included in the MSHCP, shall also be discouraged.	**Consistent.** The AVPS Project area supports a small area (28.44 acres) of alluvial fan scrub, a small area (4.19 acres) of riparian scrub and 12.05 acres of riparian woodland. The areas are not considered a high inventory priority community by the CNDDB due to its disturbed nature. However, efforts will be made to

Policy #	Description	Consistency Analysis
		avoid these riparian habitat areas, but they will not be avoided completely, Any impacts to the jurisdictional areas will be subject to the USACOE Section 404 of the Clean Water Act and the CDFW pursuant to Division 2, Chapter 6, Section 1600 (1602).
Open Space		
3.2	The City shall ensure that passive and active open space uses are incorporated into development areas.	**Consistent.** The Project proposes 3.8 acres per 1,000 population devoted to traditional public and private parks, and 1.2 acres per 1,000 population in active open space areas such as multi-use trails, pocket parks, paseos, educational walks, plazas, and a town green.
Water Resources		
4.1	Encourage developers to provide clean water systems that reduce pollutants being discharged into the drainage system to the maximum extent feasible and meet required federal National Pollutant Discharge Elimination System (NPDES) standards.	**Consistent.** The Project proposes several water quality management basins that would collect runoff and allow pollutants to settle out prior to being discharged into the storm drain system in compliance with NPDES standards.
4.3	Require Best Management Practices through project conditions of approval for development to meet the Federal NPDES permit requirements.	**Consistent.** Phased Development Plans (PDP) and Design Review (DR) applications including subdivision maps are subject to review by the City Engineer to ensure that Best management Practices are included in Water Quality Management Plans per NPDES requirements.
Mineral Resources		
5.2	The City shall require mined property to be left in a condition suitable for reuse in conformance with the General Plan land use designations and the California Surface Mining and Reclamation Act (SMARA).	**Consistent.** The Project site is a vested mining site and is subject to Reclamation Plan 112 that regulates the post-mining reclamation activities on the Project site pursuant to the State of California Surface Mining Reclamation Act (SMARA). After mining operations cease on portions of the site for which development is proposed, the area proposed for development will be reclaimed and the and available for reuse consistent with the General Plan and Specific Plan land use designations.
Cultural Resources and Paleontological Resources		
6.2	The City shall consult with the appropriate Native	**Consistent.** The City initiated the

Policy #	Description	Consistency Analysis
	American tribes for projects identified under SB 18 (Traditional Tribal Cultural Places).	SB18 Consultation process for the Project in May 2012.
6.3	When significant cultural/archeological sites or artifacts are discovered on a site, coordination with professional archeologists, relevant state and, if applicable, federal agencies, and the appropriate Native American tribes regarding preservation of sites or professional retrieval and preservation of artifacts or by other means of protection, prior to development of the site shall be required. Because ceremonial items and items of cultural patrimony reflect traditional religious beliefs and practices, developers shall waive any and all claims to ownership and agree to return all Native American ceremonial items and items of cultural patrimony that may be found on a project site to the appropriate tribe for treatment. It is understood by all parties that unless otherwise required by law, the site of any reburial of Native American human remains or cultural artifacts shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act.	**Consistent.** Mitigation Measures CR-1 through CR-6 require monitoring during grading and if cultural resources are found the Project archaeologist, and the appropriate Tribe shall assess the significance of such resources and shall meet and confer with the City regarding the mitigation for such resources.
7.1	Consult with California Native American tribes prior to decision-making processes for the purpose of preserving cultural places located on land within the City's jurisdiction that may be affected by the proposed plan, in accordance with State or Federal requirements.	**Consistent.** The City initiated the SB18 Consultation process for the Project in May 2012.
8.1	For development in areas delineated as "High" or "Undetermined" potential sensitivity for paleontological resources, require the project applicant to hire a certified paleontologist, who must perform a literature search and/or survey and apply the relevant treatment for the site as recommended by the Society for Vertebrate Paleontology.	**Consistent.** RMW Paleo Associates, Inc. prepared *Paleontological Survey of the Alberhill Project, City of Lake Elsinore, Riverside County, California.* July 13, 1994. Mitigation Measure CR-8 requires monitoring and a mitigation plan.
Aesthetics		
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.	**Unknown.** The AVSP Project site is an active 100 year old mining facility. Two species of native trees were located within the southern coast live oak riparian forest located in the northwest corner of the Site that includes coast live oak (*Quercus agrifolia*) and arroyo willow (*Salix lasiolepis*). At the Design Review (DR) level of review for implementing projects the possibility of incorporating these trees into the landscape plan will be evaluated.
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.** Chapter 8, *Landscape Design Regulations* of the Specific Plan provides for guidelines and standards to create a visually unifying landscape theme.

Policy #	Description	Consistency Analysis
Alberhill District Policies		
AH 1.1 .	Continue to encourage proper reclamation and enhancement of areas impacted by extractive/mining activities for public's health, safety and welfare.	**Consistent.** The Project site is a vested mining site and is subject to Reclamation Plan 112 that regulates the post-mining reclamation activities on the Project site pursuant to the State of California Surface Mining Reclamation Act (SMARA). After mining operations cease on portions of the site for which development is proposed, the area proposed for development will be reclaimed and the and available for reuse consistent with the General Plan and Specific Plan land use designations.
AH 1.2	Consider the preservation of vacant lands in areas with high elevations in the north, east and southwest in order to provide an adequate amount of conserved lands, open space and wetlands areas.	**Consistent.** The Project site is actively being mined and does not contain lands that are considered to be of a higher elevation for purposes of open space conservation. However, the Project does propose approximately 284.2 acres of open space land, not including Temescal Creek that has 17.5 acres of land.
AH 1.3	Encourage proper land use compatibility between mining activities and surrounding uses.	**Consistent.** The M-3 zoning regulations which regulate mining will remain in effect for those areas being mined while the Project site transitions to the non-mining land uses proposed by the Specific Plan
AH 1.4	Impose conditions, as necessary, on mining operations to minimize or eliminate the potential adverse impact of mining operations on surrounding properties and the environment.	**Consistent.** The M-3 zoning regulations which regulate mining will remain in effect for those areas being mined while the Project site transitions to the non-mining land uses proposed by the Specific Plan
AH 1.5	Encourage new non-mining land uses adjacent to existing mining operations to provide an adequate buffer with a buffer distance from mining operations based on an evaluation of: noise, aesthetics, drainage, operating conditions and operating hours, biological resources, topography, lighting, traffic, and air quality.	**Consistent.** The Phased Development Plan (PDP) and Design Review (DR) process will review the "edge condition" between non-mining land uses adjacent to existing mining regulations to ensure compatibility the uses with respect these issues.
AH 2.1	Through the project review and CEQA process create strong connections to Lake Street between neighborhoods and community supporting uses.	**Consistent.** The Specific Plan Circulation Plan shows Lake Street as a 6-8 lane Major Urban Arterial Road with 4 Collector Roads proving access from the Project interior to Lake Street

Policy #	Description	Consistency Analysis
AH 2.3	Consider the establishment and the construction of a series of pedestrian routes as part of the City's trail system from residential areas to Lake Street's commercial and institutional uses and to the open space and MSHCP areas to the north, west, and southeast areas of the Alberhill District.	**Consistent.** The Project provides open space linkages to the existing MSHCP wildlife movement underpasses to the north and open space connectivity to the Cleveland National Forest to the south.
AH 2.5	Encourage the use of distinctive trees along Lake Street identified in the City's Street Tree Program.	**Consistent.** Section 8.5.2 of the Specific Plan proposes native oak trees as the preferred street tree along Lake Street.

City of Lake Elsinore Climate Action Plan

As discussed in Chapter 4.8 of this PEIR, the Project is consistent with the City of Lake Elsinore Climate Action Plan.

Regional Plans

SCAG Regional Comprehensive Plan

TABLE 3.1-5 of the certified/adopted GP Program EIR describes consistency of the General Plan's Land Use Plan and the associated goals and policies with SCAG's Regional Comprehensive Plan and Guide Policies. SCAG's Policies cover these specific policies, of which the City's GP goals and policies are consistent: Growth Management (population growth), Regional Transportation Plan, Growth Management (related to the RCPG Goal to improve the Regional Standard of Living), GMC Policies related to improve the Regional Quality of Life, the GMC Policies related to the RCPG Goal to provide Social, Political, and Cultural Equity, Air Quality, Water Quality, Open Space, and Growth Visioning. The area of exception is the provision of productive agricultural land that is discussed below. It should be noted that the proposed Project land uses are consistent with the General Plan in terms of density and intensity for the Project site.

SCAG Regional Transportation Plan (2008 RTP)

On May 8, 2008, SCAG adopted its 2008 Regional Transportation Plan (RTP). The 2008 RTP presents the transportation vision for the SCAG region through the year 2035 and provides a long-term investment framework for addressing the region's transportation and related challenges. The RTP focuses on maintaining and improving the transportation system through a balanced approach and considers system preservation, operation, and management; improved coordination between land-use decisions and transportation investments; and, strategic expansion of the system to accommodate future growth. Goals applicable to the Project include the following:

- Maximize mobility and accessibility for all people and goods in the region (discussed in Chapter 4.7, *Traffic and Circulation*);

- Ensure travel safety and reliability for all people and goods in the region (discussed in Chapter 4.7, *Traffic and Circulation*);

- Maximize the productivity of our transportation system (discussed in Chapter 4.7, *Traffic and Circulation*);

- Protect the environment, improve air quality, and promote energy efficiency (discussed in Chapter 4.8, *Air Quality and Greenhouse Gas*); and

- Encourage land use and growth patterns that complement our transportation investments and improve the cost-effectiveness of expenditures (discussed in Chapter 4.7, *Traffic and Circulation*);

SCAG Sustainable Communities Strategy (SCS) Plan

As part of the adoption of the 2012 RTP, SCAG developed an SCS which was required as part of SB 375. According to SB 375, each metropolitan planning organization shall prepare a sustainable communities strategy, including the requirement utilizing the most recent planning assumptions considering local general plans and other factors.

The 2012–2035 RTP/SCS contains a number of "Outcome and Performance Measures/Indicators that are used to evaluate various regional land use plan alternatives, with the objective being an improvement over the No Project (i.e., no SCS) baseline. These measures are applied on a regional basis, and are not necessarily applicable to individual projects like the proposed Project. However, the following general discussion of consistency with the relevant measures shown in TABLE 4.4-3 can be provided.

TABLE 4.4-3: DISCUSSION OF RTP OUTCOMES AND PERFORMANCES MEASURES/INDICATORS

Performance Measure/ Indicator	Definition	Consistency of Proposed Project
Share of growth in High Quality Transit Areas (HQTAs)	Increase share of the region's growth in households and employment in HQTAs	**Consistent.** The Pproject is not currently located in an SCAG-defined HQTA. Local transit has numerous bus routes that serve the City and lines connect to Metrolink and transit centers in other cities.

TABLE 4.4-3: DISCUSSION OF RTP OUTCOMES AND PERFORMANCES MEASURES/INDICATORS

Performance Measure/ Indicator	Definition	Consistency of Proposed Project
Land Consumption	Reduce additional land needed for development that has not previously been developed or otherwise affected, including agricultural land, forest land, desert land, and other virgin sites.	**Consistent.** The SCAG plan calls for reducing the amount of virgin land converted to development. The Project would redevelop land currently used for surface mining.
Average distance for work or non-work trips	Decrease the average distance traveled for work or non-work trips separately.	**Consistent.** The City is housing-rich which forces many workers to commute long distances from their homes to work. By providing approximately 4 million square feet of commercial/office/institutional uses the Project will contribution to the reduction of the length of work related trips.
Percentage of work trips less than 3 miles.	Increase the share of total work trips that are fewer than 3 miles.	**Consistent.** As noted above, the Project will provide approximately 4 million square feet of commercial/office/institutional uses which will increase the ability of residents to find work closer to home and thereby decrease commute travel times.
Work trip length distribution.	Reduce the statistical distribution of work trip length in the region.	**Consistent.** As noted above, the Project will provide approximately 4 million square feet of commercial/office/institutional uses which will increase the ability of residents to find work closer to home and thereby decrease work trip lengths.
Criteria pollutants and greenhouse gas emissions.	Reduce CO, NO_X, $PM_{2.5}$, PM_{10}, VOC, and per capita greenhouse gas emissions (CO_2).	**Partially Consistent.** The Project air study indicates long-term VOV(ROG), NOx, CO, and PM_{10} emissions will exceed SCAQMD thresholds, so the Project will not reduce such emissions. However, the Project will serve to assist in reducing GHG emissions (CO_2) consistent with the City's Climate Action Plan.
Annual household transportation cost.	Reduce annual household spending on transportation costs of vehicle ownership, operation, and maintenance, and public transportation.	**Consistent.** The Project will reduce work-related trip lengths so related costs would decrease.
Percentage of jobs within 15 minutes' walk of transit.	Increase the number of jobs within 15 minutes' walk of public transportation.	**Consistent.** As noted above, the Project will provide approximately 4 million square feet of commercial/ office/institutional uses which will increase the number of jobs near public transportation.
Source: http://rtpscs.scag.ca.gov/Documents/2012/final/SR/2012fRTP_PerformanceMeasures.pdf		

As TABLE 4.4-3 shows, the project design is generally consistent with the SCAG RTP/SCS performance measures.

SCAQMD Air Quality Management Plan, 2012

As discussed in SECTION 4.8.3.2 of this EIR, the Project is consistent with the SCAQMD 2012 Air Quality Management Plan.

Riverside County Drainage Area Management Plan – Santa Ana Region

As discussed in Chapter 4.3 of this PEIR, the Project is consistent with the *Riverside County Drainage Area Management Plan – Santa Ana Region.*

Santa Ana Water Quality Control Plan (Basin Plan)

As discussed in Chapter 4.3 of this PEIR, the Project is consistent with the *Santa Ana Water Quality Control Plan (Basin Plan.)*

Elsinore Valley Municipal Water District Urban Water Management Plan, 2010

As discussed in Chapter 4.10 of this PEIR, the Project is consistent with the *Elsinore Valley Municipal Water District Urban Water Management Plan, 2010.*

Zoning
The Zoning classifications currently assigned to the Project site are:

- M-3- Mineral Resources/Related Manufacturing;
- R-3- High Density Residential;
- CMU- Commercial Mixed-Use; and,
- RMU- Residential Mixed-Use.

The proposed Project includes a zone change from the above described zoning classifications to "Specific Plan." The adoption of the Specific Plan will be by ordinance which will set forth the comprehensive land use regulations governing the proposed Project. The Specific Plan zoning classification is consistent with the existing General Plan land use designations.

Based on the analysis above, the Project would otherwise not conflict with any applicable goals, objectives, and policies of the *City of Lake Elsinore General Plan, Zoning Ordinance,* or *Climate Action Plan.* Additionally, the Project would not conflict with any applicable policy document, including the *SCAG Regional Comprehensive Plan, SCAQMD Air Quality Management Plan, 2012, Santa Ana Water Quality Control Plan (Basin Plan, Riverside County Drainage Area Management Plan – Santa Ana Region,* and the *Elsinore Valley Municipal Water District Urban Water Management Plan, 2010, **Therefore, impacts are less than significant.***

Impact 4.4-2 Threshold: Would the proposed project conflict with any applicable habitat conservation plan or natural community conservation plan.

The Project site is located within the boundaries covered by the Western Riverside County Multiple Species Habitat Conservation Plan ('MSHCP'). The Project will not conflict with any applicable habitat conservation plan or natural community conservation, as this Project is subject to a February 24, 2001 settlement agreement with Riverside County that excludes the Project site from the MSHCP. On February 24, 2004, Castle & Cooke Properties, throughout Riverside County, were removed from the requirements of the MSHCP. The Project site was part of this settlement agreement, and the approximate 1,400-acre Project site is not subject to the provisions of the MSHCP. Further information is provided and reviewed within SECTION 4.0 - ENVIRONMENTAL IMPACT ANALYSIS**.** ***With the existing County of Riverside settlement agreement in place, the Project does not conflict with any applicable conservation plan or natural community preservation plan***.

4.4.4 CUMULATIVE IMPACTS

Cumulative impacts related to land use and planning are addressed in the General Plan EIR which is incorporated by reference into this AVSP PEIR. Development of the AVSP Project and other proposed projects in the vicinity will result in increased urbanization and loss of open space in the local vicinity. As cumulative land use impacts are difficult to individually mitigate, mitigation is most effective through implementation of regional programs, such as the Lake Elsinore General Plan and other relevant County and City policies. These programs establish development guidelines and required mitigation.

Each future project and development within the City and SOI will be reviewed on a project-by project basis, as it will conform to the City's permitted land uses, State, Federal and local regulations, the City's Municipal Code, City's Growth Management Program goals, policies and implementation programs, to ensure and provide the City a strategy for developing a pattern and rate of growth. This will ensure that adequate public facilities and infrastructure can be provided to meet the rate of new construction and population growth. With the incorporation of the City's growth management plan, impacts related to the potential inconsistency of the GP with the population and housing forecasts of SCAG will be reduced to below a level of significance, and no additional mitigation measures are required.

4.4.5 ENVIRONMENTAL MITIGATION MEASURES

No Project specific mitigation measures are required for Land Use and Planning impacts because the Project:

- Is not in conflict with an applicable land use plan, policy, or regulation of any agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal plan, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.

- Is not subject to any applicable habitat conservation plan or natural community conservation plan.

- Does not have impacts that are cumulatively considerable.

4.4.6 SUMMARY OF ENVIRONMENTAL EFFECTS AFTER MITIGATION MEASURES ARE IMPLEMENTED

As discussed in SECTION 4.4.5 above, no Project specific mitigation measures are required for Land Use and Planning impacts.

4.5 AESTHETICS/LIGHT AND GLARE

Visual resource information in this Section was compiled from site photographs and site surveys originally conducted by The Planning Associates. These below listed additional resources and reference documents were used in preparing this SECTION 4.5:

- Castle & Cooke, Inc. 2010. *Site Photos.* July-August, 2010. (These photos are located within text of SECTION 4.5 and were taken by Kevin Beals of Castle & Cooke, Inc.);

- The Planning Associates, Inc. (TPA) in Association with Glenn Lukos and Associates. 2008, 2012 & 2014. *Biological Assessment of Castle & Cooke, Inc. Biological Assessment of Castle & Cooke Pacific Clay Mine Site, Riverside County, California*. October 2008 Report, updated May 2012 and also by Letter Update in May 14, 2014. (A copy of this report is found within Appendix G to this Program EIR Report.);

- The Planning Associates, Inc. (TPA). 2008. *Biological Assessment of Castle & Cooke, Inc. Biological Assessment of Castle & Cooke Pacific Clay Mine Site, Riverside County, California*. October 15, 2008. (This report is found within Appendix G to this Program EIR Report.);

- The Planning Associates, Inc. (TPA). 2005. *General Biological Resources Assessment Lake and I-15 Parcels - 9.09 Acres.* August 15, 2005. (This report is found within Appendix G - BIOLOGICAL RESOURCES STUDIES of this Program EIR Report, following the October 2008 Biological Assessment, also prepared by TPA.);

- City of Lake Elsinore. 2011. *City of Lake Elsinore General Plan (GP).* Prepared for the City of Lake Elsinore, Updated (2009) and Certified/Adopted December 13, 2011. (This document is located and available for Public Review at the City of Lake Elsinore and at the City of Lake Elsinore's web-site: http://www.lake-elsinore.org.); Accessed web-site May 15, 2012.); and,

- City of Lake Elsinore. 2011. *City of Lake Elsinore General Plan Update Recirculated Draft Program EIR.* August 2011. Certified/Adopted as Final on December 13, 2011 by the City of Lake Elsinore. (This document is located and available for Public Review at the City of Lake Elsinore and at the City of Lake Elsinore web-site: http://www.lake-elsinore.org.; Accessed web-site May 15, 2012.)

This section addresses the aesthetic resources of the AVSP Project area. Project impacts to the aesthetic character of the site, from vegetation removal, grading activities and building construction are analyzed and evaluated in relation to existing and surrounding site conditions, have been examined. Consideration of public scenic views, the introduction of new sources of

light and glare, and compatibility of the Project with adjacent local aesthetic resources are included in this Section.

The significance of an aesthetic effect, in terms of this Project, can be determined by examining anticipated Project effects from a number of view points, including construction-related visual disruption, observer position, and changes to the present visual character of the area. The following is a discussion of the above-mentioned anticipated aesthetic effects of the development and the surrounding cumulative projects.

The evaluation of aesthetics is, by nature, a subjective exercise due to widely varying personal perceptions. Nevertheless, replacement of vacant or land used for mining activities with residential, commercial and recreational uses would permanently alter the appearance of the property. Mitigation measures are specified to improve the compatibility of the Project with the surrounding area.

4.5.1 ENVIRONMENTAL SETTING

4.5.1.1 Existing Conditions

Regional Setting

Western Riverside County is bound by the Santa Ana Mountains and the Cleveland National Forest to the west, and the San Jacinto Mountains and the San Bernardino National Forest to the east. Topography varies dramatically in this region, ranging from low-lying valleys to rolling hillsides and steep mountainous terrain with large rock outcroppings. Major features of this area include the Santa Ana River Basin, Lake Mathews, Lake Perris, Lake Elsinore, Lake Skinner, Vail Lake, the San Jacinto River, Murrieta Creek, the Santa Margarita River, the vineyard and citrus region near Temecula, and the Diamond Valley Reservoir south of Hemet (the largest reservoir in southern California).

Local Setting

The Alberhill Villages Specific Plan (AVSP) ('Project') is located within the northernmost portion of the City of Lake Elsinore, just south of the Interstate 15 Freeway (I-15), approximately two miles from downtown Lake Elsinore and west of Lake Street. The majority of the site has not been developed with urban-level development, although most of the site has been extensively mined. There are undeveloped land holdings to the north of I-15 and east of Lake Street, in addition to undeveloped land to the southwest of the Project area. Existing single family residential and industrial land uses are located adjacent to the northwest corner of the site with additional single family residential uses to the west, and south/southeast (see FIGURE 3.0-7 – EXISTING LAND USES SURROUNDING THE ALBERHILL VILLAGES SPECIFIC PLAN PROJECT).

On-Site. The topography of the Project site consists of rolling, steep-sided hills and narrow ridges (see FIGURES 4.5-1 - AERIAL PHOTOGRAPH PHOTO INDEX, and all SITE PHOTOGRAPHS contained in FIGURES 4.5-2 through 4.5-11). The eastern half of the site contains wide valleys and plateaus that support disturbed annual non-native grassland. The

western half of the site is composed primarily of steep hillsides supporting dense chaparral and sage scrub vegetation. Drainage off-site is directed to the north along Temescal Canyon Wash (Creek) through narrow, steep canyons in the southern portion of the site, and by broad, gentle washes throughout the remainder of the site.

A major factor influencing the appearance of the Project site is the Pacific Clay Products, Inc. (Pacific Clay's) and Pacific Aggregates sand, clay, gravel mining and concrete operations that has extensively altered the natural terrain and deteriorated the visual appearance of the site.

Pacific Clay Products, Inc. office, manufacturing and storage facilities are located along Temescal Canyon Road, at the site's northern extent. The facility is composed of three large buildings and contains the main office, the loading dock, parking areas and storage facilities. Since the spring of 1995, mining operations were being conducted directly to the south of the main facility, extending from the western boundaries to the eastern boundaries of the property.

The Pacific Aggregates facilities and access off Lake Street and Nichols Road occupy a narrow band of the site near the eastern boundary. The Pacific Aggregates facilities are primarily composed of concrete mixing and extraction equipment. The entrance to the Pacific Aggregates facility at Lake Street is an improved road at Nichols Road and Lake Street. The facilities are dominated by a large vehicle staging/waiting area. The main office and loading facilities are confined to a smaller area within the larger site. Large piles of sand and gravel are loaded into cement and gravel trucks for processing on-site or delivery to other facilities off-site.

The Project area has been extensively disturbed by the intense clay extraction activities over the past 100 years. Current mining activities include clay, sand and gravel extraction, that are characterized by large pits, de-silting ponds and large fill spoil piles. These areas are primarily concentrated in the central portion of the Project site, with dirt roads providing access throughout a majority of the site. These activities have drastically changed the topography of the site, leaving the present condition with no discernable link to its previous natural landform.

Another consideration of the aesthetics qualities of the Project site were the dense native and non-native habitat that were found along Temescal Canyon Wash (Creek). The area along Temescal Canyon Wash (Creek) was dominated by dense stands of non-native eucalyptus, nine (9) feet to twenty (20) feet tall. This stand of trees was thick enough to obscure the view of the Pacific Clay Products, Inc. facilities from the Interstate 15 Freeway, and for the most part, limited the visibility of the facilities from Temescal Canyon Road. The non-native eucalyptus stands were removed between March and April with cleanup in May, 2014. This wash corridor varies in width from approximately 30 to 100 feet from either bank of the creek. The vegetation traces a path along Temescal Canyon Wash (Creek) from Lake Street to Hostettler Road, near the border with the Horsethief Canyon Ranch development. The on-site ponds are also surrounded by riparian vegetation. Temescal Canyon Wash (Creek) has little riparian and is predominantly upland non-native material.

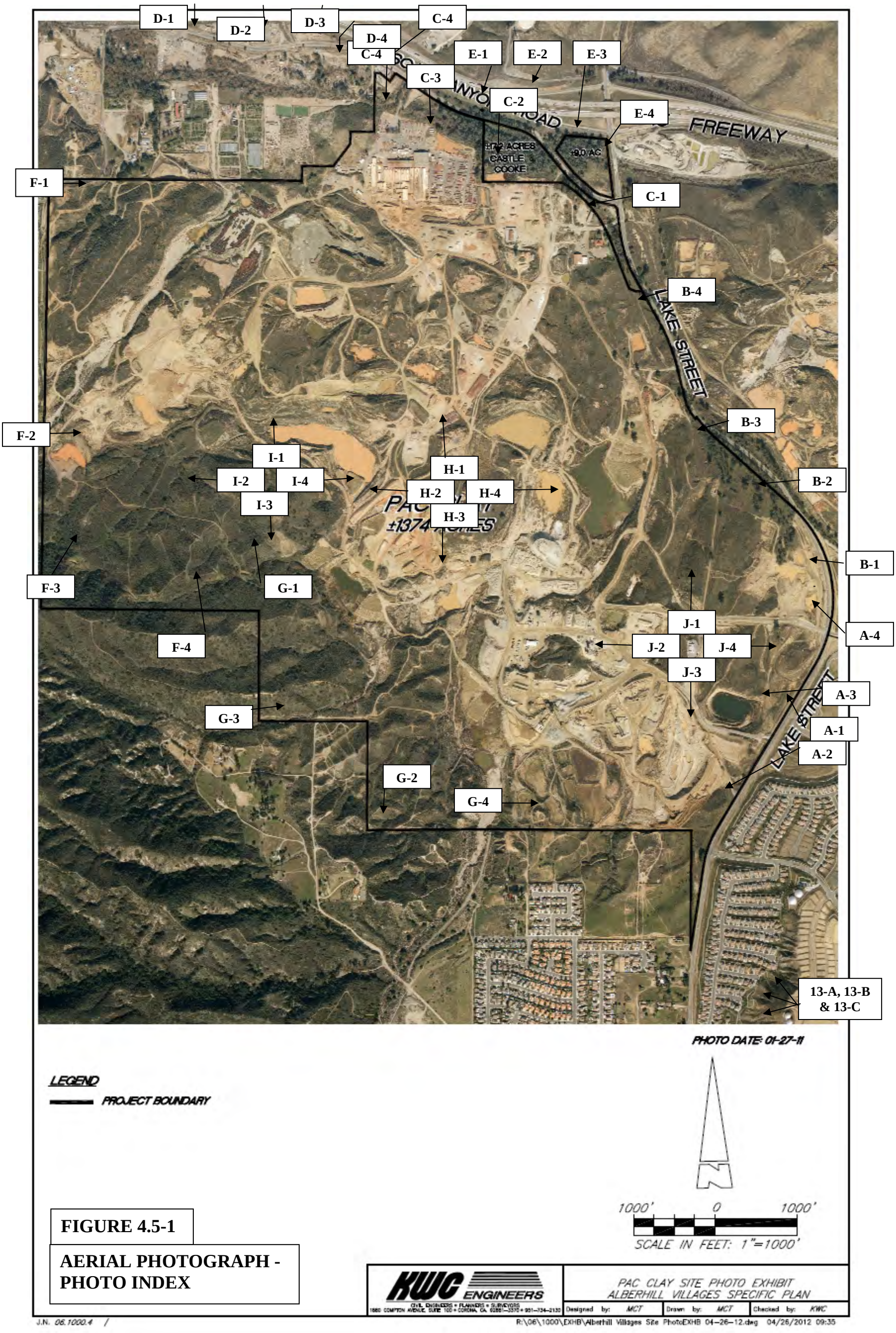


FIGURE 4.5-1

AERIAL PHOTOGRAPH - PHOTO INDEX



A-1



A-2



A-3



A-4

SITE PHOTOGRAPHS - A

FIGURE 4.5-2



B-1



B-2



B-3



B-4

SITE PHOTOGRAPHS - B

FIGURE 4.5-3



C-1



C-2



C-3



C-4

SITE PHOTOGRAPHS - C

FIGURE 4.5-4



D-1



D-2



D-3



D-4

SITE PHOTOGRAPHS - D

FIGURE 4.5-5



E-1



E-2



E-3



E-4

SITE PHOTOGRAPHS - E

FIGURE 4.5-6



F-1



F-2



F-3



F-4

SITE PHOTOGRAPHS - F

FIGURE 4.5-7



G-1



G-2



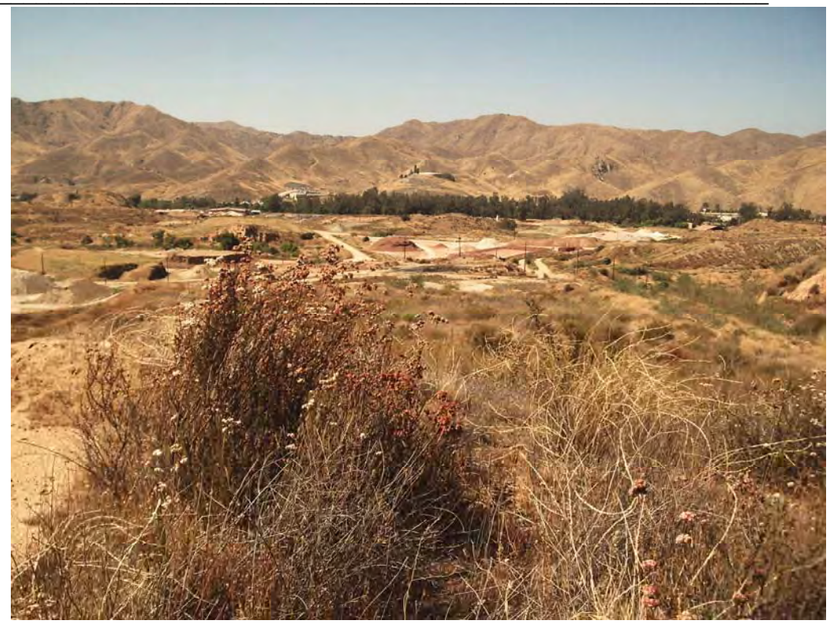
G-3



G-4

SITE PHOTOGRAPHS - G

FIGURE 4.5-8



H-1



H-2

H-3



H-4

SITE PHOTOGRAPHS - H

FIGURE 4.5-9



I-1



I-2



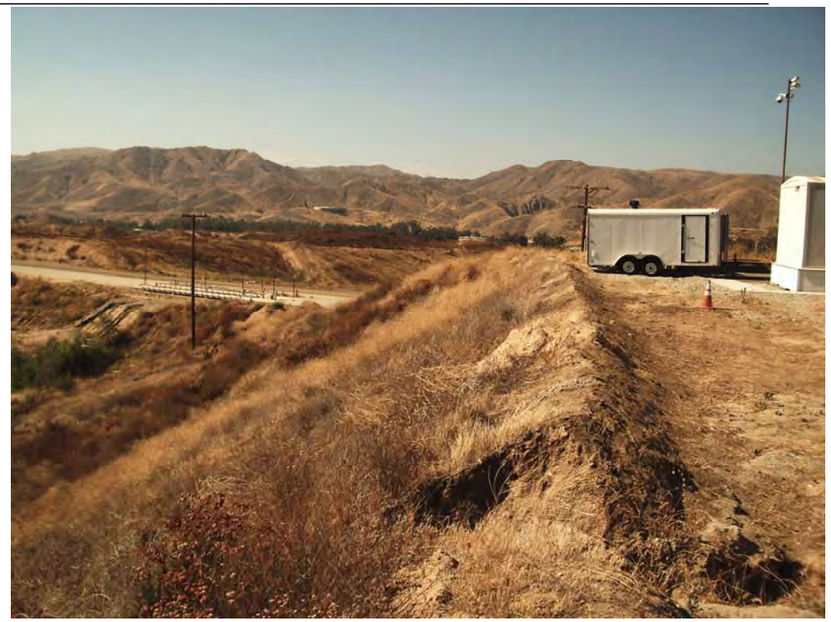
I-3



I-4

SITE PHOTOGRAPHS - I

FIGURE 4.5-10



J-1



J-2



J-3



J-4

SITE PHOTOGRAPHS - J

FIGURE 4.5-11

Off-Site. The Project site that consists of approximately 1,400 acres is surrounded by a variety of land use types. The irregularly shaped parcel ranges in elevation from approximately 1,820 feet above mean sea level (MSL), at the southwest corner of the site, to a low of approximately 1,210 feet MSL, along the northern property line (refer to FIGURE 4.5-12 – TOPOGRAPHY). To the west of the Project site is the Horsethief Canyon Ranch Specific Plan area. The Horsethief Canyon Ranch Specific Plan covers 957 acres and was approved for 2,132 residential units. A substantial portion of the development has been completed and is occupied. A small lineal area of the Horsethief Canyon Ranch Specific Plan, designated as open space, is also located along the western border of the Specific Plan Project site. The Alberhill Ranch Specific Plan area lies to the southeast of the Project site and extends from the I-15 to just south of Nichols Road. The site was annexed by the City of Lake Elsinore in 1989 and proposes 3,705 residential units with neighborhood commercial areas located in the central portion of the plan area. Substantial open space and recreational areas have also been incorporated into the land use plan.

To the north and west of the Project site is a combination of commercial, light industrial and residential land uses. The uses include single family residences directly adjacent to the Pacific Clay Products, Inc. operations. Located further north of Temescal Canyon Road is an equipment yard, identified as the Aquarius Water Tank Facility. Corona Stone (a masonry dealer) is located on the south side of Temescal Canyon Road, approximately one-half mile from the Pacific Clay Products, Inc. facilities. The I-15 Freeway is also located directly north of the Project site and is the major thoroughfare in the Lake Elsinore area.

The southwestern boundary of the Project site is designated as the Santa Ana Mountains and contains the Cleveland National Forest.

Views

The Project site is located in the southerly end of the Temescal Valley that offers natural scenic vistas within the region. The primary visual resources in the City of Lake Elsinore consist of Lake Elsinore and its shoreline, surrounding hillsides, and prominent ridgelines of the Santa Ana Mountains. The mountain ranges surrounding the Project site include the Elsinore Mountains that is a sub-range of the Santa Ana Mountains that are part of the Cleveland National Forest and the Temescal Mountains. Additionally, as part of the Elsinore Mountains to the east, Rome Hill is a prominent dome formation located at an elevation 1,446 feet MSL that is located to the southwest of the Project site.

Viewer Groups

Sensitive visual land uses generally include homes, recreational areas, commercial uses, and drivers on designated "scenic" roads. The following description identifies sensitive viewers within the study area. Viewer responses to visual changes were inferred from a variety of factors including viewer exposures, type of viewer, number of viewers, duration of view, and viewer activities. Viewer exposure includes distance and viewing angle.

The Project area of the AVSP and the existing viewer group consists of residents from the west, the Horsethief Canyon Ranch Specific Plan, and potential views of the Project along the site

perimeter from the Alberhill Ranch Specific Plan area southeast of the Project site. Due to the size, nature, existing topography and setting of the site, viewsheds into the site are relatively confined. Existing Project views are shown in FIGURE 4.5-13 (see FIGURE 4.5-1 for Aerial Photo Key Map and location these photos were taken)**.**

Views from Residential Areas

The existing views from the residences, located south and southeast of the Project site and future residences east of Lake Street (Brighton Specific Plan), include those of vacant mined rolling hillsides to the east with mountain views to the north, south and southwest. The residential areas within this area of the Alberhill District do not have Lake Elsinore views.

Views from Recreational Area

Recreational users east of Lake Street and south of Nichols Road have existing views into the Project site.

Views from Designated Scenic Highways

According to the California Department of Transportation (Caltrans), the purpose of designating a highway as scenic is to protect and enhance California's natural beauty and to protect the social and economic values provided by the State's scenic resources. There are no officially designated State, County, City or local scenic routes within the Project area; however, the portion of Interstate 15 Freeway from Corona to Interstate 215 Freeway has been designated for 'eligibility for designation' as a State Scenic Highway. The I-15 Freeway's right-of-way follows the Project's property line of the upper northeast corner of the AVSP Project area and follows the Lake Street southbound off-ramp.

Although not a designated scenic highway, the I-15 Freeway passes by and is adjacent to the Project site. The Project site is briefly visible to drivers on the I-15 Freeway, as the Freeway is located at a higher elevation than the northern most portion of the Project site. Existing viewsheds from the I-15 Freeway looking southwest toward the Project site, consist of residential and AVSP commercial development areas immediate adjacent to the Freeway and very small-window views of the Project site with the Cleveland National Forest in the distant background.

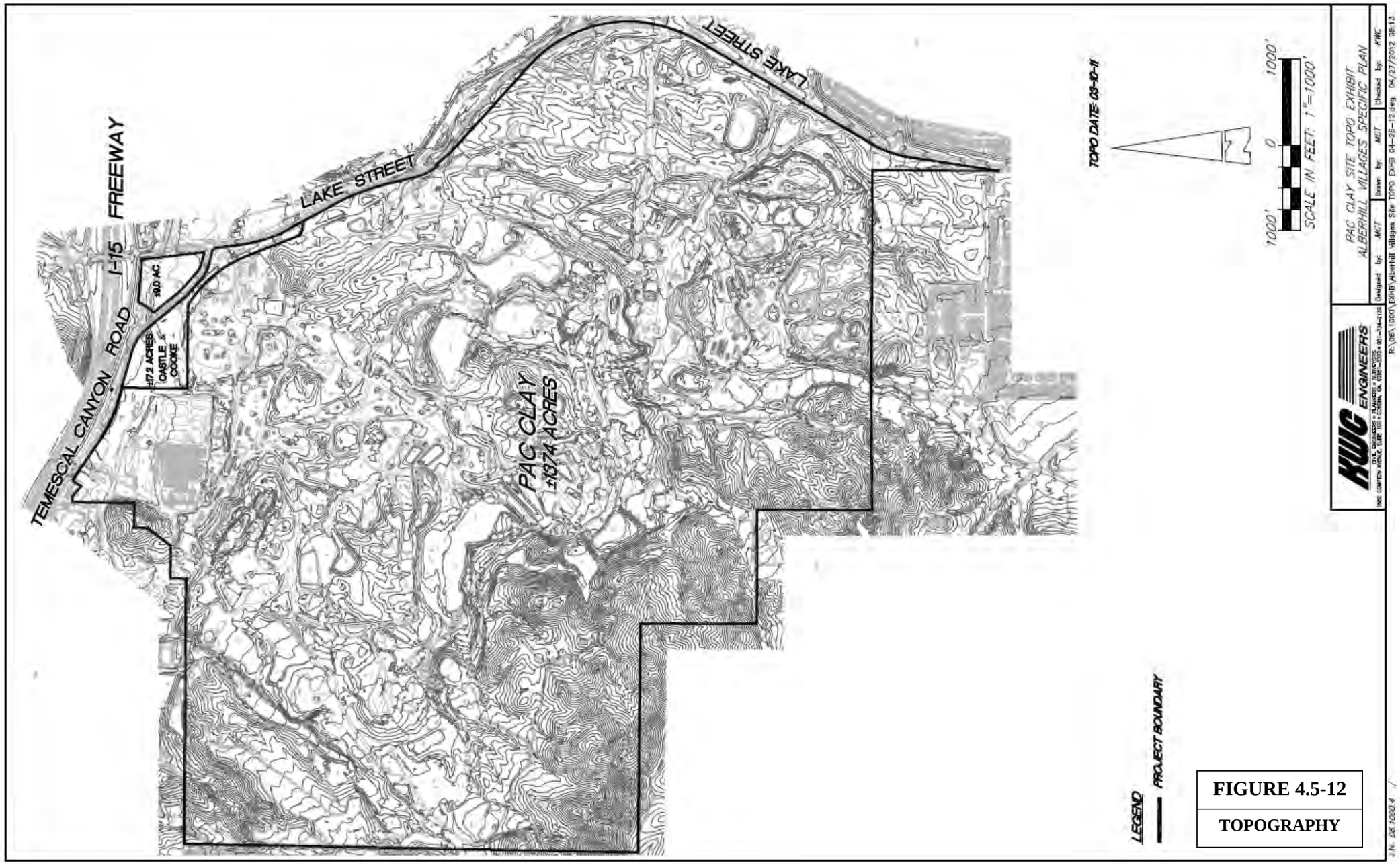


FIGURE 4.5-12

TOPOGRAPHY

FIGURE 4.5-13 – EXISTING PROJECT VIEWS
(From Alberhill Ranch Residential Area to East)



13-A



13-B



13-C

4.5.2 APPLICABLE PLANS AND REGULATIONS

For the most part, aesthetic resources are regulated by local jurisdictions. However, one State regulatory program that could pertain to the Project's planning area, is the California Scenic Highway Program.

4.5.2.1 Federal Regulations

There are no applicable Federal Regulations.

4.5.2.2 State Regulations

California Scenic Highway Program *(City's certified/adopted December 13, 2011 GP)*
The California's Scenic Highway Program was created by the legislature in 1963 to protect and enhance the natural scenic beauty of California's highways and adjacent corridors. Sections 260 et seq. of the California Street and Highway 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 Highway 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 to the extent that 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.

Although the California Scenic Highway Program has identified both the I-15 Freeway and SR-74 as "eligible" for listing as state scenic highways, they have not been 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.

4.5.2.3 Local Regulations

City of Lake Elsinore General Plan (City's certified/adopted December 13, 2011)
Adopted Chapter 4.8 (Aesthetics) - The City of Lake Elsinore General Plan includes Scenic Resource Photographs (General Plan FIGURES 4.8a, 4.8b, 4.8c, and 4.8d) that identify scenic vistas within the City. According to the Scenic Resource Photographs, Lake Elsinore and its shoreline is identified as a significant natural feature. In addition, this section contains the below-listed 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. The General Plan plans for the growth of the City 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 by 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 15 approved Specific Plans in the City of Lake Elsinore. The purpose of the Specific Plans is to provide a more flexible 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; and, they are also 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 the 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 "all outdoor lighting fixtures on excess of 60 watts should be oriented and shielded to prevent direction 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 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 designated so as to preclude the direct glare of light shining onto adjacent property, streets, or into the sky above the 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 right-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 the four reasons is that the "street or road 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 in any County.

4.5.2.4 City's General Plan Goals and Policies That Pertain to Aesthetics/Light and Glare

(City's certified/adopted December 13, 2011 GP)

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 SOI protect the City-wide visual character from potentially significant impacts of build-out of the GP. The below Goals and Policies and Implementation Programs are from the GP 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.

Goal 10 **Provide and maintain a natural and built environment that is visually pleasing to City residents and visitors.**

Policies:

10.1 For new developments and redevelopment, encourage the maintenance and incorporation of existing mature trees and other substantial vegetation on-site, whether naturally-occurring or planted, into the landscape design.

10.2 Maintain and improve the quality of existing landscaping in parkways, parks, civic facilities, right-of-ways, and other public open areas.

10.3 Where appropriate, encourage new planting of native and/or non-invasive ornamental plants to enhance the scenic setting of public and private lands.

10.4 Incorporate the City's identification symbol into street signage, planters, benches, public buildings, City vehicles, streetscape furnishings, and other appropriate applications.

10.6 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.

10.7 Promote and facilitate the placement of public art that creates a unique setting and enhances a cultural and aesthetic character throughout the City.

Implementation Program: The City shall encourage open space buffers and other appropriate transitions between lower densities, single family neighborhoods and higher density development, as well as community gathering spaces and pedestrian amenities within private development.

Implementation Program: The City shall work with the County of Riverside to protect surrounding hillside areas from inappropriate grading on the west and south edges of the City.

Implementation Program: The City shall prepare and adopt a Street Tree Master Plan that promotes distinct and identifiable street corridors that reflect cohesive design, functionality and safety.

Implementation Program: The City shall consider the preparation and adoption of a City-Wide Design Guideline for architecture and landscape design, appropriate themes and design features, signage, outdoor furniture, bus shelters, gateway enhancements, and other distinctive improvements.

Goal 11 **Preserve valued public views throughout the City.**

Policies:

11.1 Encourage development designs and concepts that provide public views of Lake Elsinore and local ridgelines through proper siting, building design, and landscape design.

11.2 Encourage the dedication of open space land in hillside development proposals to preserve and enhance view opportunities from transportation corridors and surrounding development.

11.4 Establish a series of City and community gateways and entry statements to promote the visual character of the Districts.

Implementation Program: Through the project review and CEQA process, the City shall preserve public views throughout the City, using effective siting and design concepts and the establishment of City and District gateways. (Community Development Department)

Goal 12 **Minimize activities, development, and landform modification that could distract viewers from the City's visual character.**

Policies:

12.1 Discourage extractive activity from being conducted in highly visible areas and require reclamation of these mining areas. If such uses must occur in visible areas, the City shall require extensive visual screening with landscaping and/or fencing.

12.2 Discourage extractive uses or development that entails excessive light and glare visible from private and public viewpoints.

12.3 Require grading plans for any hillside development to include specifications for revegetation and new planting to minimize hillside scarring.

Implementation Program: Through the project review and CEQA process, the City shall minimize significant landform alternatives that could detract from the visual character of the City. Key areas of visual character include surrounding hillsides, lake views, and the Historic District.

4.5.3 PROJECT IMPACT ANALYSIS

4.5.3.1 Thresholds of Significance

The City of Lake Elsinore has not established local CEQA significance thresholds as described in Section 15064.7 of the *State CEQA Guidelines*. However, the City of Lake Elsinore's 'Environmental Checklist' for the subject Project (see Appendix A.1 of this document) which are based on Appendix g of the *State CEQA Guidelines* indicates that impacts to 'Aesthetics/Light and Glare' may be considered potentially significant if the Project would:

- Have a substantial adverse effect on a scenic vista;
- Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway;
- Substantially degrade the existing visual character or quality of the site and its surroundings; and,
- Create a new source of substantial light or glare, which would adversely affect day or nighttime views of the area.

4.5.3.2 Environmental Impacts

Evaluation of Project impacts with regard to aesthetics is related to the existing visual and aesthetic characteristics of the Project site and changes to views within the Project from areas surrounding the Project site. In addition, impacts from light and glare are evaluated.

Impact 4.5-1 Threshold: Would the project have a substantial adverse effect on a scenic vista.

It must be noted that 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 contains Scenic Resource Photographs that identified 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.

According to CHAPTER 4.8, the AVSP has no substantial view of Lake Elsinore. As shown on FIGURE 4.9 of the City's General Plan, the AVSP falls within the City's Landscape Viewshed Units and is shown as Viewshed Unit 2 (Partially graded land due to mineral extraction; the Unit is half in the City and half in the SOI). Scenic vistas visible from the Project site would include distant views of the Cleveland Nation Forest to the south, Santa Ana Mountains the southwest, and the higher elevation hills to the north and east of the Project site.

Commercial development frontages adjoining the prominent entry areas to the Project area will incorporate semi-public and private plazas, terraces, and open space areas that augment the public areas and would offer view opportunities to the Santa Ana Mountains, Cleveland National Forest, and the higher elevation hills to the north and east of the Project site. Additionally, building heights are expected to integrate with the height of adjacent non-building area that would address public view enhancement and view preservation for nearby viewer groups, including the residential, commercial, and recreational users. Dwelling units should be situated, where possible, to take advantage of views and create interest and varying vistas as a person moves along the street.

The AVSP may have higher than standard height walls permitted for sound attenuation purpose; however, the design would be subject to approval by the Community Development Director as part of the Project's Minor Modification review process, and prevent potential impacts to scenic resources. Limited use of walls is important to avoid obstruction of on-site views of the Santa Ana Mountains, Cleveland National Forest, and the hills to the north and west of the Project site and would not result in significant impacts on existing scenic vistas. With the implementation of the Specific Plan, there will continue to be no views of Lake Elsinore (Lake) and its shorelines, as the AVSP Project site area is located northwest of Lake Elsinore.

Views of the mountains and hillsides to the west and north would remain and would not be significantly obscured by the Specific Plan and its commercial users. Views of Lake Elsinore to the south are already obscured by the existing topography and location of the Project, and would not alter existing views of the Lake, since there are none. Since the eucalyptus trees have been removed, the once obscured views to the Hillside District by the previously existing eucalyptus trees are now hillside-views to the north. Finally, due to the higher elevation of the I-15 Freeway, drivers' views of the surrounding scenic features would not be impacted by the AVSP. Because of the design guidelines within the Specific Plan that will be proposed as part of a Phased Development Plan that are required to be consistent with General Plan Goal 11 and Policy 11.1, views of the surrounding scenic mountains and higher elevation hills would not be obstructed by Project implementation. ***Therefore, impacts will be less than significant.***

Impact 4.5-2 Threshold: Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.

The Project site does contain a few areas of rock outcroppings and a historic building. The Project area has been heavily impacted by the vested mining operations that have occurred on-site for over a hundred years. The site consists of rolling terrain and contains a series of stock-piles of mined raw and finished material interspersed with various sizes of depressions, including mining washout areas and various locations of mining manufacturing operations. This schoolhouse is a General Plan recognized historic resource that will be replicated in another location using new materials that will match the original building as closely as possible. The replicated schoolhouse will be used for some type of alternate land use within the Project area.

The old schoolhouse is currently dilapidated and unsafe for any type of usage and may be beyond reconstruction.

Additionally, there are several native coast live oak trees located on-site in the northwest corner. Two special-status plant species and three California Species of Special concern were observed, but none of these species are State or Federally listed as a threatened or endangered. The Project would not remove or damage any of the aforementioned scenic resources.

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 has been designated as an "eligible state scenic highway–not officially designated." The status of an "eligible state scenic highway–not officially designated" to "officially designated" when the local governing body applies to Caltrans for scenic highway approval, adopts a Corridor Protection Program, and receives notification that the highway has been officially designated as a Scenic Highway. A Corridor Protection Plan identifies and defines the scenic corridor of the highway. At this time, 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 miles east of the Project site and views to the natural features along the freeway corridor would not be impacted by the Project if it were designated as a Scenic Highway ; ***therefore, impacts to the eligible scenic highway are less than significant***.

Impact 4.5-3 Threshold: Would the project substantially degrade the existing visual character or quality of the site and its surroundings.

The Project's urban development associated with the AVSP Project would alter the primarily undeveloped mining visual character of portions of the Project site. This alteration would occur through the gradual 20-30 year build-out of the AVSP with residential, retail, commercial uses, university and industrial/office. Development associated with the Specific Plan will vary in height depending on the location within the Specific Plan.

Construction Impacts
Grading and construction of the individual phases for the Specific Plan would alter the visual appearance of the property from a vacant/mining operation to a planned mixed-use residential community. Project construction activities would result in exposure of graded surfaces, construction debris, the presence of construction equipment and heavy trucks on-site. These on-site activities, however, are currently on-going from the mining activities. Thus, construction may result in an intensification of the current grading activities. Dirt would be stockpiled and equipment for grading activities would be stored at various locations throughout the site. The Project proponent would be required to coordinate these locations with the grading contractor and the City of Lake Elsinore Building Division at the various construction phases of the Project. Buffering along the perimeter of the Project site during construction would reduce these visual

disruptions. These impacts, however, are not considered significant, as they are anticipated to be short-term and would cease upon Project completion, and would be substantially mitigated by Mitigation Measures AES-1 and AES-2.

Continued mining of the Project site would create a temporary aesthetic nuisance for occupants of previously developed phases of the Project. The Project proposes an eventual phased elimination of the current mining activities as development occurs. The current location of the manufacturing facility is located within Phase VI, the east phase of the Project phasing plan. Thus, manufacturing/mining activities could be occurring nearby to urban land uses as they are developed throughout the site. The phasing plan anticipates stockpiling useable clay materials within the main Pacific Clay Products, Inc. facility and maintaining the mining as long as it is economically viable. Required mitigation measures require all mining activities to be set back at a minimum of 100 feet from occupied residential uses, in accordance with City Noise Standards, and visually buffered by screening that would reduce impacts in this regard to a less than significant level. The surrounding cumulative projects will not block or minimize visual impacts while the Project's grading and screening proceed over the phased period of mining and construction during the 20-30 year period of the AVSP development.

Long-Term 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 impacts would be permanent and would significantly alter views of and adjacent to the site. Implementation of the Alberhill Villages Specific Plan would permanently alter the nature and appearance of the site. The development phases of the Project would involve grading to accommodate the uses depicted in FIGURE 2.0-8, CONCEPTUAL LAND USE PLAN. In order to accommodate the residential, light industrial, university, commercial and recreational uses for the Project in this area, the mined area will be “reclaimed”. The reclamation would include a grading concept involving substantial remedial activities. Sumps, quarry pits and stockpiled fills would be reworked to establish buildable sites. The remaining areas of natural topography would be re-contoured for development. The Specific Plan proposes an extensive landscape concept plan that includes criteria for the overall landscape design of streetscapes, graded slopes and the transition zones between development and open-space edges. The plan also proposes a community plant palette to be used throughout the entire Project site. The AVSP also includes guidelines for entry monumentation, fencing, signage, and development guidelines for the Project's residential, light industrial, university and commercial uses (including architectural colors and materials), in order to promote a consistent theme throughout the community.

The Project's site topography modification has been designed to be sensitive to natural landforms. The Alberhill Villages Specific Plan Project is a mixed-use development combining residential, commercial, open space and recreational uses on approximately 1,400 acres. The residential portion of the Specific Plan proposes approximately 8,244 dwelling units distributed

among five different residential density categories. In the end, the Project area will look similar to the Alberhill Ranch and Horsethief Canyon Ranch developments.

Architecture in the AVSP area will be primarily contemporary in style, but will vary over the next 20-30 years of development. The AVSP will incorporate unique lighting, signage, and public art that will set it apart from the surrounding commercial areas. Design creativity and flexibility is encouraged to incorporate and provide unique designs within the specific plan. The AVSP includes the following:

- Unique design features will be included. The Design Guidelines from the PDP, Chapter 3, provides the framework to illustrate and define common design objectives for a unified, harmonious setting within the Alberhill Villages Specific Plan area. The design guidelines aim to provide an attractive, coordinated physical environment with an emphasis on enhancing the non-automotive pedestrian and bicycle experience through the use of human-scale details and higher density mixed-use centers. Human-scale details may be achieved through sensitive treatment of building massing, entry design, human comfort and safety, and exterior treatments. The landscape architectural design will further enhance the pedestrian environment in concert with the adequate and strategic placement of walkways, common areas, meeting places, kiosks, fountains, small parks, and trails. In addition, planting features, shade trees and shading devices, paving materials, outdoor furniture, and lighting fixtures will contribute to the pedestrian comfort and experience of the site. The unifying landscape and materials theme will include clay brick and oak trees.

- An architectural design theme will be varied enough to complement and provide interesting distinction from area to area across the Project. Common architectural design elements will be incorporated throughout the various components of the Project in order to create cohesion from one area to another, while allowing for variety in the ultimate design solution. This design theme will be compatible with, and complementary to, the design guidelines established for the AVSP. For example, Phase I will contain a variety of housing types within the University Village – sub-area 1a2, the University Town Center, Planning Area 1b, Lakeside Village – sub-areas 4a1, 4a2, 4b1, and 4b2, and Alberhill Town Center – Planning Area 6a including single family development, multi-family, such as townhomes, condominiums, and apartments.
- Design guidelines and development standards creating an active village atmosphere that incorporates an interior connected pedestrian environment with quality site amenities, design elements, combined with architecturally-enhanced landscape treatments and other amenities; and,
- A mixed-use development in combination with quality site amenities and features that creates a unique village environment for those that live, work, learn, visit and shop within the AVSP.

Future Phased Development Plans will propose residential design guidelines, mixed-use design guidelines, institutional design guidelines and sustainable concepts that will promote: 1) well-designed buildings that contribute to a sense of quality and permanence; 2) a pattern and scale of development that creates a well-defined, human-scale public environment that incorporates active, pedestrian-oriented street level uses that animate and enliven the public realm; 3) a safe and attractive system of streets, parks and civic spaces; and, 4) a visually and aesthetically distinctive identity that incorporates water as a thematic element.

Although views of and across the site would be permanently altered, this impact would not be adversely significant, as it would be replacing views of extensively disturbed/graded land used for mining operations with a planned community with a consistent architectural theme. In addition, similar Specific Plan development projects including residential, commercial and recreational uses have been approved in the immediate vicinity. The Horsethief Canyon Ranch Specific Plan project, located to the west, and the Alberhill Ranch project area, located to the southeast of the AVSP area, have been approved and follow the same land use mix of residential, commercial and recreational land uses. The development of this site would be consistent with the surrounding Specific Plan areas, and the City of Lake Elsinore General Plan.

The Project is consistent with General Plan Goal 10, Policies 10.1 through 10.4 and Policies 10.6 and 10.7; Goal 11, Policies 11.1, 11.2, and 11.4; and Goal 12, Policies 12.1 through 12.3.

Based on the above analysis, with implementation of Mitigation Measures AES-3 through AES-9, ***impacts are less than significant,***

Impact 4.5-4 Threshold: Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

On-Site. The current uses on the Project site produce minimal light/glare due to the nature of activities. Light sources generated from the site are from the Pacific Clay Products, Inc. and Pacific Aggregates office buildings and warehouses during night, from vehicles leaving the parking lots in the evening, and mining activities permitted by the Vested Mining Reclamation Plan - RP112.

Off-Site. Minimal light/glare comes from the many land uses surrounding the Project site. As previously mentioned, areas designated as commercial, light industrial and Horsethief Canyon Ranch Specific Plan, and the Alberhill Ranch Specific Plan both residential, as well as the I-15 Freeway, are located to the north, east and west of the AVSP. Areas designated as mountainous and residential to the west, the Alberhill Ranch Specific Plan area to the southeast. Areas to the west, designated as open space, do not create substantial or unusual amounts of light or glare onto the Project site.

The AVSP would modify the nighttime appearance of the area from a primarily vacant area to that of a lighted commercial/mixed-use community. The AVSP is identified in the City's General Plan as a producer of night lighting. The lighting and glare analysis within the GP

considers the lighting impact of the Specific Plan as a whole. The Project 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 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). Low pressure sodium lighting would be required in accordance with the Mount Palomar Observatory lighting standards (Section LEMC 17.112.040). Lighting fixtures would be carefully located, positioned, and shielded to minimize unwanted spillover and glare. Additionally, in general, building finishes should be non-reflective.

In addition, Chapter 9 of the AVSP proposes lighting design guidelines which will minimize light and glare.

The Project would modify the nighttime sky, creating an increased source of light, a potential new source of substantial light and/or glare. However, with adherence to the City's lighting regulations, and lighting design guidelines proposed by the Project and implementation of Mitigation Measures AES-8 through AES-10, ***impacts would be reduced to a level less than significant.***

4.5.4 CUMULATIVE IMPACTS

The area for the cumulative analysis is the Alberhill District. 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 the scenic vistas identified in the analysis above from current vantage points near future Project structures, scenic vistas would not be completely obstructed from viewpoints afforded from the circulation network, openings between rows of buildings or trees, or at the end of vehicular rights-of-way. Compliance with the City's General Plan standards, and the City's Municipal Code standards, and the mitigation measures contained in this section of the EIR would ensure that the proposed Project in combination with other projects in the Alberhill District would not result in significant impacts upon scenic vistas, scenic resources, and visual character. As a result, the Project would

create 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. As with past and currently proposed development, cumulative lighting-related impacts would be reduced through the adherence to applicable City lighting standards. No cumulatively significant lighting impact would result from implementation of the proposed Project.

4.5.5 ENVIRONMENTAL MITIGATION MEASURES

4.5.5.1 Aesthetics

Short-Term

AES-1 During Project construction, the construction Project Manager shall ensure that appropriate screening and visual buffers are provided (such as temporary fencing with opaque material), to screen ongoing construction activities from residential land uses developed within previous phases.

AES-2 Construction plans shall delineate the required setback for residential development from all mining operations according to Reclamation Plan 112 and the City's Municipal Code.

Long-Term

AES-3 Prior to issuance of building permits for each implementing development Project, the applicant/developer of the implementing development Project shall submit a detailed Landscape Plan for review and approval by the City's Planning Division. The Landscape Plan shall, at a minimum, address special edge treatments for adjacent off-site areas, and the use of native vegetation.

AES-4 All landscaping shall be installed, in accordance with Landscape and Irrigation standards that are part of the Specific Plan at the time of approval of each Project area's Landscape Plan, and prior to issuance of occupancy permits for a particular phase or area.

AES-5 Landscaping shall be consistent with the AVSP and any supplemental Phased Development Plan (PDP) and Design Review (DR) in order to strengthen the visual cohesiveness of the community and provide a harmonious transition between man-made features and the natural features of the site.

AES-6 Disturbed and un-landscaped areas shall be replanted with native plant materials that are compatible with the theme and that respond to the functional consideration of the region.

AES-7 To the extent practicable, removal of existing native trees and native vegetation along Temescal Canyon Wash (Creek) shall be prohibited during Project construction and grading. This can be accomplished by staking sensitive habitat at the limits of grading to

avoid incidental disruption. The Project's grading plan shall clearly indicate grading permit limits and those areas to remain and avoided.

4.5.5.2 Light/Glare

AES-8 Under the Landscaping and Lighting Act of 1972 (part 2, Division 15 of the Streets and Highway Code) and the City of Lake Elsinore Municipal Code, a Landscaping and Lightning District, or other mechanisms, may be formulated to set standards for maintenance of landscape and lighting installations.

AES-9 Any lights used to illuminate the parking areas, driveways, and other exterior or interior areas, shall be designed and located so that direct lighting is confined to the subject property. The applicant/developer shall submit photometric lighting plans for each commercial, multi-family and recreational project. Directional lighting should be a minimum intensity (wattage) of one foot-candle, or as otherwise necessary, for public safety.

AES-10 Project design shall incorporate additional techniques to reduce light and glare, such as use of opaque glass instead of reflective glass, and earth tone building materials in high visibility areas.

4.5.6 SUMMARY OF ENVIRONMENTAL EFFECTS AFTER MITIGATION MEASURES ARE IMPLEMENTED

Implementation of the Alberhill Villages Specific Plan would change the visual appearance of the property's vacant and mining operations to an aesthetically pleasing master planned mixed-use residential community that does not considerably degrade the visual character of the area. In addition, through compliance with the City's lighting standards, lighting impacts will be less than significant and would be consistent with the existing surrounding environment. **This change is considered substantial, but not significantly adverse because of the mitigation measures and proposed specific design guidelines and features that will be incorporated into the Project.**

4.6 POPULATION, HOUSING AND EMPLOYMENT

Information in this SECTION 4.6 was based on the following documents:

- City of Lake Elsinore. 2011. *City of Lake Elsinore General Plan (GP).* Certified/adopted by City of Lake Elsinore December 13, 2011. (This document is located and available for Public Review at the City of Lake Elsinore and the City of Lake Elsinore web-site: http://www.lake-elsinore.org; Accessed web-site May 15, 2012.);

- Hogle-Ireland, Inc. for City of Lake Elsinore. 2013. *City of Lake Elsinore Housing Element - For the Period January 1, 2014 to October 1, 2021*. Adopted by the City Council on August 27, 2013. (This document is available for Public Review at the City of Lake Elsinore and the City of Lake Elsinore web-site: http://www.lake-elsinore.org/index.aspx?page=729; Accessed web-site November 8, 2013.);

- Hogle-Ireland, Inc. for City of Lake Elsinore. 2011. *City of Lake Elsinore Housing Element - For the Period July 1, 2008 to June 20, 2014.* Adopted by the City Council on December 13, 2011, by Resolution No. 2011-072. (This document is available for Public Review at the City of Lake Elsinore and the City of Lake Elsinore web-site: http://www.lake-elsinore.org/index.aspx?page=729; Accessed web-site May 15, 2012.);

- City of Lake Elsinore. 2011. *City of Lake Elsinore General Plan Update Draft Program EIR (GP).* August 2011, approved December 13, 2011. (This document is available for Public Review at the City of Lake Elsinore and the City of Lake Elsinore web-site: http://www.lake-elsinore.org; Accessed web-site May 15, 2012.);

- California Employment Development Department/Labor Market Information Division. 2012. *Monthly Labor Force Data for Cities and Census Designated Places (CDP*). (For both Riverside County and San Bernardino Counties - August 2012 - Preliminary and based on March 2011 Benchmark. (This document is at this web-site: http://www.calmis.ca.gov/file/lfmonth/sanbrsub.xls (and rivesub.xls); Accessed web-site October 10, 2012.);

- California Employment Development Department. 2014. *Local Area Profile for Riverside County*. (This report can be found at this web-site: http://www.labormarketinfo.edd.ca.gov/cgi/databrowsing/localAreaProQSSelection.asp?menuChoice=localAreaPro; Accessed web-site October 10, 2012 and May 14, 2014.);

- California Department of Finance. 2009. *City and County Summary Reports of January Population and Housing.* January 1, 2009. (This document is located at this web-site: http://www.dof.ca.gov/research/demographic/reports/view.php; Accessed web-site June 6, 2012.);

- California Department of Finance. 2010. *Demographic Research Unit of the State Census Data Center - Census 2010 (generated 5/12/11).* DP-1. Profile of General Demographic Characteristics 2010. (This document is at this web-site: http://www.dof.ca.gov/research/demographics/state_census_data_center/census_2010/documents/2010Census_DemoProfile2.xls#'2010'!A1; Accessed web-site June 6, 2012.);

- California Department of Finance. 2012. *May 1, 2012 Letter sent from Sacramento Table E-1 and Table 2: E-5.* (This document is at this web-site: http://www.dof.ca.gov/research/demographic/reports/estimates/e-5/2011-20/documentRiversideCounty/LakeElsinore; Accessed web-site August 28, 2012.);

- 2010 U.S. Census. 2010. *Local Input/General Plan Growth Forecast for 2012 RTP (Regional Transportation Plan). City Adopted RTP Growth Forecast.* (This document is at this web-site: http://www.zip-codes.com/city/ca-lake-elsinore-2010-census.asp.; Accessed website August 28, 2012.);

- U.S. Census Bureau. 2012. *State and County Quick Facts*. (This document is at this web-site: http://www.quickfacts.census.gov/qft/states/06/0639486.html; Accessed web-site August 28, 2012.);

- City of Lake Elsinore. 2012. *Demographic Snapshot.* (This document is at this web-site: http://www.lake-elsinore.org/index.aspx?page=521; Accessed web-site August 28, 2012.);

- Southern California Association of Governments. 2012. *2012 Draft RTP Growth Forecast.* (This document is at this web-site: http://www.scag.ca.gov/forecast/downloads/excel/2012Adopted.RTPGrowthForecast.xls; Accessed web-site August 28, 2012.);

- Southern California Association of Governments. 2008. *Final 2008 Regional Comprehensive Plan (RCP*. (This document is at this web-site: http://www.scag.ca.gov/rcp/pgd/finalrcp/f2008RCP_complete.pdf; Accessed web-site October 4, 2012.);

- Southern California Association of Governments. 2013. *Profile of the City of Lake Elsinore.* May 2013. (This document is at this web-site: http://www.scag.ca.gov/NewsAndMedia/Pages/RegionalComprehensivePlan.aspx; Accessed web-site December 23, 2013.);

- Southern California Association of Governments. 2012. *RHNA 101 Primer*. (This document is at this web-site: http://www./scag.ca.gov/Housing/pdfs/rhna/RHNA101primerDec2010.pdf; Accessed web-site October 4, 2012.);

- Southern California Association of Governments. 2012. *2012-2035 RTP/SCS.* Page 215, Chapter 8 - Economic & Job Creation Analysis. (This document is at this web-site: http://rtpscs.scag.ca.gov/Documents/2012/final/f2012RTPSCS.pdf; Accessed web-site October 4, 2012.);

- Southern California Association of Governments. 2011. *Profiles of Both Riverside & Lake Elsinore.* 2011. (This document is at this web-site: http://www.scag. ca.gov/ resources/pdfs/2011LP/Riverside/LakeElsinore.pdf; Accessed web-site October 4, 2012.);

- Southern California Association of Governments. 2007. *Final Regional Housing Needs Assessment.* (This document is at this web-site: http://www.scag.ca.gov/Housing/rhna/index.html; Accessed web-site October 4, 2012.); and,

- Southern California Association of Governments. 2009. *Growth Estimates.* (This document is at this web-site: http://www.scag.ca.gov/forecast/index.html; Accessed web-site October 4, 2012.)

This Section outlines existing population, employment and housing trends in the City of Lake Elsinore. The Section also estimates population and employment generation and examines issues relative to employment demands created by new housing opportunities associated with the Project. Numerous sources for estimates and projections exist. Where possible, the most complete and recent data was utilized for the analysis.

4.6.1 ENVIRONMENTAL SETTING

4.6.1.1 Existing Conditions

Population Growth

The City of Lake Elsinore is located in Riverside County, one of the six counties that make up the Southern California Association of Governments (SCAG) region. Historically, Riverside County has primarily consisted of rural residential and agriculture land uses. In the last several decades, residential development in the County has increased dramatically. According to SCAG (1990 and 2008) and the U.S. Census (1990, 2000 and 2010), the six-county region (Los Angeles, Orange, Riverside, San Bernardino, Ventura and Imperial Counties) contained a population of 14.6 million persons in 1990 and then in 2000 the U.S. Census source reported 16.5 million persons. The most recent estimated reported population numbers for the region provided by the Department of Finance (January 1, 2012 - Table 2 E-5) indicated a population of nearly 18.2 million persons. The population projected for the year 2010 for the SCAG region, as determined from the Adopted 2008 RTP Growth Forecast, by City, was an estimated 19.4 million persons, representing a population increase of approximately 17.6 percent (nearly 2.9 million persons) between 2000 and 2010. According to SCAG, the growth in population for the region is a result of a natural increase and net in migration.

As the fourth most populous county in the region, Riverside County's 2004 population was estimated at nearly 1.5 million (1,545,387) persons, or 9.4 percent of the SCAG region. From 1980 to 2000, the County population increased from 663,172 to 1,545,387 (42.9 percent increase). With the year 2020 population projected to be forecasted at 2,592,000 persons, growth in the County over 15 years between 2020 and 2035 will be approximately 732,000 persons. The Riverside County's Projected 2035 population is 3,324,000.

The City of Lake Elsinore was home to 18,285 persons in 1990 and has experienced a 67 percent increase in population (12,304 persons) over the past 10 years, from 1980 (5,982 persons) to 1990. From 1990, U.S. Census City of Lake Elsinore population of 18,285 increased another 10,645 persons (for a total of 28,930 persons) in the year 2000[1], with a 58% change.

TABLE 4.6-1 - POPULATION GROWTH: LAKE ELSINORE & SURROUNDING CITIES 1990-2012

Jurisdictions	1990[2]	2000[3]	2010[4]	2012[5]	Approx. % Change 1990-2000	Approx. % Change 2000-2010	Approx. % Change 2010-2012
Riverside	226,505	255,166	303,871	356,633	13%	19%	39.8%
Corona	76,095	124,966	152,374	154,520	64%	22%	23.6%
Temecula	27,099	57,716	100,097	103,092	113%	73%	78.6%
Murrieta[6]	--	44,282	103,466	104,985	--	134%	137.1%
Hemet	36,094	58,812	78,657	80,089	63%	34%	36.2%
Lake Elsinore	**18,285**	**28,930**	**51,821**	**53,024**	**58%**	**79%**	**83.3%**
Norco	23,302	24,157	27,063	27,053	3.7%	12%	12.0%

According to the California Department of Finance Population and Housing Estimates (Report E-5, Table 2), the total population in the City of Lake Elsinore, as of January 1, 2012, was 53,024 persons. The City of Lake Elsinore represents approximately 2.4 percent of the nearly 2.2 million persons residing in the County in January 2012. The growth of population within the City of Lake Elsinore has been substantial, but is also similar to cities throughout Riverside County due to the relative affordability of the area in comparison with Los Angeles and Orange

[1] State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties, and the State, 2001-2009, with 2000 Benchmark, Sacramento, California, May 2009.
[2] Source: U.S. Census Bureau, 1990.
[3] Source: California Department of Finance, 2000.
[4] Source: U.S. Census Bureau, 2010.
[5] Source: California Department of Finance E-5 City/County Population and Housing Estimates, 1/1/2012.
[6] Note that Murrieta incorporated in 1991 and therefore did not have a 1990 Census population count.

Counties (see TABLE 4.6-1). The City of Murrieta has experienced greater increases in population than Lake Elsinore since 2000; Norco, Riverside, Corona, Temecula and Hemet have experienced less growth than Lake Elsinore in the same period of time.

The Western Riverside Council of Governments (WRCOG) periodically publishes growth forecasts for the fourteen member jurisdictions, as well as unincorporated Riverside County within the sub-region. The most recent growth forecast (from the Adopted 2008 RTP and Draft 2012 Growth Forecast, by City) projects a 2020 population in the City of Lake Elsinore of 70,500, growing to 93,800 persons by 2035 (a growth percentage change of 33%). (See also: GP, EIR TABLE 3.13-2)

Housing

In 2012, according to the Local Input/General Plan Growth Forecast for 2012 Draft RTP (input updated 3/12/12), the SCAG region had an approximate total of 5.81million for 2008, and approximately 6.5 million housing units for 2020 and projects an additional 867,000 units (for a total of 7.33 million) by the year 2035. This yields an approximate annual 8.9%, pro-rated over a fifteen year period regionally, with an increase of approximately 77,225 units/year (years 2020-2035) throughout the SCAG region. According to the Department of Finance, in January 1, 2012, approximately 6.36 million housing units were estimated within the region.

The SCAG region has been divided into 15 sub-regions, each encompassing several cities. Each sub-region was designed to be sufficient unto itself in terms of housing and jobs. The City of Lake Elsinore is located in the Western Riverside Sub-region that encompasses 17 cities and unincorporated areas, including Lake Elsinore, Perris and Temecula. The 2020 housing forecast for the (Riverside County) sub-region is 834,000 units that is an addition of 155,000 units over the 2008 level of 679,000 units. TABLE 4.6-2, below, provides the most recent SCAG/Western Riverside Council of Governments (WRCOG) projected population and housing growth projections, as provided by the Draft 2012 (updated March 12, 2012) RTP Growth Forecast, by County/City. The City of Lake Elsinore (dated July 2013) 2014-2024 Housing Element provides a more current projected housing growth in Lake Elsinore: Housing units will increase from the 21,000 (2020 year) number to 28,700 in the year 2035 (a 37% Growth Percentage Change), as shown in the last year entry on the following page.

Note that the estimated annual percentage (%) of population and household growth rate as projected by WRCOG from the years of 2000 to 2035 would be approximately 224.23% and 239.85%, respectively.

The California Department of Finance January 1, 2012 housing estimates indicates that the current housing supply within the City is 16,434 units. This data indicates that of the 16,434 housing units in 2012, 13,019 units (79.2 percent) were single family units (detached and attached) and 2,688 units (16.4 percent) were multiple-family units (remaining 727 units, 4.4%, were mobile homes and other housing). The overall vacancy rate for the City as of January 1, 2012 was 9.01 percent, representing a total of 14,953 occupied units and an estimated 3.517 persons per household (in 2010 the U.S. Census reported the City's average household size was

3.48, higher than the overall Riverside County average of 3.14). Vacancy rates of 2 percent in single family units and 5 percent in multiple-family units (4 percent overall) are considered ideal to provide an adequate return for property. Owners want to provide for adequate "turnover" and mobility within the local market. The City of Lake Elsinore's vacancy rate is substantially higher than this goal (9%, according to the 2010 U.S. Census Bureau).

TABLE 4.6-2
PROJECTED POPULATION & HOUSING GROWTH IN LAKE ELSINORE[7]

	Population		Households	
Year	**Number**	**Growth from Previous Years**	**Number**	**Growth from Previous Years**
2000	28,930	--	8,445 (Corrected)	--
2005	39,856	37.8%	12,716	33.8%
2008	50,200	26%	14,600	14.8%
2010	51,821 (Corrected)	3.2%	14,788	1.3%
	(From 2000-2012 - Increase of 7 9.1%)[8]		(From 2000-2010 - Increase of 75.1%)[9]	
2012	53,024	2.3%	14,953	1.1%[10]
2020	70,500	33%	21,000	40.4%
2025	78,044	10.7 %	25,922	23.4%
2030	85,376	9.4%	28,700	10.7%
2035	93,800	9.9%	28,700	--%[11]
	(From 2020-2035 - Increase of 33%)		(From 2020-2035 - Increase of 36.7%)	

Single family units comprise over three-quarters (13,019 units) of the total dwelling units in the City. Single family units with large households are expected to continue to dominate the housing supply, yet an increase in higher density development may emerge by the year 2020.

Affordability refers to the relationship between total household income and total expenditure for housing. Affordable housing is a factor in improving the social and economic conditions of a region. A lack of affordable housing can result in socioeconomic impacts, such as households paying more for housing than they can reasonably afford. According to the SCAG City profile of Lake Elsinore, the period from 2000 to 2012 the median home sale price increased from $19,500 to $192,000 (a 9.846 times increase). Median home sale prices began to drop after

[7] Source: Western Riverside Council of Governments (WRCOG), Adopted 2008 and Updated 2012 Draft RTP Growth Forecasts, by County/City.
[8] Source: SCAG, Local Profile Report - City of Lake Elsinore, May 2011, Page 3.
[9] Source: SCAG, Local Profile Report - City of Lake Elsinore, May 2011, Page 8.
[10] Source: SCAG, Local Profile Report – City of Lake Elsinore, 2013, Page 9.
[11] Source: SCAG 2012 – City of Lake Elsinore, 2014-2021 Housing Element, July 2013. Page 3.

2006 and saw a substantial decrease after 2007, when half of the City's households earned less than $50,000 (in 2012, 44% of households earned less than $50,000 annually). Median home prices continued to fall and reached $235,000 in 2008, $180,000 in 2009 and $190,000 (189,500) in 2010 (a decrease by 55.1%). In 2012, the median home sale price in the City was $192,000, $18,000 lower than that in the County, overall.

For housing planning and funding purposes, the State Department of Housing and Community Development (HCD) use five income categories to evaluate housing need based on the Area Median Income (AMI) for the County. Each category's actual incomes are adjusted for family size by HCD in accordance with adjustment factors adopted and amended from time to time by the United States Department of Housing and Community Development pursuant to Section 8 of the United States Housing Act of 1937. The five income categories are: 1) extremely low-income – earn up to 30% of AMI; 2) very low-income – earn up to 50% of AMI; 3) low-income – earn up to 80% of AMI; 4) moderate-income – earn up to 120% of AMI; and, 5) above moderate-income – earn over 120% of AMI.

Employment

In 2008, the total amount of jobs within the City of Lake Elsinore reached 10,111, and that is approximately 14 percent higher than its 2003 level. In 'Jobs by Sector', in 2010, retail trade jobs constituted 23.5 percent of the total jobs followed closely by jobs in education and health at 18.3 percent. Overall employment decreased from 2007 to 2012, with jobs in professional and management positions decreasing by 14.5 percent. Manufacturing jobs saw the greatest decline as employment in this sector decreased by 26.9 percent between 2007 and 2012. According to the California Employment Development Department (EDD), as reported in May 2013, SCAG – Profile of the City of Lake Elsinore, the City of Lake Elsinore had a decrease from 10,639 jobs in 2007 to 9,099 jobs in 2010. This was a decrease of jobs by 14.5 percent. In 2012, total jobs in the City of Lake Elsinore numbered 9,480, a decrease of 10.9 percent from 2007.

According to the U.S. Census 2010, there was an estimated 21,271 residents of Lake Elsinore with jobs. The number increased over 87 percent from 2010 when 11,352 residents reported having jobs. This 87 percent increase is very similar to the population increases in the City from 2000 to 2010 that was 79 percent.

The unemployment rates identified in the more current reports, dated August 2012 and using Benchmark of March 2011 - from the California Employment Development Department (EDD), reflects the current 12.7 percent unemployment rate for Riverside County and 11.8 percent for San Bernardino County. Also, the City of Lake Elsinore was preliminary stated within the August 2012 EDD report as having 12.3 percent unemployment.

The SCAG region, as reported within the Local Input/General Plan Growth Forecast for 2012 Draft RTP (Input Updated 3/12/2012), provided approximately 7.74 million jobs in 2008, and is expected to expand its employment base to an estimated 8.41 million jobs by the year 2020 and 9.44 million jobs by 2035. This represents a projected increase of approximately 8.7 percent (approximately 0.7 million jobs) between 2008 and 2020. The employment forecast for the

Riverside County Sub-region is 939,000 jobs for the year 2020. This represents an increase of approximately 41.4 percent or 275,000 jobs added between 2008 and 2020 in Riverside County. The projected addition of 275,000 jobs between 2008 and 2020 is approximately 1.46 percent of the projected employment increase within the SCAG region increase of 676,000 jobs. (Note: Pacific Clay Products, Inc. current employees range from approximately 100 to 250 people on-site.)

As indicated in the 2010 Census (City Quick Facts, U.S. Census Bureau), the median family income in 2006-2010 (dollars) for the City of Lake Elsinore was $41,884 in contrast with the County-wide median family income of $63,726 that was in contrast to SCAG's May 2013 profile report of the City of Lake Elsinore average annual salary for jobs in 2003 as $29,072, 2009 as $36,059 and jobs in 2011 as $36,245. The per capita income for the City for the past twelve months was $22,108. Average salaries for jobs located in the City increased from $29,072 in 2003 to $36,245 in 2011, a 24.7 percent change.

Job/Housing Balance

SCAG released the *Regional Comprehensive Plan (RCP)* in May 2008. The 2008 RCP is "part of SCAG's Ten-Year Strategic Plan". It establishes a broad set of goals for the region and identifies strategies for agencies at all levels to use in guiding their decision-making toward implementation of the proposals. The Land Use and Housing chapter and the Economy chapter contain policies to help guide local agencies in developing a more balanced number of houses and jobs. At the regional level, the emphasis has primarily been placed on achieving a balance of employment and housing opportunities within the various SCAG sub-regions. This regional concept, referred to as jobs/housing balance, encourages the designation and zoning of sufficient vacant land for residential use with appropriate standards to ensure adequate housing is available to serve the needs derived from the local employment base. Jobs/housing balance helps improve regional mobility (traffic), reduces vehicle miles traveled and thereby improves air quality. It is not expected that the balance between jobs and housing will necessarily be achieved within individual cities; however, cities can contribute to the achievement of sub-regional goals for the distribution of jobs and housing through their *General Plan* land use policies. The RCP shifts the emphasis away from a regional growth policy, instead placing the responsibility of managing growth on local agencies through land use decisions. SCAG's definition of a job/housing balance is when an area has enough employment opportunities for most of the people who live there and enough housing opportunities for most of the people who work there.

The issue of a job/housing balance is important to consider when evaluating the impacts of a proposed development. Current trends within the SCAG region have resulted in the majority of jobs being located in the urban areas of Los Angeles and Orange Counties, while that majority of housing is being constructed in the urbanizing regions of Riverside, San Bernardino, and southeast Riverside County. Because of this imbalance, more workers are required to travel longer distances to get to places of employment. Therefore, as congestion on the freeways occur, air pollution increases, job productivity decreases, the distribution of tax revenue worsens, and the character of communities and the region's general quality of life is reduced.

In order to determine a balance between jobs and housing, cities should calculate their job/ housing ratio and compare it to those of SCAG sub-region and region to where they belong. If a city has a higher ratio indicating more jobs than housing units than their sub-region or region, then that city can be considered to be "jobs-rich" and "housing-poor". If the city's ratio is below the sub-regions or regions, then it can be considered "housing-rich" and "jobs-poor." SCAG states that the responsibility in creating a job/housing balance lies with the cities and counties by incorporating policies into their general plan that will meet this objective.

Within the 2012 Draft RTP Growth Forecast, the SCAG region reported having 7.74 million jobs and approximately 5.81 million housing units, resulting in a job/housing ratio of approximately 1.33 (7.74 million jobs/5.81 million units). The projected 2020 employment and housing forecasts for the region is 8.41 million and 6.46 million, respectively, with a job/housing ratio of 1.30. The Western Riverside sub-region had a lower 2008 ratio of 0.98 with 664,000 jobs and 679,000 housing units and has a projected 2020 ratio of 1.13 (939,000 jobs/834,000 units). Thus, the sub-region is anticipated to be jobs-rich and housing-poor.

According to the SCAG figures, the City of Lake Elsinore had a 2008 job/housing ratio of 0.71 (10,300 jobs/14,600 units). When compared to the region's and sub-region's ratios of 1.33 and 0.98, respectively, Lake Elsinore's ratio of 0.71 indicates a "housing-rich" city, meaning the City of Lake Elsinore has more housing opportunities than needed to employ the people that live there. In 2020, Lake Elsinore is projected to have 15,000 jobs and 21,000 housing units within the City. These projections would result in an equal job/housing ratio of 0.71, indicating that the City of Lake Elsinore will continue to follow the trend of having more housing than job opportunities. According to SCAG's adopted 2008 Regional Transportation Plan (RTP) Growth Forecasts and the more recent 2012 Draft, Riverside County in 2008 had a jobs-to-housing ratio (664,000 jobs/679,000 housing) of 0.98, and City of Lake Elsinore's ratio (10,300 jobs/14,600 housing) was 0.71.

The AVSP's projection of 5,000 to 6,000 estimated jobs created and inclusive of the 8,244 housing units planned out over the next 20-30 year period, the jobs/housing ratio would be in a range from 0.61 to 0.73. The AVSP's projections are consistent with City projections set forth in the General Plan. By GP build-out in 2030, there would be an estimated 118,792 employees working within the City and its SOI. The jobs-to-housing ratio based on the GP would be 1.26, compared to the 0.68 based on the SCAG projections (See: City's GP EIR, TABLE 3.13-15).

4.6.2 APPLICABLE PLANS AND REGULATIONS

The Regulatory Setting and General Plan Goals and Policies applicable to the population, housing and employment analysis of the AVSP Project is set forth in detail within Section 3.13.3 and 3.13.4 of the City's GP EIR.

4.6.2.1 Federal Regulations

There are no Federal regulations established for population, housing and employment.

4.6.2.2 State Regulations

Regional Comprehensive Plan – Southern California Association of Governments (SCAG) (Final 2008)

SCAG is designated by the federal government as the Southern California Region's Metropolitan Planning Organization (MPO), Regional Transportation Planning Agency (RTPA) and clearinghouse for the Regional Housing Needs Assessment (RHNA) for all Cities in southern California. SCAG has also sought to address regional planning concerns through various documents, including the 2008 Regional Comprehensive Plan (RCP). The RCP is "to guide regional development, with the RCP representing a comprehensive overview of the region's economic, social and environmental future with special attention being given to housing and transportation. The updated 2008 RCP is a long-term comprehensive plan that addresses the SCAG region's many challenges, and provides a strategic vision for handling the region's land use, housing, economic, transportation, environmental and overall quality of life needs." The RCP contains a chapter on Land Use and Housing.

California State Planning Law *(City's certified/adopted December 13, 2011 GP)*

Section 65580 et. seq. of the California Government Code contains the legislative mandate that all general plans contain a housing element. State law requires that the City's Housing Element consists of "an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and schedule program of the preservation, improvement, and development of housing" (Section 65583). The Housing Element shall identify adequate sites for housing, including rental housing, factory-built housing, mobile homes, and make adequate provision for the existing and projected needs of all economic segments of the community. State law requires housing elements to be updated every five years to reflect a community's changing housing needs, unless otherwise extended by State legislation. The Government Code also requires that each draft Housing Element be reviewed by the California Department of Housing and Community Development and that the Department's findings be incorporated prior to adoption, or that specified findings be made in response to the Department's comments.

Regional Housing Needs Assessment *(City's certified/adopted December 13, 2011 GP)*

The Regional Housing Needs Assessment (RHNA) is mandated by State Housing Law as part of the periodic process of updating local housing elements of the General Plan. The RHNA requires the applicable regional council of governments to determine the existing and projected regional housing needs for persons at all income levels. The regional councils of governments are also required to determine each jurisdictions share of the regional housing need. The RHNA sets forth the allocation of the City of Lake Elsinore's "fair share" of regional housing in the Southern California Association of Governments (SCAG). The most recently completed RHNA planning period is January 1, 2014 to October 1, 2021.

Lake Elsinore's Regional Housing Needs Allocation (RHNA) for the 2014-2021 planning period has been determined by SCAG to be 4,929 housing units, including 1,311 units for very low income households, 801 units for low-income households, 897 units for moderate-income

households, and 2,035 units for above moderate-income households. The RHNA is addressed in Section 6.4 of the July 2013, dated, City of Lake Elsinore Housing Element.

4.6.2.3 Local Regulations

Southern California Association of Governments

(City's certified/adopted December 13, 2011 GP)

SCAG is a regional planning agency that functions as the Metropolitan Planning Organization for the counties of Orange, Riverside, Ventura, Los Angeles, San Bernardino, and Imperial. Researching and drawing up plans for transportation, growth management, hazardous waste, and air quality is mandated by the Federal government and implemented by SCAG.

Under the Land Use and Environmental Planning Department of the Planning and Policy Department Group, SCAG is responsible for demographics, housing, and employment data. SCAG thus supports the Federally-mandated Regional Transportation Plan and State-mandated Regional Housing Needs Assessment.

Achieving a jobs/housing balance has been identified as a significant goal for SCAG. High-paying jobs are particularly needed in the Inland Empire and outlying areas, and affordable housing needed throughout the region, but more so in high-cost areas such as Orange and Los Angeles Counties.

Riverside County General Plan

The Riverside County General Plan was adopted October 7, 2003. The General Plan covers the entire unincorporated portion of the County and is augmented by nineteen (19) detailed Area Plans that cover most of the County. The General Plan is intended as a blueprint for describing the vision and the long-term growth strategy for the County. The Area Plans are intended as detailed plans that outline more focused opportunities within the various areas in the County.

City of Lake Elsinore General Plan and Housing Element

The General Plan is a blueprint for the City's growth. The General Plan guides the pattern of development, including residential, commercial, and industrial uses. It plans for the growth of the City and is the mechanism in how the City's community character is preserved and enhanced. The Housing Element is one of the seven mandatory elements of the General Plan. Through its policies, procedures, and incentives, the 2013 adopted Housing Element will provide an action-plan for maintaining and expanding the housing supply for all income levels in the City of Lake Elsinore. The adopted Lake Elsinore Housing Element is for the January 1, 2014 to October 1, 2021 planning period.

City of Lake Elsinore Zoning Code

(City's certified/adopted December 13, 2011 GP)

The City of Lake Elsinore Zoning Code (Title 17 of the Lake Elsinore Municipal Code) seeks to promote orderly growth and land use within City's jurisdiction and to promote and protect the public health, safety, comfort, and general welfare. The Zoning Code divides the City into

districts, or zones, and regulated land use activity in each district, specifying the permitted uses of land and buildings, density, bulk, and other regulations. The City of Lake Elsinore's Zoning Code also designates overlay zones for specific purposes.

City of Lake Elsinore Municipal Code (LEMC), Title 17.58

(City's certified/adopted December 13, 2011 GP)

The purpose of Chapter 17.58 (Density Bonuses) of the LEMC is to satisfy the City's obligations under Government Code Section 65915 et seq. (the "State Density Bonus Law"), as amended from time to time. This chapter specifies the procedures for providing density bonuses and incentives to applicants who seek such density bonuses for housing development within, or for the donation of land for housing within, the City of Lake Elsinore. Interpretation of the requirements, definitions, and standards set forth in this chapter shall be construed so as not to be inconsistent with the State Density Bonus Law. The Density Bonus provisions allow developers of residential projects to apply for up to 35 percent increase in the maximum residential density allowed (by the Project site zoning and land use designation), subject to specified qualifications.

4.6.2.4 City of Lake Elsinore General Plan Goals and Policies

The City of Lake Elsinore's adopted General Plan addresses population, housing and employment. Chapter 2.0 (Community Form) and Chapter 4.0 (Resource Protection and Preservation) contain goals, policies and implementation programs that address these topics, including those listed in TABLE 4.6-3 - GENERAL PLAN POPULATION-, HOUSING-, AND EMPLOYMENT-RELATED GOALS, POLICIES AND IMPLEMENTATION PROGRAMS, apply to land use and planning issues.

The goals and policies within Section 2.5 – Growth Management, of the City's General Plan, are designed to provide the framework for a growth management strategy that promotes and maximizes mobility, livability, prosperity, and sustainability in the City. Decisions regarding growth, transportation, land uses, and economic development should be guided by these goals and policies.

TABLE 4.6-3 - GENERAL PLAN POPULATION-, HOUSING-, AND EMPLOYMENT-RELATED GOALS, POLICIES AND IMPLEMENTATION PROGRAMS

GENERAL PLAN GOALS, POLICIES AND IMPLEMENTATION PROGRAMS
Chapter 2.0 - Community Form (Section 2.3 – Land Use)
Goal 1 - Create a diverse and integrated balance of residential, commercial, industrial, recreational, public and open space land uses.
Policy 1.1 - Promote innovative site design, and encourage the preservation of unique natural features, such as steep slopes, watercourses, canyons, ridgelines, rock formations, and open space with recreational opportunities.
Policy 1.2 - Encourage development of unified or clustered community-level and neighborhood-level commercial centers and discourage development of strip commercial uses.
Policy 1.3 - Encourage the development of sit-down restaurant establishments where appropriate and discourage the proliferation of drive-through fast food establishments.

GENERAL PLAN GOALS, POLICIES AND IMPLEMENTATION PROGRAMS
Policy 1.4 - Encourage the development of mix of industrial uses including light industrial, clean manufacturing, technology, research and development, medium industrial and extractive uses.
Policy 1.5 - Encourage the development of large planned industrial and/or professional office parks on large parcels.
Policy 1.6 - Encourage the development of institutions including hospitals and educational campuses and facilities.
Policy 1.7 - Encourage the use of paseos, green belts, linear parks, and trails within future developments.
Policy 1.8 - Encourage a jobs/housing balance of one job for every 1.05 households by the year 2030.
Policy 1.9 - Encourage rehabilitation and new construction to replace aging commercial facilities.
Implementation Program - The Official Zoning Map shall be updated to provide consistency between zoning requirements and General Plan land use designations.
Agency/Department - Community Development Department.
Chapter 2.0 - Community Form (Section 2.5 - Growth Management)
Goal 7 - Maintain orderly, efficient patterns of growth that enhance the quality of life for the residents of Lake Elsinore.
Policy 7.1 - Encourage mixed-use developments to reduce public service costs and environmental impacts through compatible land use relationships, and efficient circulation and open space systems.
Implementation Program - As part of the project review and the CEQA process, the City shall evaluate growth impacts from individual and cumulative projects to determine their effect on quality of life within the City.
Agency/Department - Community Development Department.
Chapter 4.0 - Resource Protection and Preservation (Section 4.9 – Sustainable Environment)
Goal 14 - Reduce greenhouse gas emissions from all activities within the City boundaries to support the State's efforts under AB-32 and to mitigate the impact of climate change on the City, State and world.
Policy 14.1 - By 2020, the City will reduce greenhouse gas emissions from within its boundaries to 1990 levels consistent with AB 32.
Policy 14.2 - Measures shall be established that aim to reduce emissions generated from City uses, community uses (community actions) and new development (City discretionary actions).
Policy 14.3 - The City shall strive to increase public awareness of climate change and climate protection challenges.
Policy 14.4 - The City will participate in the Sustainable Communities Strategy/Regional Blueprint Planning effort to ensure that local plans are consistent with the Regional Plan.
Implementation Program - The City shall prepare, adopt and implement a Climate Action Plan (certified/adopted December 13, 2011) that provides a baseline greenhouse gas emissions inventory for municipal facilities and operations and community-wide activities, analyzes the cost and benefits of methodologies for reduction, and established measures to meet State-wide reduction goals.
Agency/Department - Community Development Department.
Source: GP

The July 2013, dated, City of Lake Elsinore Housing Element had taken the AVSP into consideration when preparing the Housing Element and the City's Goals, Policies and Programs and the AVSP Project has taken into consideration the City of Lake Elsinore's 2013 Housing

Element for 2014-2021, especially in regards to the City's Goals, Policies and Implementation Programs.

The approved Housing Element contains goals, policies and programs that provide the framework for the City's overall housing program. The approved Housing Element goals and policies are listed below and the following pages within TABLE 4.6-4 - GENERAL PLAN HOUSING ELEMENT GOALS AND POLICIES. The Program information is further summarized within TABLE 4.6-4 on the following page; see page 169 of the 2012-2021 Housing Element for the 'Quantified Objectives and Progress' while comparing the City's progress in fulfilling these objectives in construction, rehabilitation, and preservation/assistance.

Consistent with State law, the Housing Element goals, policies and programs aim to:

- Conserve and improve the condition of the existing housing stock;
- Assist in the development of housing for low- and moderate-income households;
- Identify adequate sites to encourage the development of a variety of types of housing for all income levels;
- Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing; and,
- Promote equal opportunities for all persons.

TABLE 4.6-4 - GENERAL PLAN HOUSING ELEMENT GOALS AND POLICIES

GENERAL PLAN GOALS AND POLICIES
GOAL 1: Preservation, maintenance, and improvement of the existing housing stock to provide decent housing opportunities and a satisfying living environment for the residents of Lake Elsinore.
Policy 1.1 – Continue to enforce building, land use, and property maintenance codes.
Policy 1.2 – Facilitate the removal or rehabilitation of housing units that pose serious health and safety hazards to residents and adjacent structures.
Policy 1.3 – Continuous programs directed at preserving the physical quality of housing and neighborhood environments and maintaining compliance with established standards.
Policy 1.4 – Encourage the incorporation of energy conservation features in the design of all new housing developments and the addition of energy conservation devices/practices in existing developments.
Implementation Program – 1) Code Enforcement – Enforce City codes to remedy unsightly or hazardous conditions in residential neighborhoods. Provide information and technical assistance to property owners regarding housing maintenance; 2) Removal of Substandard Housing – Eliminate through demolition, unsafe and dilapidated housing units that cannot be rehabilitated; 3) Abandoned Properties – Enforce the City's Abandoned Residential Property Registration Program (Ordinance 1252), and encourage owners of houses and properties that become vacant and abandoned due to foreclosure to maintain or rehabilitate the properties; 4) Housing Rehabilitation Programs – Use of either the CDBG Home Repair Program or the In-Lieu Fee Housing Rehabilitation Loan Program to provide financial assistance for improvements; and, 5) Energy Conservation – Implement the Climate Action Plan (CAP) to reduce local greenhouse gas (GHG) emissions in accordance with the State law. Carry out the housing related strategies and measures identified in the CAP to meet GHG emissions targets over the next two decades.
Agency/Department – 1), 2) & 3) Community Development Department – Planning, Building and Code Enforcement Division; 4) & 5) Community Development Department – Planning Division.

GENERAL PLAN GOALS AND POLICIES
GOAL 2: The provision of affordable housing to accommodate the local housing needs.
Policy 2.1 – Preserve and expand the City's supply of affordable (low- and/or moderate-income) rental and ownership housing for lower-income households.
Policy 2.2 – Use incentives and regulatory concessions to promote the development of housing for lower-income persons and those with special needs including, but not limited to, large families, persons with physical or developmental disabilities, families with children, the elderly, and the homeless.
Policy 2.3 – Encourage partnership to maximize resources available for the provision of affordable housing.
Policy 2.4 – Actively pursue Federal and State housing program funds to provide housing assistance and to support the development of housing affordable to lower-income households.
Policy 2.5 – Discourage the conversion of existing apartment units to condominiums where such conversion will diminish the supply of very low-, low- and moderate-income housing.
Policy 2.6 – Promote coordination and cooperation between the City, developers, and neighborhood residents early and throughout the process for affordable housing developments.
Implementation Program – 6) Density Bonus – Encourage the use of the Density Bonus Ordinance to obtain higher densities in residential development and increase the availability of affordable housing units in exchange for exceptional architectural and amenities; 7) Affordable Housing Sites – Make available on the City web-site and distribute to interested developers a list of City-owners property suitable for affordable housing projects and the Housing Element that includes a Residential Sites Inventory and Site Suitability Analysis; 8) Affordable Housing Partnerships – Work with agencies and organizers to increase affordable housing activities such as construction, rehabilitation, or financial assistance to renters and owners. Provide a link to available housing programs for residents and developers on the City web-site; 9) Rental Assistance – Continue to support the Section 8 Housing Choice Voucher Program. Direct eligible households to the Section 8 rental assistance program managed by the Housing Authority of Riverside County. Provide information to landlords; 10) Special Needs Housing Partnership – Encourage non-profit organizations to pursue funding for the construction of elderly, disabled, or other special needs housing. Provide referrals to programs such as HUD and the California Department of Mental Health/CalHFA and MHSA Housing Program; and, 11) Homeless Need – Consistent with available funding, address the needs of at-risk and homeless individuals and families through assistance to non-profit serving the homeless population.
Agency/Department – 6), 7), 8), 9) & 10) Community Development Department – Planning Division; 8), 9), 10) & 11) Administrative Services Department.
GOAL 3: Adequate site to accommodate the City's housing need.
Policy 3.1 – Use the City's General Plan, Municipal Code, other land uses and development plans, and the development process to provide housing sites that meet the identified local need.
Policy 3.2 – Promote a balance of housing types, including mixed-use development, to meet the needs of the community.
Policy 3.3 – Maintain an inventory of vacant and underutilized land and make available to the development community.
Policy 3.4 – Promote the provision of housing for special needs households.
Implementation Program – 12) Consistency Zoning – Continue with subsequent phasing of the Consistency Zoning Project to bring the zoning consistent with the General Plan Land Use Designations, in accordance with the Compatibility Matrix; 13) Specific Plans – Promote development within existing and future specific plans to produce planned community environments with a variety of housing types and densities; 14) Development Agreements – Work toward the incorporation of a wide range of housing types (including special needs housing), density and affordability levels during the negotiation or

GENERAL PLAN GOALS AND POLICIES
renegotiation of development agreements with residential developers. Encourage the developers to construct a percentage of affordable housing concurrently with market rate housing in each phase of development. During the Development Agreement process, facilitate and incentivize, as feasible, the development of housing projects on small sites, lot consolidation of adjacent small sites, and development of large parcels sizes that facilitate multi-family developments affordable to lower income households.
Agency/Department – 12), 13) & 14) Community Development Department – Planning Division; 13) & 14) Administrative Services Department.
GOAL 4: Remove governmental constraints to the maintenance improvement, and development of housing.
Policy 4.1 – Periodically review residential development standards and regulations, ordinances, processing procedures, and fees to identify and mitigate constraints that may impede the development, improvement, and conservation of housing.
Policy 4.2 – Provide avenues for the development of housing for extremely low-income and special needs persons.
Implementation Program – 15) Special Needs Housing – Support the housing needs of special needs households by prioritizing projects that include special needs housing or housing for extremely/very low-income households and by referring residents to the Inland Regional Center for housing and services available for persons with developmental disabilities.
Agency/Department – 15) Community Development Department – Planning Division; 15) Administrative Services Department.
GOAL 5: Equal access to housing for all residents.
Policy 5.1 – Continue to enforce fair housing laws prohibiting discrimination in the building, financing, selling, or renting of housing basis of race, ethnicity, ancestry, national origin, religion, sex, disability, age, marital status, familial status, source of income, sexual orientation, or any other arbitrary factor.
Implementation Program – 16) Fair Housing – Work toward ensuring fair housing choices for all residents by advertising resident rights under Federal and State housing laws and providing access to local fair housing service providers. Make this information available on the City web-site. Amend Title 17 of the Municipal Code to revise or remove the definition of family to be flexible for a variety of household types, consistent with State and Federal laws; and, 17) Reasonable Accommodation – Adopt a process to address requests for reasonable accommodation, and develop procedures regulating siting, funding, development and use of housing for people with disabilities.
Agency/Department – 16) & 17) Community Development Department – Planning Division; 16) & 17) Administrative Services Department.
Source: GP Housing Element, Pages 135-144.

4.6.3 PROJECT IMPACT ANALYSIS

4.6.3.1 Thresholds of Significance

The City of Lake Elsinore has not established local CEQA significance thresholds as described in Section 15064.7 of the *State CEQA Guidelines*. However, the City of Lake Elsinore's 'Environmental Checklist' for the subject Project (see Appendix A of this document) which is based on Appendix G of the *State CEQA Guidelines* indicates that impacts to population, housing and employment may be considered potentially significant if the Project would:

- Induce substantial population growth in an area, either directly or indirectly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure);
- Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere; and,
- Displace a substantial numbers of people, necessitating the construction of replacement housing elsewhere.

Significance thresholds for employment impacts are based upon §15064(e) of the *CEQA Guidelines* that states that "Economic and social changes resulting from a project shall not be treated as significant effects on the environment." According to this section, a socioeconomic impact must either cause or be caused by a physical change to the environment before it can be considered a significant impact. Socioeconomic changes may have substantial impacts on the lives of people, but evidence of economic and social impacts that do not contribute to, or are not caused by, physical changes in the environment is not substantial evidence that the Project may have a significant impact on the environment (*CEQA Guidelines* §15064 (f)(6)). Land use changes that entail no discernable effects on the environment cannot be deemed to be significant socioeconomic impacts.

4.6.3.2 Environmental Impacts

The following impacts are not located in this Section, but rather in SECTION 9.2 (Effects Found Not to Be Significant).

- Would the proposed project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?
- Would the proposed project displace a substantial numbers of people, necessitating the construction of replacement housing elsewhere?

Population

Impact 4.6-1 Threshold: Would the proposed project induce substantial population growth in an area, either directly or indirectly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

A project could indirectly induce growth by reducing or removing barriers to growth, or by creating a condition that attracts additional population or new economic activity. However, a project's potential to induce growth does not automatically result in growth. Growth can only happen through capital investment in new economic opportunities by the private or public sectors. Under CEQA, growth inducement is not considered necessarily detrimental, beneficial, or of little significance to the environment. Typically, the growth-inducing potential of a project would be considered substantial if it fosters growth or a concentration of population in excess of

what is assumed in the City's General Plan or in projections made by regional planning agencies (e.g., SCAG). Substantial growth impacts could also occur if a project provides infrastructure or service capacity to accommodate growth beyond the levels currently permitted by local or regional plans and policies. In general, growth induced by a project is considered a significant impact if it directly or indirectly affects the ability of agencies to provide needed public services, or if it can be demonstrated that the potential growth significantly affects the environment in some other way.

The AVSP proposes the creation of 8,244 dwelling units. Based on the 2010 U.S. Census an average of 3.48 lived in a Lake Elsinore household, and with this 3.48 person per household average, the population for the site (residential component) under build-out conditions would be 28,689 persons. As the Project would generate 28,689 persons, an overall net population increase would not occur beyond the anticipated population for the Project because the City of Lake Elsinore General Plan's build-out of population and housing projections have anticipated development of the Project site with a maximum of 8,244 dwelling units (at 6 dwelling units/acre).

The Project site is within the City's Alberhill District (See FIGURE 4.4-1 - CITY OF LAKE ELSINORE PLANNING DISTRICTS), to the west of the Project site is the Horsethief Canyon Ranch Specific Plan area. The Horsethief Canyon Ranch Specific Plan covers 957 acres and was approved for 2,132 residential units. A substantial portion of the development has been completed and is occupied. A small lineal area of the Horsethief Canyon Ranch Specific Plan, designated as open space, is also located along the western border of the Specific Plan Project site.

The Alberhill Ranch Specific Plan area lies to the southeast of the Project site and extends from the I-15 to just south of Nichols Road. The site was annexed by the City of Lake Elsinore in 1989 and proposes 3,705 residential units with neighborhood commercial areas located in the central portion of the plan area. Substantial open space and recreational areas have also been incorporated into the land use plan.

To the north and west of the Project site is a combination of commercial, light industrial and residential land uses. The uses include single family residences directly adjacent to the Pacific Clay Products, Inc. operations. Located further north of Temescal Canyon Road is an equipment yard, identified as the Aquarius Water Tank Facility. Corona Stone (a masonry dealer) is located on the south side of Temescal Canyon Road, approximately one-half mile from the Pacific Clay Products, Inc. facilities. The I-15 Freeway is also located directly north of the Project site and is the major thoroughfare in the Lake Elsinore area.

As discussed in SECTION 4.10 PUBLIC UTILITIES/SERVICE SYSTEMS, the Project does not require the off-site extension of roads or infrastructure to serve the Project site. As such, substantial population growth would not be created through extension of roads or other infrastructure.

Therefore, with the proposed population growth within the Project area and City's anticipated projected number of housing units under the General Plan's build-out and Project's implementation, the impact for the Project is a level less than significant, and no mitigation measures are required.

Employment

Development of the Project would initially create short-term construction-related employment over the anticipated twenty-year to thirty-year phasing schedule. However, due to the nature of construction, these employees are not anticipated to create a significant short-term or long-term impact to the local or regional employment base.

The Project proposes employment generating land uses including Regional Mixed-Use Office and Mixed-Use Commercial/Retail uses (149.4 acres), inclusive of highway commercial uses, one 12.0-acre elementary, and a university (63.1 acres). In addition, existing mining activities would gradually be reduced over the Project's construction period with an estimated 50 employees remaining on-site in 2018.

The AVSP's projection of 5,000 to 6,000 estimated jobs created and inclusive of the 8,244 housing units planned out over the next 20-30 period, the jobs/housing ratio would be in a range from 0.61 to 0.73. It is potentially significant that these job/housing ratio numbers, along with the City's numbers, continue the trend of having more housing than job opportunities. The AVSP's projections are consistent with City projections set forth in the General Plan. By the GP build-out in 2030, there will be an estimated 118,792 employees working within the City and its SOI. The planned, anticipated and approved General Plan build-out projections that include the AVSP Project, states that by the year 2030 the population will increase to 318,856, and employment increase to 118,792. The projected 2030 job-to-housing ratio, based on the GP, would be 1.26. SCAG projections compared to the GP will be 0.68.

According to the PDP Phase I to the AVSP, development of the proposed uses would create approximately 5,000 new additional employment opportunities on-site. This number of employees will wax and wane from approximately 5,000 to 6,000 jobs, and of these approximate numbers, 600 to 900 jobs could be of a potential temporary 'short-term' nature related to construction activities.

To project how many workers (temporary and/or permanent jobs) the AVSP would be creating over the next twenty to thirty-year construction build-out period of the Project, we have used the standard square foot per employee figure that was provided by Alfred Gobar and Associates, for an 'estimated determination'. Employment projections for past years are varied based on numerous factors. Much of the surrounding County and City location (based on the present community and economic times and the average payroll income earned in the area) has created today's new fluctuating bench mark and determinant for workers. These fluctuating variable economic factors will determine the number of workers over the proposed six planned phases for the AVSP.

Job/Housing Balance

As previously discussed, the Project site is located in the Western Riverside Sub-region. The Sub-region can be considered to have more job opportunities when compared to housing opportunities (job-rich and housing-poor), with a jobs-to-housing ratio of 0.98 in 2008, increasing to 1.13 in the year 2020. (SCAG, 2012 Draft RTP Growth Forecast)

Since the City of Lake Elsinore is anticipated to remain a primary housing area, its ratio of jobs-to-housing will continue to favor housing. The anticipated City's 2020 jobs housing ratio is 0.71 (15,000 jobs to 21,000 housing units). As previously explained, the Project would result in an overall net decrease in housing supply within the City, when compared to the estimates included in both local and regional growth projections. Over the next 20-30 year period, the AVSP's projection of 5,000 to 6,000 estimated jobs created, with the inclusion of the 8,244 housing units being planned, the jobs/housing ratio would occur within a 0.61 to 0.73 range. These job-to-housing ratios, along with the City's ratios, continue to result in following the trend of having more housing than job opportunities. By GP build-out in 2030, there will be an estimated 118,792 employees working within the City and its SOI. The job-to-housing ratio based on the GP would be 1.26, compared to the 0.68 based on SCAG projections (See: GP EIR, TABLE 3.13-15).

As the City and Sub-region are currently housing-rich and jobs-poor, the Project would not help serve or improve the jobs-to-housing balance that will generate significant temporary and permanent jobs impact city-wide. Over the next twenty years, with the established City goals, policies and implementation programs and with Federal, State and local requirements, the projected City population with build-out of both the incorporated areas and unincorporated portions of the GP, the GP will therefore: 1) reduce any potential growth-related impacts; 2) allow for greater flexibility in providing affordable housing; and, 3) require a jobs-to-housing balance that meets or exceeds the regional goals. **No mitigation measures are required.**

4.6.4 CUMULATIVE IMPACTS

Cumulative impacts related to population and housing, are addressed in the General Plan EIR that is incorporated by reference into this AVSP PEIR.

The AVSP Project proposes the creation of 8,244 dwelling units. Based on the City's Housing Element, it is estimated there are 3.48 persons per household; and the population for the site (residential component) under build-out conditions would be 28,689 persons. The Project proposed employment-generating uses include Regional Mixed-Use and Community Mixed-Use commercial/retail/office uses (149.4 acres), inclusive of highway commercial uses, one elementary school (12 acres), two places of religious assembly with schools (15.2 acres), a university (approximately 63.1 acres), 163.7 acres of other restored and natural open space, and 183.0 acres of public and private parks (including two recreational lake facilities that together are 39.6 acres in size). Light industrial and office is also included within the Mixed-Use areas. Development of the proposed uses would create approximately 5,000 new/additional

employment opportunities on site. Due to the fact that City General Plan build-out population, housing and employment figures anticipated development of the Project site with a maximum of dwelling units, cumulative impacts are not anticipated to be significant. Since the City of Lake Elsinore is projected to remain a primary housing area, its ratio of jobs to housing will continue to favor housing. As the City and Sub-regions are currently housing-rich and jobs-poor, the Project would serve to improve the jobs/housing ratio when compared to the current General Plan land use designations by providing fewer housing opportunities and additional employment opportunities.

The City of Lake Elsinore is still developing and contains a significant amount of un- or under-developed, developable land both within the corporate boundaries and within its SOI. SCAG anticipates that by the year 2030, the City is anticipated to have a total of approximately 26,488 dwelling units and an estimated population of 85,376 in the year 2030. These projections for population and dwelling units were identified to reflect the theoretical build-out of vacant land within the City and SOI, and using the land use designations and assumptions detailed in the City's GP EIR.

The proposed City build-out has established goals, policies and implementation policies that will reduce potential growth-related impacts. Compliance with these goals, policies and implementation programs and Federal, State and local regulatory requirements will assure that necessary services and infrastructure sufficient to serve the planned growth will be development over the projected build-out period of 20 years. It is important to note that the GP does not include and policy provisions that require its build-out potential to be attained. Therefore, the GP will direct growth and development so that it occurs in a manner that it is manageable for the City and avoids significant physical impacts that result from population growth.

Environmental constraints such as water supply, landfill capacity, energy demand, air quality, traffic constraints and others, will become predominate issues of concern, as the sub-region continues to expand its housing opportunities and economic base.

Implementation of the goals, policies and implementation programs will enable the City to direct growth and development so that it occurs in a manner that is manageable for the City and avoid significant physical impacts that result from population growth. Therefore, there will be a less than significant cumulative impact related to population and housing and no additional mitigation measures are required.

See the City's GP EIR for further discussion.

4.6.5 ENVIRONMENTAL MITIGATION MEASURES

Population - The GP EIR makes a statement that explains how population does not result in direct impacts and that the 1.26 ratio is met by 2030; SCAG population forecast is not based upon build-out, pursuant to the City's General Plan, but rather on the projected annual growth rates.

The population growth of the Project over the next 20 to 30 year period and the Project's development and proposed future growth within the area are reviewed (pursuant to CEQA and the GP's goals, policies and implementation programs) in the various Sections within this Program EIR (PEIR) document.

Adherence to applicable County, State and Federal regulations related to the provision of 'Growth Management' would reduce potential impacts. Compliance with these goals, policies and implementation programs will reduce potential growth-related impacts, and will ensure that the necessary services and infrastructure will be sufficient to serve the planned growth over the build-out period.

Housing - The GP EIR makes a statement that the greater range of housing types set forth in the GP allows for greater flexibility in providing affordable housing, a state-mandated program.

The Project will adhere to the City of Lake Elsinore's RHNA for the 2014-2021 planning period. This Housing Element document determines that the City must ensure that there is land use opportunity for needed housing to be built and that there are limited constraints that prohibit construction. The General Plan Land Use Map and its goals, policies and implementation programs provide such assurance. *(City's certified/adopted December 13, 2011 GP)*

The City's General Plan Housing Element mandates that local government to adequately plan to meet the existing and projected housing needs of all economic segments of the community.

Employment - No significant impacts to employment generated by the AVSP would occur and mitigation measures are not required. This is the identical conclusion of the GP EIR. The AVSP Project is using the City's GP EIR to tier from, and the AVSP Project has proposed land uses that are consistent with the General Plan. The GP EIR provides the statement to explain how the GP will require a job-to-housing balance that meets or exceeds the regional goals.

These job-to-housing ratio numbers, along with the City's numbers, continue to result in following the trend of having more housing than job opportunities. This fact notes that the City will be able to supply or export employees for the regions commercial, office and industrial development.

4.6.6 SUMMARY OF ENVIRONMENTAL EFFECTS AFTER MITIGATION MEASURES ARE IMPLEMENTED

Project implementation is not anticipated to result in unavoidable significant impacts to population, housing and/or employment. The City's, State and Federal housing and regulation goals, policies and program implementation will provide a reduction in any of the potential growth-related impacts. Compliance with necessary goals, policies and implementation programs and with State, Federal and local regulatory requirements will assure that necessary services and infrastructure will be sufficient to serve the planned proposed growth of this Project (and City

and County) over the projected build-out period of 20-30 years. The Project will direct growth and development so that it occurs in a manner that is manageable for the City and avoids significant physical impacts that result from population growth. *(City's certified/adopted December 13, 2011 GP)*

4.7 TRAFFIC AND CIRCULATION

Information from the following documents was used in the preparation of this SECTION 4.7:

- Linscott, Law & Greenspan, Engineers. 2015. *Traffic Impact Analysis Report - Alberhill Villages Specific Plan.* October 14, 2015. (This report is within Appendix D of this Program Environmental Impact Report (EIR).);

- Linscott, Law & Greenspan, Engineers, 2015. *Updated Traffic Impact Analysis Supplemental Analysis-Alberhill Villages Specific Plan TIA, Lake Elsinore, October 14, 2015.* (This report is within Appendix D-1 of this Program Environmental Impact Report (EIR).

- Southern California Association of Governments. 2008. *2008 Regional Transportation Plan: Making the Connections.* (This document is available for Public Review at SCAG.);

- Southern California Association of Governments and 2000 U.S. Census. 2008 and 2012. *Regional Transportation Plan - Local Input/General Plan Growth Forecast for 2012 and the Adopted 2008 RTP Growth Forecast by City.* (This document is available for Public Review at SCAG.);

- Southern California Association of Governments. 2008. *Regional Comprehensive Plan and Guide.* (This document is available for Public Review at SCAG.);

- City of Lake Elsinore. 2011. *City of Lake Elsinore General Plan (GP).* Certified/adopted by City of Lake Elsinore, December 13, 2011. (This document is located and available for Public Review at the City of Lake Elsinore and the City of Lake Elsinore web-site: http://www.lake-elsinore.org; Accessed web-site May 15, 2012.); and,

- City of Lake Elsinore. 2011. *City of Lake Elsinore General Plan Update Draft Program EIR.* Certified/adopted December 13, 2011. (This document is located and available for Public Review at the City of Lake Elsinore and the City of Lake Elsinore web-site: http://www.lake-elsinore.org; Accessed web-site May 15, 2012.).

The purpose of this SECTION 4.7 is to describe the existing traffic circulation network in the site vicinity, analyze potential Project-related impacts to the network and recommend mitigation measures to reduce the significance of such impacts.

4.7.1 ENVIRONMENTAL SETTING

4.7.1.1 Existing Conditions

Project Area Roadways

Interstate 15 (I-15) Freeway provides primary regional access to the proposed Project site. The I-15 Freeway is located north and east of the Project site and provides access to the Project site via on-ramps and off-ramps at Lake Street and Nichols Road.

The principal local network of streets serving the site consists of Lake Street/Grand Avenue, Temescal Canyon Road, Alberhill Ranch Road, Nichols Road, Lakeshore Drive and Lincoln Street. The following discussion provides a brief synopsis of the key area streets and I-15 Freeway.

Interstate I-15 (I-15) Freeway primarily traverses in a generally north/south direction along the north and east of the Project area. To the north, the I-15 Freeway connects with the State Route 91 (SR-91), the State Route 60 (SR-60), and the Interstate 10 (I-10) Freeway and is the link to greater Los Angeles and the Inland Empire. To the south, the I-15 Freeway connects with Interstate 215 (I-215) Freeway and is the link to San Diego County. The I-15 Freeway is currently three lanes in each direction within the City of Lake Elsinore planning area.

Lake Street/Grand Avenue is a north-south roadway that borders the Project site on the east. North of Mountain Street, Lake Street is a two-lane, undivided roadway with a posted speed limit of 50 miles per hour (mph). South of Mountain Street, Lake Street/Grand Avenue is a four-lane divided roadway with a posted speed limit of 45 mph. Parking is not permitted on either side of Lake Street/Grand Avenue within the vicinity of the Project. The intersections of Lake Street/Grand Avenue at Temescal Canyon Road, Nichols Road, Alberhill Ranch Road, Mountain Street, Lakeshore Drive and Lincoln Street are controlled by traffic signals.

Temescal Canyon Road is an east-west roadway that borders the Project on the north side. Temescal Canyon Road is a two-lane, undivided roadway with a posted speed limit of 55 miles per hour (mph). Parking is not permitted on either side of the roadway within the vicinity of the Project. It should be noted that Temescal Canyon Road will be re-aligned in the future and ultimately connect to Lake Street.

Alberhill Ranch Road is primarily a looped roadway east of the Project site connecting to Lake Street and Nichols Road. Within the vicinity of the Project, Alberhill Ranch Road is a two-lane, divided roadway.

Nichols Road is an east-west roadway that would traverse the Project site. Nichols Road is a two-lane, divided roadway (striping only). Parking is not permitted on either side of the roadway within the vicinity of the Project.

Lakeshore Drive is an east-west roadway located south of the Project site. West of Terra Cotta Road, Lakeshore Drive is a four-lane, divided roadway with a posted speed limit of 45 miles per

hour (mph). East of Terra Cotta Road, Lakeshore Drive is a two-lane, divided roadway with a posted speed limit of 45 mph. Parking is not permitted on either side of the roadway within the vicinity of the Project.

Lincoln Street is a northwest-southeast roadway located south of the Project site. Lincoln Street is a four-lane, divided roadway with a posted speed limit of 40 miles per hour (mph).

Existing Intersection and Roadway Segment Conditions

The existing intersection and roadway segment conditions are discussed in detail is SECTION 4.7.4.4 *Existing Traffic Conditions Impact Analysis*.

Roadway Classifications

FIGURE 4.7-1 – (2011) CITY OF LAKE ELSINORE ROADWAY CLASSIFICATIONS (from the City's General Plan Circulation Element Section) identifies the exiting roadway classifications. FIGURE 4.7-2 shows the corresponding CITY OF LAKE ELSINORE GENERAL PLAN ROADWAY CROSS-SECTIONS, excerpted from the City's General Plan (GP). Both Temescal Canyon Road located that borders the north side of the Project site and Lake Street, which borders the east side of the Project site, are classified as Urban Arterial roadways (6-lanes / 120' Right-of-Way).

Alternative Transportation Facilities

Local Public Transit Service

Riverside Transit Agency (RTA) provides public transportation within a 2,500 square mile service area, including the City of Lake Elsinore. RTA maintains a total of 38 fixed route services (primarily using buses and vans), five commuter services, and Dial-A-Ride service. In total, the RTA fleet includes 231 vehicles. Annual rider-ship on RTA exceeds seven million passengers. Currently, there is no public transportation provided to the Project site area.

There are currently three fixed routes traversing areas south of the Project site. The nearest bus station is approximately three-quarters of one mile south of the Project site boundary.

Park-and-Ride

The Riverside County Transportation Commission provides park-and-ride lots to facilitate ride-sharing and car-pooling. There are three park-and-ride lots located within the City of Lake Elsinore, near the intersection of SR-74 and the I-15 Freeway; near the Lake Elsinore Outlet Mall at Collier Street and Nichols Road; and, at Ortega Market near the intersection of Grand Avenue and Ortega Highway. The Lake Elsinore Outlet Mall at Collier and Nichols Road park-and-ride lot would serve the Project site.

Bikeways

FIGURE 4.7-3 - CITY OF LAKE ELSINORE EXISTING BIKEWAY PLAN illustrates the existing bikeway plan. As illustrated, the following four levels of bikeway classifications are designated for the route, according to the type of right-of-way or use:

- Class I Bikeway - Bike paths or trails with a completely separated right-of-way for the exclusive use of bicycles;
- Class II Bikeways - Bike lanes that provide a restricted right-of-way for the exclusive or semi-exclusive use of bicycles with the permitting of vehicle parking and vehicle/pedestrian cross flows;
- Class III Bikeway - Bike routed that provide a right-of-way designated by signs or permanent markings and are shared with pedestrians or vehicles; and,
- Multi-Purpose - Paths or trails available for joint bicycle, pedestrian and equestrian use that may or may not be separated or paved.

Currently there are no bikeways on Temescal Canyon Road or Lake Street adjacent to the Project site.

Pedestrian and Bicycle Trail System

FIGURE 4.7.4 - ELSINORE AREA TRAILS SYSTEM illustrates the Elsinore area trails and bikeway system obtained from the Riverside Transportation Department Adopt-a-Trail program. The trail system will be expanded by incorporating the comments from the City and the Project team. The City has proposed to provide a trail system that connects to the regional trail system. Currently there is no pedestrian and bicycle trail system on Temescal Canyon Road or Lake Street adjacent to the Project site.

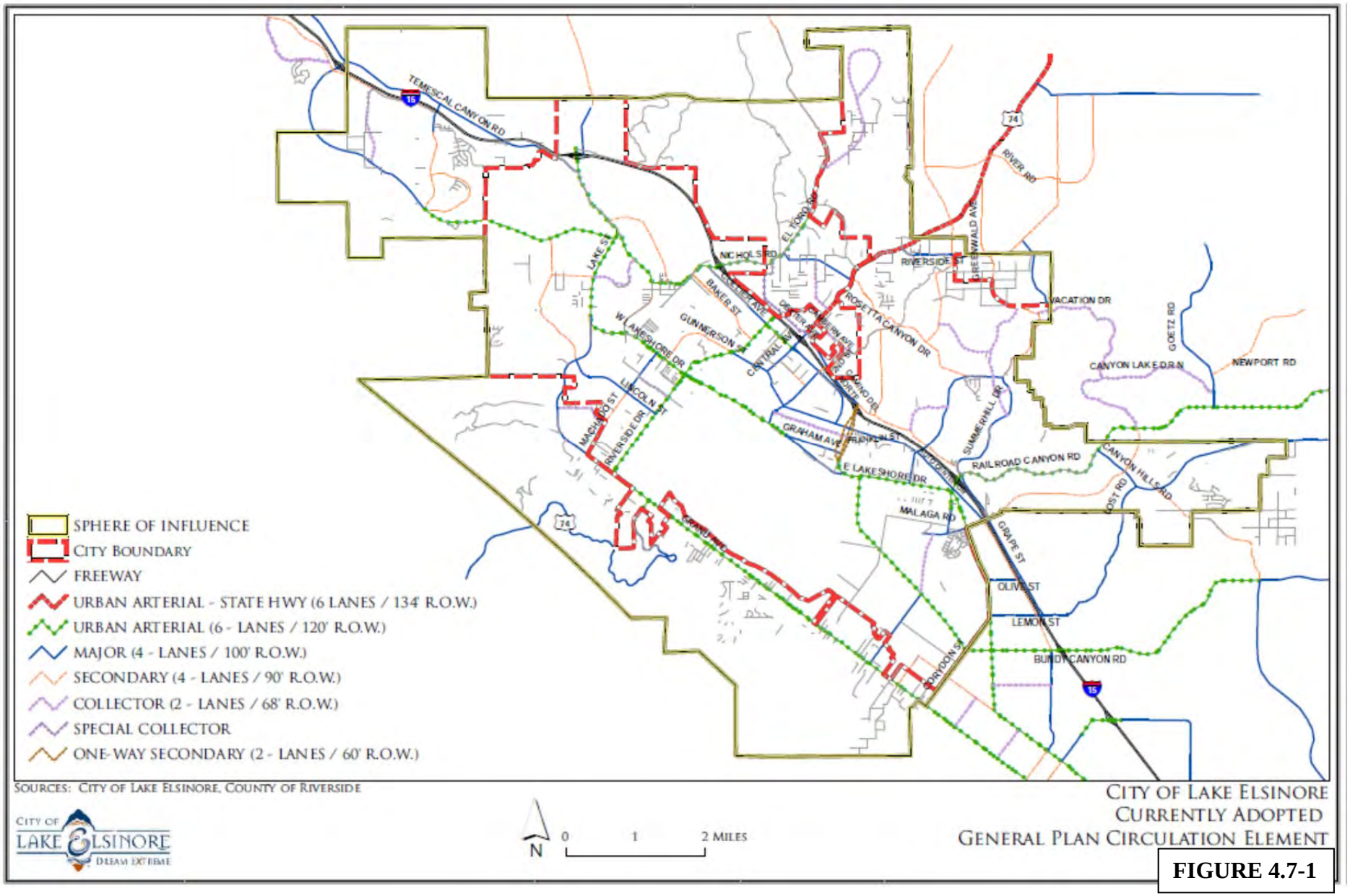
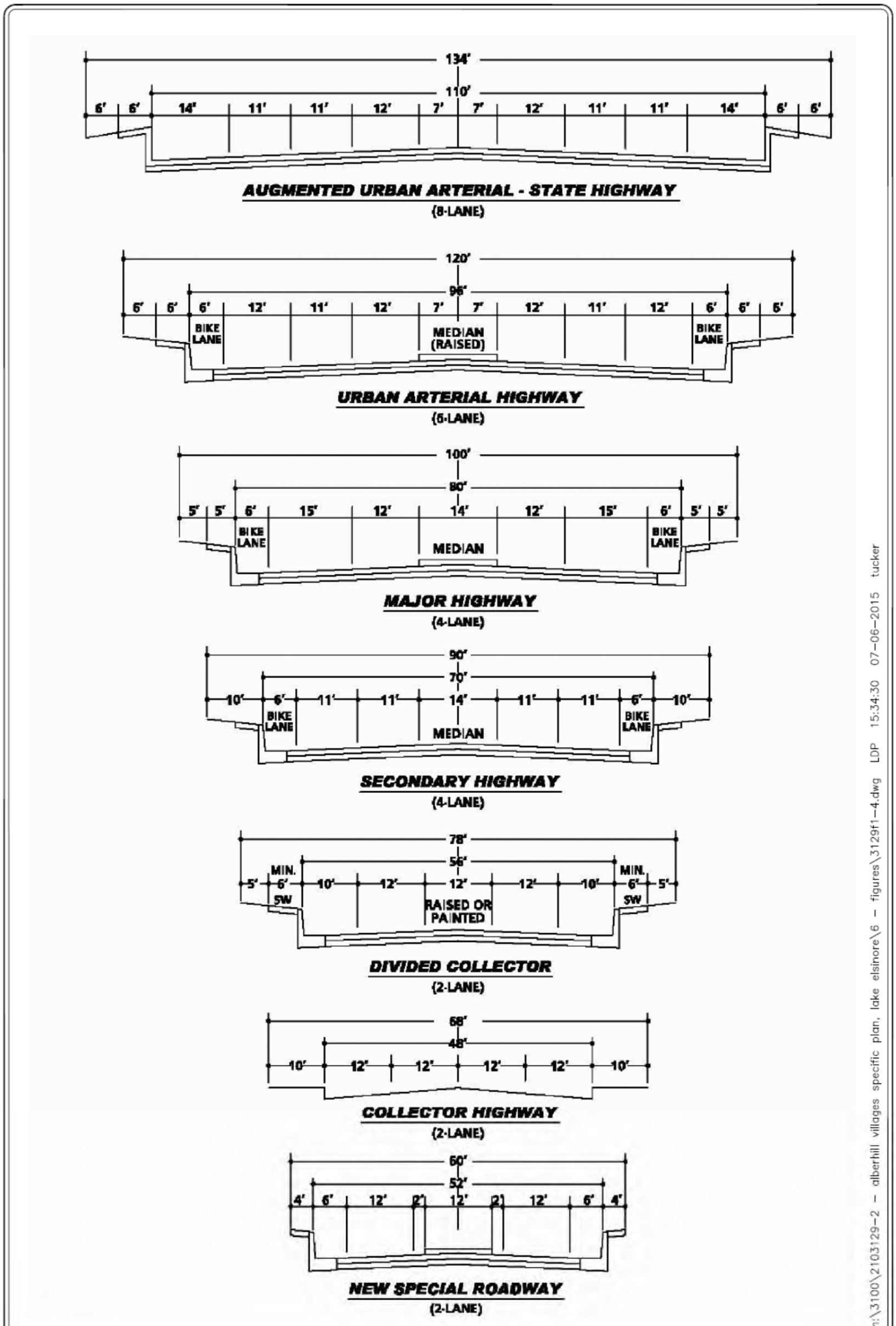

SPHERE OF INFLUENCE
CITY BOUNDARY
FREEWAY
URBAN ARTERIAL - STATE HWY (6 LANES / 134' R.O.W.)
URBAN ARTERIAL (6 - LANES / 120' R.O.W.)
MAJOR (4 - LANES / 100' R.O.W.)
SECONDARY (4 - LANES / 90' R.O.W.)
COLLECTOR (2 - LANES / 68' R.O.W.)
SPECIAL COLLECTOR
ONE-WAY SECONDARY (2 - LANES / 60' R.O.W.)
TEMESCAL CANYON RD
NICHOLS RD
EL TORO RD
RIVERSIDE ST
FREEWALD AVE
RIVER RD
VACATION DR
GOETZ RD
ROSETTA CANYON DR
CANYON LAKE DR N
NEWPORT RD
LAKE ST
BAKER ST
GUNNERSON ST
W LAKESHORE DR
CENTRAL AVE
GRAND DR
MAGNOLIA ST
LINCOLN ST
RIVERSIDE DR
GRAHAM AVE
FRANKLIN ST
SUMMERHILL DR
RAILROAD CANYON RD
CANYON HILLS RD
E LAKESHORE DR
MALAGA RD
GRAPE ST
OLIVE ST
LEMON ST
BUNDY CANYON RD
RYDON ST
74
15
SOURCES: CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE
CITY OF LAKE ELSINORE
DREAM EXTREME
N
0
1
2 MILES
CITY OF LAKE ELSINORE
CURRENTLY ADOPTED
GENERAL PLAN CIRCULATION ELEMENT

FIGURE 4.7-1



n:\3100\2103129-2 - alberhill villages specific plan, lake elsinore\6 - figures\3129f1-4.dwg LDP 15:34:30 07-06-2015 tucker

LINSCOTT LAW & GREENSPAN engineers

SOURCE: URBAN CROSSROADS

NO SCALE

FIGURE 4.7-2

CITY OF LAKE ELSINORE GENERAL PLAN
ROADWAY CROSS-SECTIONS
ALBERHILL VILLAGES SPECIFIC PLAN, LAKE ELSINORE

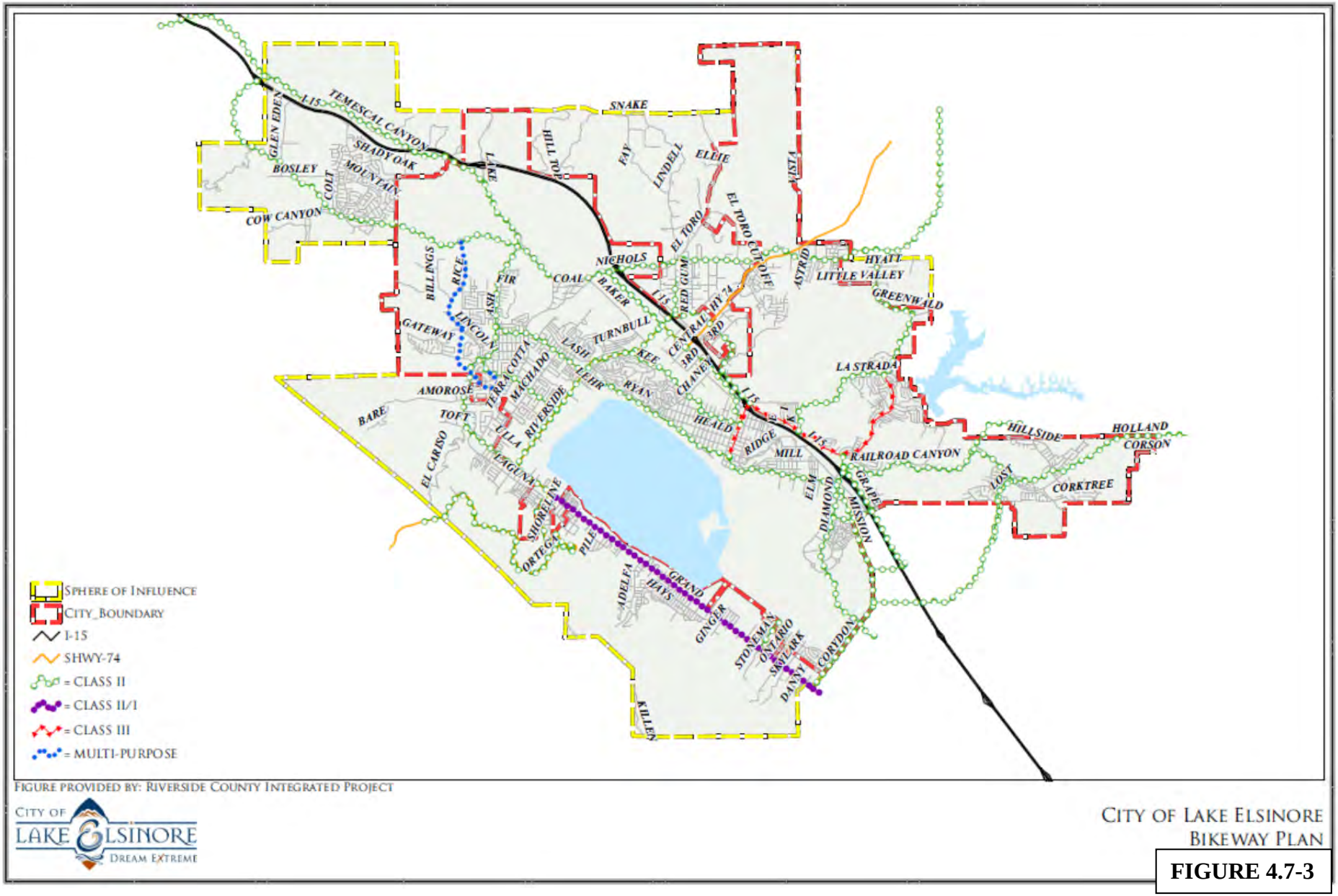

SPHERE OF INFLUENCE
CITY_BOUNDARY
I-15
SHWY-74
= CLASS II
= CLASS II/1
= CLASS III
= MULTI-PURPOSE
FIGURE PROVIDED BY: RIVERSIDE COUNTY INTEGRATED PROJECT
CITY OF LAKE ELSINORE
DREAM EXTREME
CITY OF LAKE ELSINORE
BIKEWAY PLAN

FIGURE 4.7-3

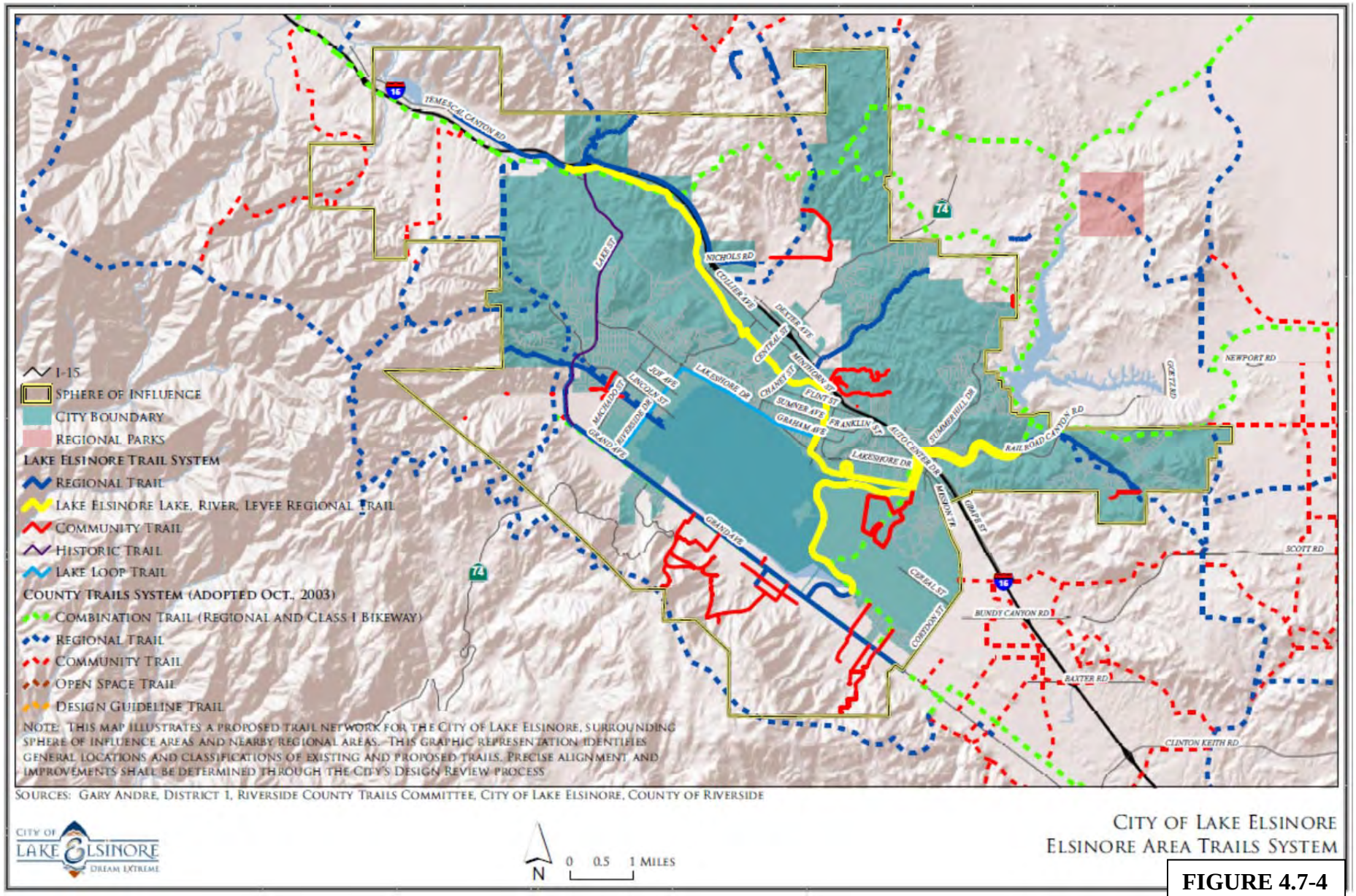

I-15
SPHERE OF INFLUENCE
CITY BOUNDARY
REGIONAL PARKS
LAKE ELSINORE TRAIL SYSTEM
REGIONAL TRAIL
LAKE ELSINORE LAKE, RIVER, LEVEE REGIONAL TRAIL
COMMUNITY TRAIL
HISTORIC TRAIL
LAKE LOOP TRAIL
COUNTY TRAILS SYSTEM (ADOPTED OCT., 2003)
COMBINATION TRAIL (REGIONAL AND CLASS I BIKEWAY)
REGIONAL TRAIL
COMMUNITY TRAIL
OPEN SPACE TRAIL
DESIGN GUIDELINE TRAIL
NOTE: THIS MAP ILLUSTRATES A PROPOSED TRAIL NETWORK FOR THE CITY OF LAKE ELSINORE, SURROUNDING SPHERE OF INFLUENCE AREAS AND NEARBY REGIONAL AREAS. THIS GRAPHIC REPRESENTATION IDENTIFIES GENERAL LOCATIONS AND CLASSIFICATIONS OF EXISTING AND PROPOSED TRAILS. PRECISE ALIGNMENT AND IMPROVEMENTS SHALL BE DETERMINED THROUGH THE CITY'S DESIGN REVIEW PROCESS
SOURCES: GARY ANDRE, DISTRICT 1, RIVERSIDE COUNTY TRAILS COMMITTEE, CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE
CITY OF LAKE ELSINORE
DREAM EXTREME
N
0 0.5 1 MILES
CITY OF LAKE ELSINORE
ELSINORE AREA TRAILS SYSTEM
TEMESCAL CANYON RD
NICHOLS RD
COLLIER AVE
DEXTER AVE
CENTRAL ST
LAKE ST
MENIFEE DR
JOY AVE
LINCOLN ST
RIVERSIDE DR
MACHADO CT
GRAND AVE
LAKESHORE DR
CHANEY ST
FLINT ST
SUMNER AVE
GRAHAM AVE
FRANKLIN AVE
AUTO CENTER DR
SUMMERHILL DR
RAILROAD CANYON RD
NEWPORT RD
GOETZ RD
MISSION TR
GRAPE ST
CORYDON ST
CORYDAL ST
SCOTT RD
BUNDY CANYON RD
BAXTER RD
CLINTON KEITH RD

FIGURE 4.7-4

4.7.2 BACKGROUND AND METHODOLOGY

4.7.2.1 Traffic Level of Service Definitions

Highway Capacity Manual (HCM) Method of Analysis (Signalized Intersections)
In conformance with the City of Lake Elsinore and Caltrans requirements, existing AM and PM operating conditions for the key study intersections analyzed in this EIR were evaluated using the *Highway Capacity Manual (HCM) 2000* methodology for signalized intersections. Based on the HCM operations method of analysis, Level of Service (LOS) for signalized intersections is defined in terms of control delay, which is a measure of driver discomfort, frustration, fuel consumption and lost travel time. The delay experienced by a motorist is made up of a number of factors that relate to control, geometrics, traffic and incidents. Total delay is the difference between the travel time actually experienced and the reference travel time that would result during ideal conditions: in the absence of traffic control, in the absence of geometric delay, in the absence of any incidents and when there are no other vehicles on the road.

In Chapter 16 of the HCM, only the portion of total delay attributed to the control facility (study intersection) is quantified. This delay is called *control delay.* Control delay includes initial deceleration delay, queue move-up time, stopped delay and final acceleration delay. In contrast, in previous versions of the HCM (1994 and earlier), delay included only stopped delay. Specifically, LOS criteria for traffic signals are stated in terms of the average control delay per vehicle. The six qualitative categories of LOS that have been defined along with the corresponding HCM control delay (seconds per vehicle) value range for signalized intersections are shown in TABLE 4.7-1.

TABLE 4.7-1 - LEVEL OF SERVICE (LOS) CRITERIA FOR SIGNALIZED INTERSECTIONS (HCM)[1]

Level of Service (LOS)	Control Delay Per Vehicle (seconds/vehicle)	Level of Service Description
A	< 10.0	This level of service occurs when progression is extremely favorable and most vehicles arrive during the green phase. Most vehicles do not stop at all. Short cycle lengths may also contribute to low delay.
B	> 10.0 and < 20.0	This level generally occurs with good progression, short cycle lengths, or both. More vehicles stop than with LOS A, causing higher levels of average delay.
C	> 20.0 and < 35.0	Average traffic delays. These higher delays may result from fair progression, longer cycle lengths, or both. Individual cycle failures may begin to appear at this level. The number of vehicles stopping is significant at this level, though many still pass through the intersection without stopping.
D	> 35.0 and < 55.0	Long traffic delays. At level D, the influence of congestion becomes more noticeable. Longer delays may result from some combination of unfavorable progression, long cycle lengths, or high V/C ratios. Many vehicles stop and the proportion of vehicles not stopping declines. Individual cycle failures are noticeable.

[1] Source: *Highway Capacity Manual 2000*, Chapter 16 (Signalized Intersections).

Level of Service (LOS)	**Control Delay Per Vehicle (seconds/vehicle)**	**Level of Service Description**
E	> 55.0 and < 80.0	Very long traffic delays. This level is considered by many agencies to be the limit of acceptable delay. These high delay values generally indicate poor progression, long cycle lengths and high V/C ratios. Individual cycle failures are frequent occurrences.
F	≥ 80.0	Severe congestion. This level, considered to be unacceptable to most drivers, often occurs with over saturation, that is, when arrival flow rates exceed the capacity of the intersection. It may also occur at high V/C ratios below 1.0 with many individual cycle failures. Poor progression and long cycle lengths may also be major contributing factors to such delay levels.

Highway Capacity Manual (HCM) Method of Analysis (Unsignalized Intersections)

The *Highway Capacity Manual (HCM) 2000* Methodology for non-signalized intersections was utilized in the analysis of stop-controlled intersections. For all-way stop-controlled intersections, this methodology estimates the average control delay for each of the subject movements and determines the level of service for each movement. The overall average control delay measured in seconds per vehicle and LOS is then calculated for the entire intersection. The HCM control delay value translates to a LOS estimate that is a relative measure of the intersection performance.

For one-way and two-way stop-controlled (minor street stop-controlled) intersections, this methodology estimates the worst side street delay, measured in seconds per vehicle and determines the level of service for that approach. The HCM delay value translates to a LOS estimate that is a relative measure of the intersection performance. The six qualitative categories of Level of Service have been defined along with the corresponding HCM control delay value range, as shown in TABLE 4.7-2.

TABLE 4.7-2 - LEVEL OF SERVICE (LOS) CRITERIA FOR UNSIGNALIZED INTERSECTIONS (HCM)[2]

Level of Service (LOS)	Highway Capacity Manual (HCM) Delay Value (sec/veh)	Level of Service Description
A	≤ 10.0	Little or no delay
B	> 10.0 and ≤ 15.0	Short traffic delays
C	> 15.0 and ≤ 25.0	Average traffic delays
D	> 25.0 and ≤ 35.0	Long traffic delays
E	> 35.0 and ≤ 50.0	Very long traffic delays
F	> 50.0	Severe congestion

[2] Source: *Highway Capacity Manual 2000*, Chapter 17 (Unsignalized Intersections).

Volume to Capacity (V/C) Method of Analysis (Roadway Segments)

In conformance with the City of Lake Elsinore requirements criteria, Daily operating conditions for the key study roadway segments analyzed in this EIR have been investigated according to the volume-to-capacity (V/C) of each link. The V/C relationship is used to estimate the LOS of the roadway segment with the volume based on the 24-hour traffic count data and the capacity based on the City's classification of each roadway. The six qualitative categories of Level of Service have been defined along with the corresponding Volume to Capacity (V/C) value range and are shown in TABLE 4.7-3.

TABLE 4.7-3 - LEVEL OF SERVICE (LOS) CRITERIA FOR ROADWAY SEGMENTS (V/C METHODOLOGY)[3]

Level of Service (LOS)	Volume to Capacity Ratio (V/C)	Level of Service Description
A	≤ 0.600	**EXCELLENT**. Describes primarily free flow operations at average travel speeds, usually about 90% of the free flow speed for the arterial class. Vehicles are completely unimpeded in their ability to maneuver within the traffic stream. Stopped delay at signalized intersections is minimal.
B	0.601 – 0.700	**VERY GOOD**. Represents reasonably unimpeded operations at average travel speeds, usually about 70% of the free flow speed for the arterial class. The ability to maneuver within the traffic stream is only slightly restricted and stopped delays are not bothersome. Drivers are not generally subjected to appreciable tension.
C	0.701 – 0.800	**GOOD**. Represents stable conditions; however, ability to maneuver and change lanes in mid-block location may be more restricted than in LOS B, and longer queues and/or adverse signal coordination may contribute to lower average travel speeds of about 50% of the average free flow speed for the arterial class. Motorists will experience appreciable tension while driving.
D	0.801 – 0.900	**FAIR**. Borders on a range in which small increases in flow may cause substantial increases in approach delay and, hence, decreases in arterial speed. This may be due to adverse signal progression, inappropriate signal timing, high volumes, or some combination of these. Average travel speeds are about 40% of free flow speed.
E	0.901 – 1.000	**POOR**. Characterized by significant approach delays and average travel speeds of one-third the free flow speed or lower. Such operations are caused by some combination of adverse progression, high signal density, extensive queuing at critical intersections, and inappropriate signal timing.
F	> 1.000	**FAILURE**. Characterizes arterial flow at extremely low speeds below one-third to one-quarter of the free flow speed. Intersection congestion is likely at critical signalized locations, with resultant high approach delays. Adverse progression is frequently a contributor to this condition.

The roadway segment daily capacity of each street classification, according to the City of Lake Elsinore Circulation Element, is presented in TABLE 4.7-4.

[3] Source: *Transportation Research Board 2000.*

TABLE 4.7-4- ROADWAY SEGMENT DAILY CAPACITIES[4]

Type of Arterial	Number of Lanes	LOS "E" Capacity (VPD)
Augmented Urban Arterial	8-Lane	71,000
Urban Arterial	6-Lane	53,900
Towne Center Couplet Arterial	4-Lane	36,000[5]
Major	4-Lane	34,100
Modified Major	4-Lane	30,000
Secondary	4-Lane	25,900
Arterial/Divided Collector	2-Lane[6]	18,000
Collector	2-Lane	13,000

Notes: VPD = Vehicles per Day

4.7.2.2 Traffic Impact Analysis Scenarios

Based on the *Traffic Impact Analysis* report by Linscott, Law, and Greenspan, AM and PM peak hour intersection capacity analysis for the key existing study intersections has been conducted for the following scenarios:

A. Existing Traffic Conditions,
B. General Plan Buildout without Project Traffic Conditions,
C. General Plan Amendment Buildout with Project Traffic Conditions, and
D. Scenario "C" plus Recommended Improvements.

Daily V/C roadway segment analysis for the key roadway segments has been conducted for the following scenarios:

A. Existing Traffic Conditions,
B. General Plan Buildout without Project Traffic Conditions,
C. General Plan Amendment Buildout with Project Traffic Conditions, and
D. Scenario "C" plus Recommended Improvements.

In addition, a Peak Hour Roadway Segment Analysis was also done.

[4] Source: *Riverside County General Plan – Chapter 4: Circulation Element.*

[5] Capacity calculated based on average capacity per lane for 2-Lane Arterial/Divided Collector [(18,000/2) * 4 = 36,000 VPD].

[6] Capacity calculated based on average capacity between a 4-Lane Major and 4-Lane Secondary [(34,100 + 25,900)/2 = 36,000 VPD].

4.7.2.3 Study Area Intersections

Based on the *Traffic Impact Analysis* report by Linscott, Law, and Greenspan, the following study area intersections evaluated in this EIR are listed as follows:

1. Horsethief Canyon Road at Temescal Canyon Road;
2. Lake Street at I-15 Northbound Ramps;
3. Lake Street at I-15 Southbound Ramps;
4. Lake Street at Temescal Canyon Road (Existing Scenario Only);
5. Lake Street at Nichols Road;
6. Lake Street at Alberhill Ranch Road;
7. Lake Street at Mountain Street;
8. Lake Street/Grand Avenue at Lakeshore Drive;
9. Grand Avenue at Lincoln Street;
10. Terra Cotta Road at Lakeshore Drive;
11. Collier Avenue at Nichols Road;
12. I-15 Southbound Ramps at Nichols Road;
13. I-15 Northbound Ramps at Nichols Road;
14. Lincoln Street at A Street/E Street (General Plan Scenario);
15. Lincoln Street at B Street/F Street (North) (General Plan Scenario);
16. Lincoln Street at F Street (South) (General Plan Scenario);
17. Lincoln Street at Nichols Road (General Plan Scenario);
18. C Street at B Street (General Plan Scenario);
19. C Street at Nichols Road (General Plan Scenario);
20. D Street at Nichols Road (General Plan Scenario);
21. Lake Street at A Street (General Plan Scenario);
22. Lake Street at B Street (General Plan Scenario);
23. Lake Street at D Street (North) (General Plan Scenario);
24. Lake Street at D Street (South) (General Plan Scenario);
25. Alberhill Ranch Road at Nichols Road (General Plan Scenario);
26. Terra Cotta Road at Nichols Road (General Plan Scenario); and,
27. Lincoln Street at Temescal Canyon Road.

4.7.2.4 Study Area Roadway Segments

The following study area roadway segments evaluated in this EIR are listed as follows and shown on FIGURE 4.7-5:

1. Temescal Canyon Rd *between* Horsethief Canyon Rd. and I-15 Freeway [E/W];

2. Lake St. *between* I-15 SB Ramps and Temescal Canyon Rd. (Existing) [N/S];
3. Lake St. *between* Temescal Canyon Rd. (Existing) and Nichols Rd. [N/S];
4. Lake St. *between* Nichols Rd. and Alberhill Ranch Rd. [N/S;]
5. Lake St. *between* Alberhill Ranch Rd. and Mountain St. [N/S];
6. Lake St. *between* Mountain St. and Lakeshore Drive [N/S];
7. Grand Avenue *between* Lakeshore Drive and Lincoln St. [N/S];
8. Lakeshore Drive *between* Lake St./Grand Avenue and Terra Cotta Rd. [E/W];
9. Nichols Rd. *between* Lake St. and Alberhill Ranch Rd. [E/W] (General Plan Scenario);
10. Nichols Rd. *between* Alberhill Ranch Rd and Terra Cotta Rd. [E/W] (General Plan Scenario);
11. Nichols Rd. *between* Terra Cotta Rd. and Collier Avenue [E/W] (General Plan Scenario);
12. Lake St. *between* A St. and B St. [N/S] (General Plan Scenario);
13. Lake St. *between* D St. (North) and Nichols Rd. [N/S] (General Plan Scenario);
14. Lake St. *between* Nichols Rd. and D St. (South) [N/S] (General Plan Scenario);
15. Lincoln Street *between* I-15 Freeway and A St./E St. [NS] (General Plan Scenario;
16. Lincoln Street *between* A St./E St. and B St./F St. (North) [N/S] (General Plan Scenario);
17. Lincoln Street *between* B St./F St. (North) and F St. (South) [N/S] (General Plan Scenario);
18. Lincoln Street *between* F St. (South) and Nichols Rd. [N/S] (General Plan Scenario);
19. Lincoln Street *between* Nichols Rd. and Mountain St. [N/S] (General Plan Scenario);
20. E St. *between* F St. and Lincoln Street [E/W] (General Plan Scenario);
21. F St. (North) *between* E St. and Lincoln Street [E/W] (General Plan Scenario);
22. F St. (South) *between* E St. and Lincoln Street [E/W] (General Plan Scenario);
23. A St. *between* Lincoln Street and Lake St. [E/W] (General Plan Scenario);
24. B St. *between* Lincoln Street and C St. [E/W] (General Plan Scenario);
25. B St. *between* C St. and Lake St. [E/W] (General Plan Scenario);
26. C St. *between* B St. and Nichols Rd. [N/S] (General Plan Scenario);
27. Nichols Rd. *between* Lincoln Street and C St. [E/W] (General Plan Scenario);
28. Nichols Rd. *between* C St. and D St. [E/W] (General Plan Scenario);
29. Nichols Rd. *between* D St. and Lake St. [E/W] (General Plan Scenario);
30. D St. (North) *between* Lake St. and Nichols Rd. [N/S] (General Plan Scenario);
31. D St. (South) *between* Nichols Rd. and Lake St. [N/S] (General Plan Scenario); and,
32. Temescal Canyon Road between Lincoln Street and Lake Street.

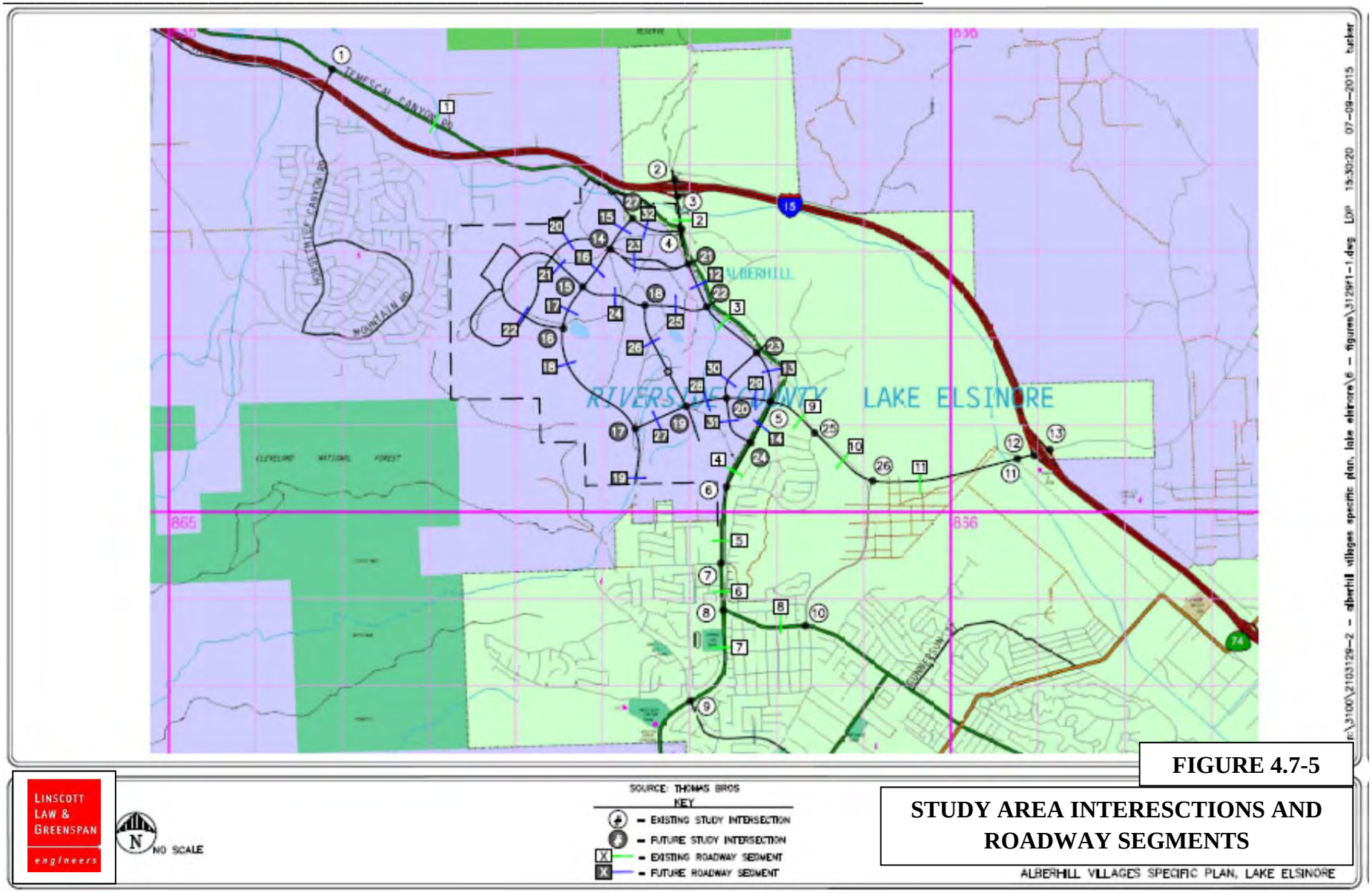


FIGURE 4.7-5

STUDY AREA INTERESCTIONS AND ROADWAY SEGMENTS

4.7.2.5 Project Trip Generation Rates

The trip generation rates used in forecasting the vehicular trips generated by the Project are based on the Eighth Edition of *Trip Generation*, published by the Institute of Transportation Engineers (ITE) [Washington D.C., 2008] using the following ITE Land Use Codes:

- 210: Single Family Detached Housing;
- 220: Apartments;
- 230: Residential Condominium / Townhouse;
- 411: City Park;
- 520: Elementary School;
- 550: University / College;
- 536: Private School (K-12);
- 710: General Office Building; and,
- 820: Shopping Center.

TABLE 4.7-5 summarizes the trip generation rates for the above described ITE Land Use Codes:

TABLE 4.7-5 - PROJECT TRIP GENERATION RATES

Land Use/Description	Daily 2-Way	AM Peak Hour			PM Peak Hour		
		Enter	Exit	Total	Enter	Exit	Total
Trip Generation Factors[9]:							
▪ 210: Single Family Detached Housing (TE/DU)	9.52	25%	75%	0.75	63%	37%	1.00
▪ 220: Apartments (TE/DU)	6.65	20%	80%	0.51	65%	35%	0.62
▪ 230: Residential Condominium / Townhouse (TE/DU)	5.81	17%	83%	0.44	67%	33%	0.52
▪ 411: City Park (TE/AC)[10]	1.89	75%	25%	0.09	25%	75%	0.28
▪ 411: City Park (TE/AC)[11]	1.89	75%	25%	0.09	25%	75%	0.19
▪ 520: Elementary School (TE/ST)	1.29	55%	45%	0.45	49%	51%	0.15
▪ 550: University / College (TE/ST)	2.38	78%	22%	0.17	32%	68%	0.17
▪ 536: Private School (K-12) (TE/ST)	2.48	61%	39%	0.81	43%	57%	0.17
▪ 710: General Office Building (TE/TSF)	11.03	88%	12%	1.56	17%	83%	1.49
▪ 820: Shopping Center (TE/TSF)	42.70	62%	38%	0.96	48%	52%	3.71
▪ 820: Shopping Center (TE/TSF) [12,13]	32.66	62%	38%	0.69	48%	52%	3.00

Land Use/Description	Daily 2-Way	AM Peak Hour			PM Peak Hour		
		Enter	Exit	Total	Enter	Exit	Total
▪ 820: Shopping Center (TE/TSF) Error! Bookmark not defined.,14	42.48	62%	38%	0.92	48%	52%	3.85
▪ 820: Shopping Center (TE/TSF)[15]	46.53	62%	38%	1.02	48%	52%	4.45
▪ 820: Shopping Center (TE/TSF)[12,16]	61.14	62%	38%	1.39	48%	52%	5.43

Notes: TE/DU = Trip ends per Dwelling Unit; TE/AC = Trip ends per Acre; TE/ST = Trip ends per Student; and, TE/TSF = Trip ends per 1,000 square feet of development

4.7.2.6 Project Traffic Generation Forecast

Traffic generation is expressed in vehicle trip ends, defined as one-way vehicular movements, either entering or exiting the generating land use. Generation equations and/or rates used in the traffic forecasting procedure are found in the Eighth Edition of *Trip Generation*, published by the Institute of Transportation Engineers (ITE) [Washington D.C., 2008]. TABLE 4.7-6 summarizes the forecast daily and peak hour Project traffic volumes for a 'typical' weekday. The Project is forecast to generate 150,415 gross Daily trips (one half arriving and one half departing), with 9,927 gross trips (4,731 inbound, 5,196 outbound) produced in the AM peak hour and 14,575 gross trips (7,389 inbound, 7,186 outbound) produced in the PM peak hour. It should be noted that these are gross trips without the application of internal capture trip or pass-by trip reduction factors.

TABLE 4.7-6 -- PROJECT TRIP GENERATION FORECAST

Land Use/Description	Daily 2-Way	AM Peak Hour			PM Peak Hour		
		Enter	Exit	Total	Enter	Exit	Total
Proposed Project Trip Generation Forecast:							
Planning Area 1a - Apartments (452 DU)	2,999	46	184	230	182	98	280
Planning Area 1a - University (6,000 Students)	10,260	796	224	1,020	326	694	1020
Planning Area 1a Total:	***13,259***	***842***	***408***	***1,250***	***508***	***792***	***1,300***
Planning Area 1b - Condominiums (346 DU)	2,010	26	126	152	121	59	180
Planning Area 1b - Commercial (809,500 SF)	26,441	346	212	553	1,167	1,265	2,432
Planning Area 1b - Office (220,000 SF)	2,427	302	41	343	56	272	328
Planning Area 1b – HOA Passive Park (0.7 Ac.)	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Planning Area 1b Total:	***30,878***	***674***	***379***	***1,053***	***1,344***	***1,596***	***2,940***
Planning Area 1c - Apartments (1,594 DU)	10,600	163	650	813	642	346	988

Land Use/Description	Daily 2-Way	AM Peak Hour			PM Peak Hour		
		Enter	Exit	Total	Enter	Exit	Total
Planning Area 1c - Office (503,000 SF)	5,548	691	94	785	127	622	749
Planning Area 1c Total:	***16,148***	***854***	***744***	***1,598***	***769***	***968***	***1,737***
Planning Area 2a - Single Family Residence (782 DU)	7,445	147	440	587	493	289	782
Planning Area 2a - Apartments (350 DU)	2,328	36	143	179	141	76	217
Planning Area 2a - Church with School (600 Students)	1,488	294	192	486	42	60	102
Planning Area 2a - City Passive Park (35.2Acres)	15	1	0	1	0	1	1
Planning Area 2a Total:	***16,153***	***854***	***744***	***1,598***	***769***	***968***	***1,737***
Planning Area 2c - Single Family Residence (287 DU)	2,732	54	161	215	181	106	287
Planning Area 2c - Active (Sports) Park (14.3 Acres)	27	1	0	1	1	3	4
Planning Area 2c - Elementary School (850 Students)	1,097	211	172	383	63	65	128
Planning Area 2c – Church with School (600 Students)	1,488	296	190	486	44	58	102
Planning Area 2c Total:	***5,344***	***562***	***523***	***1,085***	***289***	***232***	***521***
Planning Area 3a - Single Family Residence (8 DU)	76	2	4	6	5	3	8
Planning Area 3a Total:	***76***	***2***	***4***	***6***	***5***	***3***	***8***
Planning Area 4a - Single Family Residence (795 DU)	7,568	149	447	596	501	294	795
Planning Area 4a - Apartments (889 DU)	5,912	91	362	453	358	193	551
Planning Area 4a - City Passive Lake Park (21.3 Acres)	40	2	0	2	1	3	4
Planning Area 4a Total:	***13,520***	***242***	***809***	***1,051***	***860***	***490***	***1,350***
Planning Area 4b - Single Family Residence (234 DU)	2,228	44	132	176	147	87	234
Planning Area 4b - Condominiums (467 DU)	2,713	35	170	205	163	80	243
Planning Area 4b - City Passive Lake Park (15.5 Acres)	29	1	0	1	1	2	3
Planning Area 4b Total:	***4,966***	***80***	***302***	***382***	***311***	***167***	***480***
Planning Area 4c – Single Family Residence (190 DU)	1,809	36	107	143	120	70	190

Land Use/Description	Daily 2-Way	AM Peak Hour			PM Peak Hour		
		Enter	Exit	Total	Enter	Exit	Total
Planning Area 4c - Apartments (60 DU)	399	6	25	31	24	13	37
Planning Area 4c - Commercial (382,000 SF)	16,228	219	134	353	706	765	1,471
Planning Area 4c – City Passive Lake Park (15.5 Acres)	29	1	0	1	1	2	3
Planning Area 4c Total:	***18,465***	***262***	***266***	***528***	***851***	***850***	***1,701***
Planning Area 5a - Single Family Residence (287 DU)	2,732	54	161	215	181	106	287
Planning Area 5a Total:	***2,732***	***54***	***161***	***215***	***181***	***106***	***287***
Planning Area 5b – Single Family Residence (92 DU)	876	17	52	69	58	34	92
Planning Area 5b - Condominiums (237 DU)	1,371	17	87	104	83	40	123
Planning Area 5b – Active (Sports) Park (45.9 Acres)	87	3	1	4	3	10	13
Planning Area 5b Total:	***2,340***	***38***	***139***	***177***	***143***	***85***	***228***
Planning Area 6a - Condominiums (100 DU)	581	7	37	44	35	17	52
Planning Area 6b – Condominiums (50 DU)	291	4	18	22	17	19	26
Planning Area 6a - Commercial (294,500 SF)	13,704	187	114	301	593	642	1,235
Planning Area 6a - Office (98,000 SF)	1,081	135	18	153	25	121	146
Planning Area 6a Total:	***15,366***	***329***	***169***	***498***	***653***	***780***	***1,433***
Planning Area 6b - Commercial (135,000 SF)	8,254	116	71	187	352	381	733
Planning Area 6b – Office (65,000 SF)	717	89	12	101	16	81	97
Planning Area 6b - Church with School (600 Students)	1,488	296	190	486	44	58	102
Planning Area 6b Total:	***10,750***	***505***	***291***	***796***	***429***	***529***	***1,613***
Proposed Project Trip Generation Forecast	**150,415**	**4,731**	**5,196**	**9,927**	**7,389**	**7,186**	**14,575**

Notes: TE/TSF = Trip ends per 1,000 square-feet of development; SF = Square-feet of gross floor area

4.7.3 APPLICABLE PLANS AND REGULATIONS

4.7.3.1 Federal Regulations

There are no Federal regulations established for traffic and circulation that apply to the Project...

4.7.3.2 State Regulations

The California Complete Streets Act (AB 1358)
On September 30, 2008, Governor Arnold Schwarzenegger signed Assembly Bill 1358, the California Complete Streets Act. The Act states: "In order to fulfill the commitment to reduce greenhouse gas emissions, make the most efficient use of urban land and transportation infrastructure, and improve public health by encouraging physical activity, transportation planners must find innovative ways to reduce vehicle miles traveled (VTM) and to shift from short trips in the automobile to biking, walking and use of public transit".

The legislation impacts local general plans by adding the following language to Government Code Section 65302(b) (2) (A) and (B):

> (A) Commencing January 1, 2011, upon any substantial revision of the circulation element, the legislative body shall modify the circulation element to plan for a balanced, multimodal transportation network that meets the needs of all users of the streets, roads, and highways for safe and convenient travel in a manner that is suitable to the rural, suburban, or urban context of the general plan.
>
> (B) For the purpose of this paragraph, "users of streets, roads, and highways" means bicyclists, children, persons with disabilities, motorists, movers of commercial goods, pedestrians, users of public transportation, and seniors.

4.7.3.3 Local Regulations

'Measure A'
In 1988 voters in Riverside County approved 'Measure A', a half-cent sale tax for transportation. 'Measure A' is administered by the Riverside County Transportation Commission (RCTC). Funds raised by 'Measure A' (approximately $1 billion from 1989 to 2009) go back to each of three districts: Western Riverside County, the Coachella Valley, and Palo Verde, in proportion to what they contribute. Between 1990 and 2006 cities and county areas in Western Riverside County had received $370.3 million, cities and county areas in the Coachella Valley had received $119.6 million, and cities and county areas in the Palo Verde district had received $14.2 million. In 2002, 'Measure A' was extended by Riverside County voters. Now, 'Measure A' will continue to fund transportation improvements through 2039. 'Measure A' funded Projects that benefit the City of Lake Elsinore include:

1989-2009 Completed Projects

- State Route 74 - Widened to four lanes from the I-15 Freeway at Dexter Avenue in Lake Elsinore to Wasson Canyon Road, widened to four lanes from Wasson Canyon Road to 7th Street in Perris;
- Call Boxes - Added call boxes to state and interstate highways; and,
- Commuter Rail - Provided Metro link commuter rail service from Riverside to Los Angeles and Orange counties including five stations and tracks.

On-going 'Measure A' Projects

- Rideshare and Specialized Transit Services - Implement programs to promote the use of carpools, vanpools and other rideshare arrangements. Funded new and existing services to assist seniors and persons with disabilities;
- Local Streets and Roads - Provide 'Measure A' revenues to each city and the county to improve, maintain and repair high priority local streets and roads. 'Measure A' funds supplement and do not replace other revenues previously available for transportation Projects; and,
- Park and Ride Lots - Lease Park and ride lots at various locations on the I-15 Freeway, the I-215 Freeway, SR 60, and SR 90.

2009-2039 'Measure A' Programmed Projects

RCTC is in the process of programming all of the projects listed in the extension of 'Measure A'. The following highway project has been recently identified and is being programmed by RCTC:

- Interstate 15 Freeway - Add one lane in each direction from SR 60 to San Diego County line.

Western Riverside Council of Governments Transportation Uniform Mitigation Fee

The City of Lake Elsinore is a member agency of the Western Riverside Council of Governments ("WRCOG"), a joint powers agency of the County of Riverside and 16 cities located in western Riverside County. Acting in concert, the WRCOG member agencies developed a plan whereby the shortfall in funds needed to enlarge the capacity of the regional system of highways and arterials in western Riverside County could be made up in part by a Transportation Uniform Mitigation Fee ('TUMF') on future residential, commercial and industrial development.

The Western Riverside Transportation Uniform Mitigation Fee ('TUMF') program evolved from the need to establish a comprehensive funding source for regional arterial highway improvements for western Riverside County. This program (adopted December 2002) establishes a single uniform mitigation fee to mitigate the cumulative regional impacts of new development on the regional arterial highway system. It was adopted with the intention to avoid multiple, discrete fee programs with varying policies, fees, and improvement projects. The project proponent would be required to contribute the required amount of TUMF for funding regional transportation improvements.

Implemented in 2003, the TUMF is the largest multi-jurisdictional fee program in the nation. As Riverside County's growth rate continues to surpass all but a few regions nationwide, the TUMF has become a critical way to make sure that growth does not create gridlock on regional and local thoroughfares. Under the TUMF, western Riverside County is divided into five zones. The City of Lake Elsinore is located in the Southwest TUMF Zone.

The TUMF is structured so that 48.7% of funds generated in each zone go back to that zone to be programmed for projects. Another 48.7% is allocated to regional inter-zone projects programmed by the Riverside County Transportation Commission (RCTC), and 2.6% is allocated for regional transit projects programmed by the Riverside Transit Agency.

Riverside County Integrated Project

The purpose of the Riverside County Integrated Project (RCIP) is to integrate the process of planning land use, transportation improvements and habitat preservation for endangered species. A primary objective of the RCIP is to accommodate projected population growth within Riverside County by focusing development within areas that will: be readily accessible; provide a good quality of life for future residents; and, minimize environmental and community impacts, including impacts on sensitive habitats and endangered species.

Congestion Management Program

Congestion Management Programs (CMPs) are required pursuant to California Proposition 111, passed in June 1990, and that requires that a designated Congestion Management Agency develop and adopt a CMP for each County with a population of more than 50,000. The County of Riverside is responsible for the development, monitoring, and biennial updating of the County's CMP. The goals of the County's CMP are to reduce traffic congestion and to provide a mechanism for coordinating land use and development decisions. The CMP is also used as a method for proposing transportation projects that are eligible to compete for state gasoline tax funds.

In 1997, Riverside County Transportation Commission (RCTC) modified its original CMP to focus on meeting Federal Congestion Management System (CMS) guidelines. The focus of the CMP is the development of an Enhanced Traffic Monitoring System in which real-time traffic count data can be accessed by RCTC, Coachella Valley Association of Governments, and Caltrans to evaluate the condition of the CMS, as well as meet other monitoring requirements at the State and Federal levels. During preparation of the 2009 CMP, deficiencies were found on the CMP system based upon the year 2009 monitoring effort. The deficient road segments will continue to be monitored to determine if the deficiencies reflect temporary or permanent conditions. The CMP for Riverside County was developed through a cooperative effort involving local jurisdictions, public agencies, businesses, and community groups. The regional transportation system subject to the CMP is defined as all State highways and principal arterials.

The RCTC has defined the CMP roadway system in Lake Elsinore to be State Route 74 (SR-74) and the Interstate 15 (I-15) Freeway. All local jurisdictions are responsible for determining the impacts of local development/land use decisions on the CMP roadway system. RCTC requires local agencies whose developments impact the CMP system by causing the Level of Service

(LOS) on a non-exempt segment to fall to "F" to prepare deficiency plans. These plans would outline specific mitigation measures and a schedule for mitigating the deficiency.

City of Lake Elsinore General Plan

The City of Lake Elsinore certified/adopted its current General Plan on December 13, 2011.

The Community Form Chapter of the General Plan states the following:

> *"Riverside County has established, as a countywide target, an LOS "C" on all County-maintained roads and conventional state highways. As an exception, LOS "D" may be allowed in Community Development areas at intersections with any combination of secondary highways, major highways, arterials, urban arterials, expressways, conventional state highways or at freeway ramp intersections. LOS "E" may be allowed in designated community centers to the extent that it would support transit-oriented development and walkable communities. LOS "D" with a delay of less than 45 seconds per vehicle (midpoint of LOS "D") is acceptable to Caltrans at signalized intersections"*

The AVSP Proposed Circulation Plan and the Land Use Plan were utilized in developing the 2011 General Plan Circulation Element. The Project includes a proposed amendment to the General Plan to address consistency between the AVSP and the City's 2011 General Plan and 2011 General Plan Update.

Lake Elsinore Municipal Code (LEMC) – Title 10, Chapter 10.24 and Chapter 10.52

Chapter 10.24 of the Lake Elsinore Municipal Code establishes the City's authority to prohibit the use of any street, other than a designated truck route, by any commercial vehicle exceeding a specified maximum weight limit. This chapter provides that any street may be designated as a truck route and that any such designation shall be made by a resolution of the City Council.

Chapter 10.52 of the Municipal Code provides that the City Council may establish bicycle routes and/or lanes on any street or sidewalk, or on any other facility provided for such use.

Lake Elsinore Municipal Code (LEMC) – Tite 16, Chapter 16.83

Chapter 16.83 of the Lake Elsinore Municipal Code implements the Western Riverside County Transportation Uniform Mitigation Fee (TUMF) Program. Chapter 16.83 provides that the City Council shall adopt an applicable TUMF fee schedule through a separate resolution that may be amended from time to time. The Director of Community Development or his/her designee is authorized to levy and collect the TUMF. The fees shall be paid at the time a certificate of occupancy is issued for a development project or upon final inspection, whichever comes first. However, payment of the TUMF is permitted prior to issuance of an occupancy permit or final inspection. The TUMF fee is currently collected by the Engineering Division of the City's Public Works Department.

Lake Elsinore Municipal Code (LEMC) – Title 16, Chapter 16.74

The purpose and intent of Chapter 16.74 (Section 16.74.010) of the City of Lake Elsinore Municipal Code is to establish a "program for the adoption and administration of development impact fees by the City for the benefit of the citizens whereby as a condition to the issuance of a

building permit or certificate of occupancy by the City the property owner or land developer will be required to pay development impact fees or provide other consideration to the City, for the purpose of defraying the costs of public expenditures for capital improvements (and operational services to the extent allowed by law) which will benefit such new development."
This chapter establishes a "Traffic Infrastructure Fee" (Section 16.74.040) to mitigate the additional traffic burdens created by new development to the City's arterial and collector street system, a Development Impact Fee, identified as the Traffic Infrastructure Fee, will be imposed on all new development in the City to finance the costs of traffic infrastructure. The traffic infrastructure fees are currently $1,197 per Single Family Residential unit, $838.00 per Multi-family Residential unit, $3.35 per square foot of Commercial Building, $1.25 per square foot of Office Building, and $0.71 per square foot of Industrial Building.

4.7.3.4 City's General Plan Goals and Policies

The City of Lake Elsinore's General Plan addresses Transportation and Circulation in Chapter 2.0 (Community Form) and in various District Plans. The goals, policies and implementation programs listed within the below TABLES 4.7-7 and 4.7-8 (text excerpted from the adopted GP) apply to these resources. The intent of these goals, policies and implementation programs is to develop and maintain an effective transportation and circulation system that will protect and enhance the environmental quality of the community and the region.

TABLE 4.7-7 - GENERAL PLAN TRANSPORTATION AND CIRCULATION GOALS, POLICIES AND IMPLEMENTATION PROGRAMS

GENERAL PLAN GOALS, POLICIES AND IMPLEMENTATION PROGRAMS
Chapter 2.0 - Community Form (Section 2.4 - Circulation)
Goal 6 Optimize the efficiency and safety of the transportation system within the City of Lake Elsinore.
Policy 6.1 The interconnection and coordination of traffic signals shall be achieved through two processes, namely the requirements in the conditions of approval on development projects and/or through the implementation of Capital Improvement Program projects.
Policy 6.2 Enforce and comply with proper intersection "sight distance" requirements as described by the Engineering Division.
Policy 6.3 Maximize the use of shared driveways and on-site circulation to minimize conflicts at access points to the roadway network.
Policy 6.4 Maintain the system of bike lanes and multi-use trails throughout the City. Encourage the implementation of the network of Class I, II, and III bike lanes on all development projects through construction of the facility as described in the Bike Master Plan and/or the Trails Master Plan.
Policy 6.6 As appropriate, coordinate City improvements with the efforts of the County and adjacent cities that provide a circulation network which moves people and goods efficiently to and from the City.
Implementation Program - Through the Development Review and CEQA processes the City shall ensure the efficiency and safety of roadways, implement the Bike Lane Master Plan and Trails Master Plan, and consider innovative on-site circulation to minimize conflicts with the roadway network.
Agency/Department - Engineering and Community Development Departments.
Chapter 2.0 - Community Form (Section 2.7 - Parks and Recreation)
Goal 9 Establish a primary trail network for equestrian and hikers.
Policy 9.1 Encourage public and private systems that interface with other existing and proposed trails (i.e., bikeways) assuring links with the City, County of Riverside, and State recreational facilities.

Chapter 2.0 - Community Form (Section 2.7 - Parks and Recreation) (Con't.)
Implementation Program - The City shall implement strategies for the Trails Master Plan when feasible.
Agency/Department - Lake, Community Services Department.
Source: City's GP.

TABLE 4.7-8 - DISTRICT PLAN TRANSPORTATION AND CIRCULATION GOALS, POLICIES AND IMPLEMENTATION PROGRAMS

DISTRICT PLAN	DISTRICT PLAN GOALS, POLICIES AND IMPLEMENTTION PROGRAMS
ALBERHILL	**Goal 4 Support a multi-modal transportation system with connections to new development, Interstate 15, recreational and open space areas, and districts to the south that serves the needs of residents.** **Policies:** **AH 4.1** The interchange of Lake Street and I-15 shall be improved to meet future traffic demand and satisfy the minimum level of service required by the City. **AH 4.2** Through the project and CEQA processes identify and require improvements to Lake Street and Nichols Road as the most significant roadways within the Alberhill District for transit, landscaping, pedestrian travel, and bikeways. **AH 4.3** Through the project and CEQA processes require the construction or expansion of roadways serving new developments located east and west of Lake Street. **AH 4.4** Lake Street shall be constructed in accordance with Urban Arterial standards. **AH 4.5** Encourage the use of traffic-calming measures within commercial and institutional developments along Lake Street when recommended by traffic studies. **Implementation Program:** The City shall assess development projects and impose conditions for safe connectivity between residents and services. **Agency/Department:** Engineering and Community Development Departments.
Source: *(City's GP)*	

4.7.4 PROJECT IMPACT ANALYSIS

4.7.4.1 Thresholds of Significance

The City of Lake Elsinore has not established local CEQA significance thresholds, as described in Section 15064.7 of the *State CEQA Guidelines*. However, the City of Lake Elsinore's 'Environmental Checklist' for the subject Project (see Appendix A of this document) which is based on Appendix G of the *State CEQA Guidelines* indicates that impacts to traffic and circulation may be considered potentially significant if the Project would:

- Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes

of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit.

- Conflict with an applicable congestion 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.

- 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 risk;

- Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment);

- Result in inadequate emergency access; and,

- Conflict with adopted policies, plans or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.

4.7.4.2 Environmental Impacts

The following impact is not located in this SECTION, but rather in SECTION 9.2 (Effects Found Not To Be Significant).

- 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 risk.

Based on the *Traffic Impact Analysis* report by Linscott, Law, and Greenspan, the following scenarios are evaluated in this EIR:

A. Existing Traffic Conditions,
B. General Plan Buildout without Project Traffic Conditions,
C. General Plan Amendment Buildout with Project Traffic Conditions, and
D. Scenario "C" plus Recommended Improvements.

The General Plan Buildout forecast volumes for the Alberhill Villages Specific Plan scenarios (without and with Project) were developed using the most current City of Lake Elsinore Traffic Model. Peak hour and daily forecasts for the General Plan Buildout traffic conditions have been provided by Urban Crossroads, the City's consultant for the General Plan Update. Appendix C of the *Traffic Impact Analysis* prepared by Linscott, Law, and Greenspan (within Appendix D of this EIR document) contains the detailed General Plan Buildout traffic volume data. It should be noted that the PM peak hour traffic volume forecast has been adjusted (re-routed within the study area) at up to sixteen study intersections to account for potential turning capacity constraints and is denoted in parenthesis in Appendix C of the TIA report.

In addition, the General Plan Buildout (without and with Project) volumes that have been directly obtained from the most current City of Lake Elsinore Traffic Model assume different variables in determining the trip generation for different land uses. Even though the trips generated for the Project by the traffic model are not exactly same as the ITE forecast trip generation, they are similar. The traffic model takes into account the internal capture and generates and distributes the external traffic volumes accordingly.

Impact 4.7-1 Threshold: Would the Project conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

Impact 4.7-2 Threshold: Would the proposed Project conflict with an applicable congestion 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.

The City of Lake Elsinore and Caltrans consider LOS D to be the minimum acceptable LOS for all intersections. In addition, the City of Lake Elsinore considers LOS C to be the minimum acceptable LOS for all roadway segments.

4.7.4.3 Construction-Related Impact Analysis

The AVSP includes six planning phases. However, in the event that planning phases are combined, the traffic analysis assumed the construction schedule for the AVSP would occur in phases, as required to complete the Project within 20-30 years. During that time, it is possible that construction activities would result in short-term impacts to traffic. Construction equipment, employees, and the potential for the movement of cut and fill material could generate a substantial amount of construction-related traffic.

Given the temporary nature of construction, the construction work hours being such that workers would not travel during the peak traffic hours, truck trips being spread over the course of the work day, and the requirement for a City-approved traffic control plan as required by Mitigation Measure TC-1, the Project's construction related traffic impacts would not conflict with a plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, and the ***impacts associated with construction of the project would be considered less-than-significant with implementation of Mitigation Measure TC-1.***

4.7.4.4 Exiting Traffic Conditions Impact Analysis

FIGURES 4.7-6 through 4.7-9 presents the existing roadway conditions and intersection controls, existing AM and PM peak hour traffic volumes, and existing daily traffic volumes respectively, for the thirteen (13) study intersections evaluated under the *Existing Traffic Conditions Scenario.*

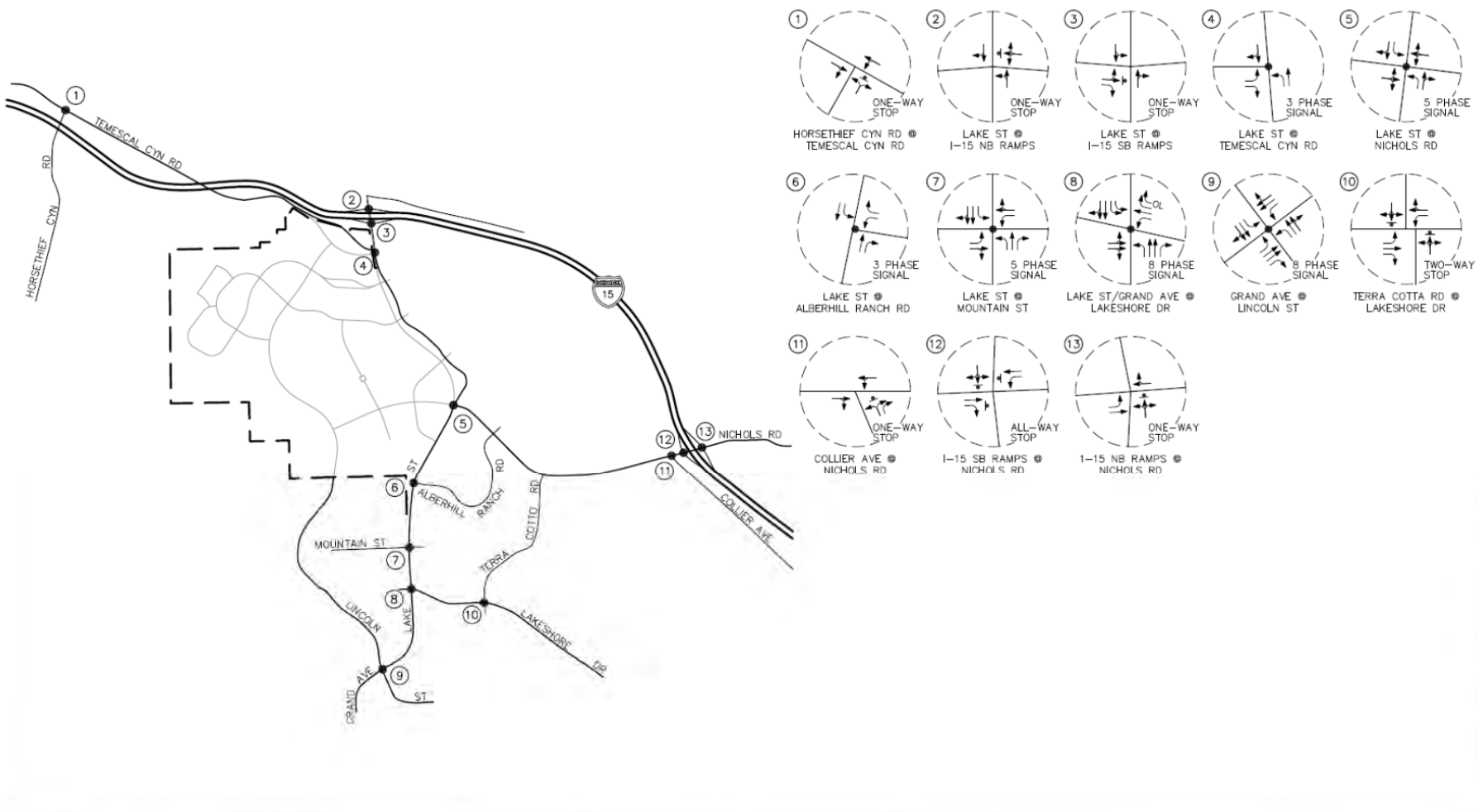


FIGURE 4.7-6

EXISTING ROADWAY CONDITIONS AND INTERSECTION CONTROLS

ALBERHILL VILLAGES SPECIFIC PLAN, LAKE ELSINORE

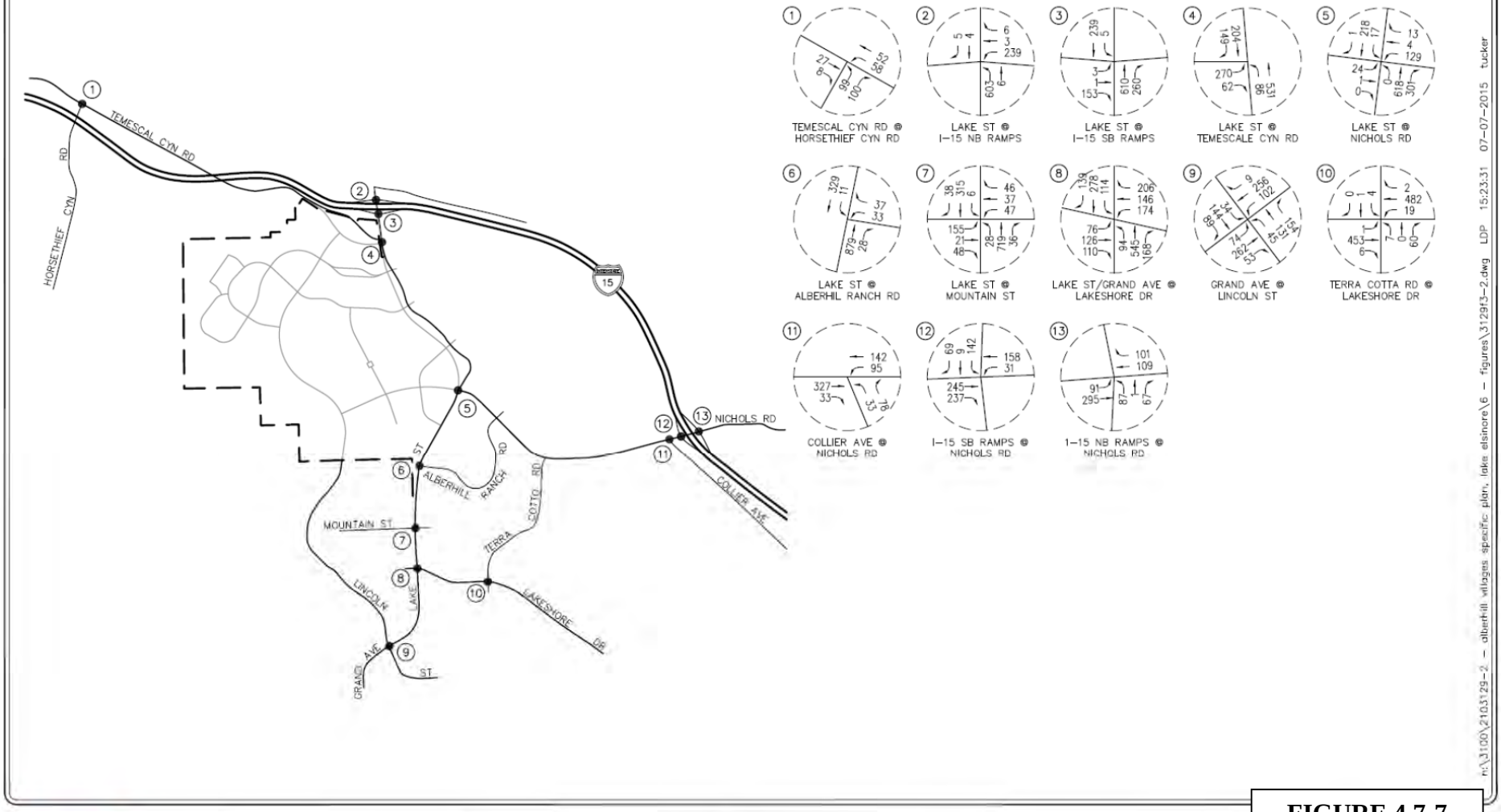


FIGURE 4.7-7

EXISTING AM PEAK HOUR TRAFFIC VOLUMES

ALBERHILL VILLAGES SPECIFIC PLAN, LAKE ELSINORE

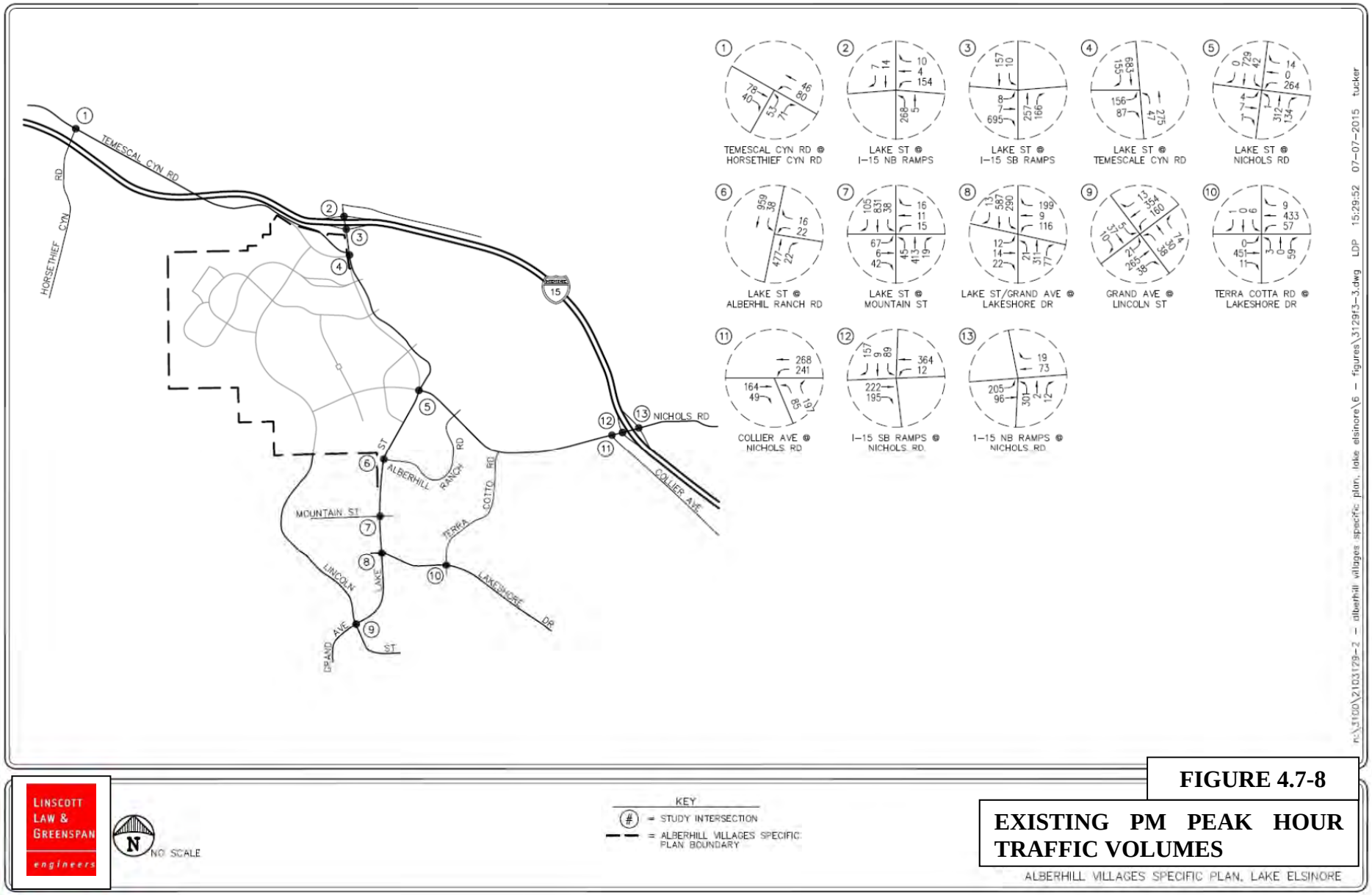
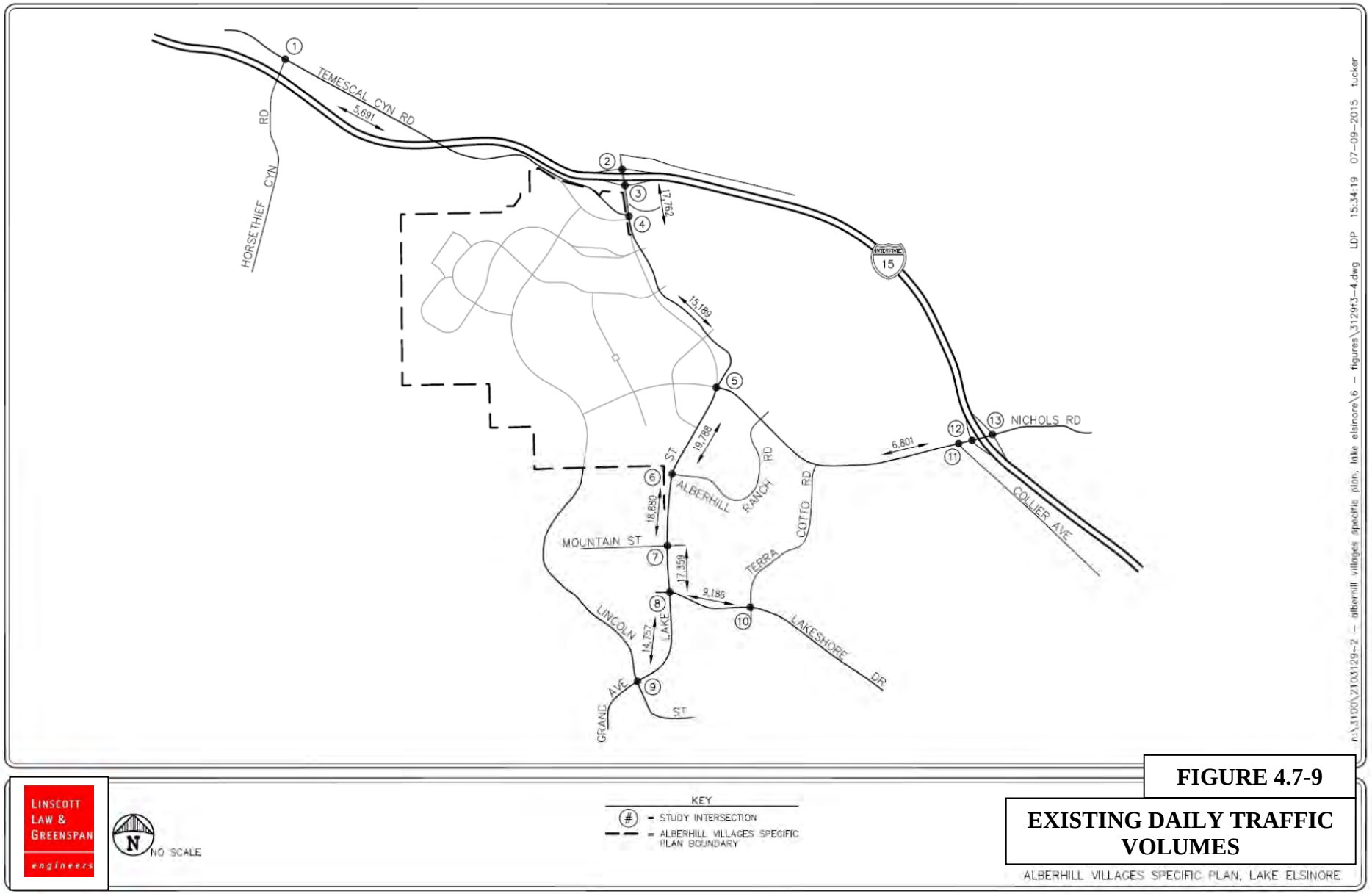


FIGURE 4.7-8

EXISTING PM PEAK HOUR TRAFFIC VOLUMES

ALBERHILL VILLAGES SPECIFIC PLAN, LAKE ELSINORE


TEMESCAL CYN RD
HORSETHIEF CYN RD
5,691
12,762
15,189
19,788
6,801
NICHOLS RD
COLLIER AVE
ALBERHILL RANCH RD
COTTO RD
18,880
MOUNTAIN ST
17,359
9,186
TERRA
LINCOLN
LAKE
14,757
LAKESHORE DR
GRAND AVE
ST
15
LINSCOTT LAW & GREENSPAN engineers
NO SCALE
KEY
(#) = STUDY INTERSECTION
= ALBERHILL VILLAGES SPECIFIC PLAN BOUNDARY
FIGURE 4.7-9
EXISTING DAILY TRAFFIC VOLUMES
ALBERHILL VILLAGES SPECIFIC PLAN, LAKE ELSINORE

Intersections

TABLE 4.7-9 summarizes the existing peak hour service level calculations for thirteen (13) study intersections based on existing traffic volumes and current street geometry. Review of TABLE 4.7-9 indicates that based on the Highway Capacity Manual *(*HCM) method of analysis and the LOS criteria mentioned above, only one (1) of the thirteen (13) study intersections currently operates at an unacceptable level of service, LOS E or worse during the AM peak hour. The remaining twelve (12) key study intersections currently operate at acceptable level of service LOS D or better during the AM and PM peak hours. The intersection operating at an adverse level of service is:

		AM Peak Hour		PM Peak Hour	
Key Intersection		**Delay (s/v)**	**LOS**	**Delay (s/v)**	**LOS**
13.	I-15 Northbound Ramps at Nichols Road	---	---	43.6	E

TABLE 4.7-9 - EXISTING INTERSECTION PEAK HOUR LEVELS OF SERVICE SUMMARY[7]

	Key Intersection	Time Period	Control Type	Delay (s/v)	LOS
1.	Horsethief Canyon Road at	AM	One-Way	10.6	B
	Temescal Canyon Road	PM	Stop	10.6	B
2.	Lake Street at	AM	One-Way	**23.0**[8]	**C**
	I-15 Northbound Ramps	PM	Stop	18.8	C
3.	Lake Street at	AM	One-Way	11.4	B
	I-15 Southbound Ramps	PM	Stop	26.0	D
4.	Lake Street at	AM	3∅ Traffic	19.6	B
	Temescal Canyon Road	PM	Signal	16.3	B
5.	Lake Street at	AM	5∅ Traffic	21.7	C
	Nichols Road	PM	Signal	29.1	C
6.	Lake Street at	AM	3∅ Traffic	8.4	A
	Alberhill Ranch Road	PM	Signal	27.1	C
7.	Lake Street at	AM	5∅ Traffic	20.6	C
	Mountain Street	PM	Signal	12.7	B
8.	Lake Street/Grand Avenue at	AM	8∅ Traffic	30.1	C
	Lakeshore Drive	PM	Signal	21.9	C
9.	Grand Avenue at	AM	8∅ Traffic	28.8	C
	Lincoln Street	PM	Signal	23.9	D

[7] *Appendix B* contains the Delay/LOS calculation worksheets for all study intersections.

[8] Actual Delay/LOS at the intersection of Lake Street at the I-15Northbound Ramps based on AM peak hour vehicle daily observations of the NB Off-ramp left turn movement.

Key Intersection		Time Period	Control Type	Delay (s/v)	LOS
10.	Terra Cotta Road at	AM	Two-Way	33.4	D
	Lakeshore Drive	PM	Stop	25.8	C
11.	Collier Avenue at	AM	One-Way	13.2	B
	Nichols Road	PM	Stop	18.4	C
12.	I-15 Southbound Ramps at	AM	All-Way	12.5	B
	Nichols Road	PM	Stop	13.2	B
13.	I-15 Northbound Ramps at	AM	One-Way	23.7	C
	Nichols Road	PM	Stop	**43.6**	**E**

Notes: s/v = seconds per vehicle; LOS = Level of Service. Refer to TABLE 4.7-5 for the LOS definitions; ∅ = Phase;
Bold Delay/LOS values indicate adverse service levels based on City of Lake Elsinore LOS Criteria; OVRFL = Exceeds analysis model capabilities (Overflow conditions).

Appendix B of the *Traffic Impact Analysis* prepared by Linscott, Law, and Greenspan (located within Appendix D of this EIR) contains the Existing Traffic Conditions Delay/LOS calculation worksheets for the thirteen (13) study intersections. FIGURE 4.7-10 graphically represents the existing traffic conditions level of service results for the AM and PM peak hours.

Roadway Segments

TABLE 4.7-10 summarizes the existing service level calculations for the nine (9) key study roadway segments based on existing daily traffic volumes and current roadway geometry. Review of TABLE 4.7-10 indicates that based on the daily V/C method of analysis and the LOS criteria mentioned in this report, four (4) of the nine (9) key study roadway segments currently operate at unacceptable levels of service, LOS D or worse. The remaining five (5) study roadway segments currently operate at acceptable LOS C or better on a daily basis. The roadway segments operating at adverse level of service are:

Key Roadway Segment		Daily Volume	Daily V/C Ratio	Daily LOS
2.	Lake Street *between* I-15 SB Ramp and Temescal Canyon Road	17,762	0.987	E
3.	Lake Street *between* Temescal Canyon Road and Nichols Road	15,189	0.844	D
4.	Lake Street *between* Nichols Road and Alberhill Ranch Road	19,788	1.099	F
5.	Lake Street *between* Alberhill Ranch Road and Mountain Street	18,880	1.049	F

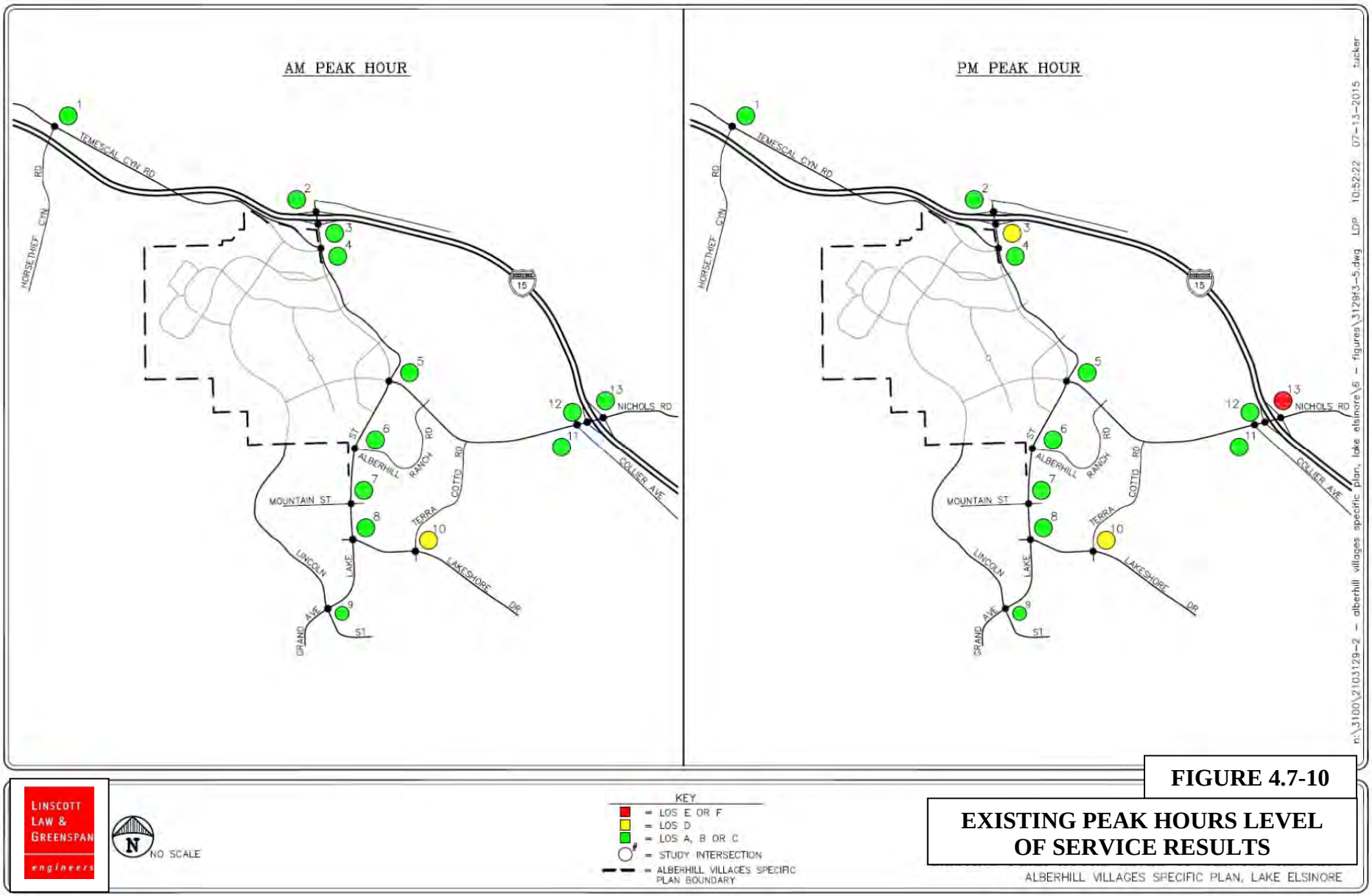

AM PEAK HOUR
PM PEAK HOUR
TEMESCAL CYN RD
HORSETHIEF CYN RD
NICHOLS RD
COLLIER AVE
MOUNTAIN ST
ALBERHILL RANCH RD
COTTO ST
TERRA COTTA RD
LAKESHORE DR
LINCOLN AVE
LAKE ST
GRAND AVE
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KEY
= LOS E OR F
= LOS D
= LOS A, B OR C
= STUDY INTERSECTION
= ALBERHILL VILLAGES SPECIFIC PLAN BOUNDARY
n:\3100\2103129-2 - alberhill villages specific plan, lake elsinore\6 - figures\3129f3-5.dwg LDP 10:52:22 07-13-2015 tucker
FIGURE 4.7-10
EXISTING PEAK HOURS LEVEL OF SERVICE RESULTS
ALBERHILL VILLAGES SPECIFIC PLAN, LAKE ELSINORE

TABLE 4.7-10 - EXISTING ROADWAY SEGMENT PEAK HOUR LOS

Key Roadway Segment	(1) Type of Roadway Segment	(2) Number of Lanes	(3) LOS "E" Capacity (VPD)	(4) Existing Traffic Conditions		
				Daily Volume	V/C Ratio	LOS
1. Temescal Canyon Road *between* Horsethief Canyon Road and I-15 Freeway	Arterial	2U	18,000	5,691	0.316	A
2. Lake Street *between* I-15 SB Ramp and Temescal Canyon Road	Arterial	2U	18,000	**17,762**	**0.987**	**E**
3. Lake Street *between* Temescal Canyon Road and Nichols Road	Arterial	2U	18,000	**15,189**	**0.844**	**D**
4. Lake Street *between* Nichols Road and Alberhill Ranch Road	Arterial	2U	18,000	**19,788**	**01.099**	**F**
5. Lake Street *between* Alberhill Ranch Road and Mountain Street	Arterial	2U	18,000	**18,880**	**01.049**	**F**
6. Lake Street *between* Mountain Street and Lakeshore Street	Secondary	4D	25,900	17,359	0.670	B
7. Grand Avenue *between* Lakeshore Drive and Lincoln Street	Secondary	4D	25,900	14,757	0.570	A
8. Lakeshore Drive *between* Lake Street/Grand Avenue and Terra Cotta Road	Secondary	4D	25,900	9,186	0.355	A
11. Nichols Road *between* Terra Cotta Road and Collier Avenue	Arterial	2U	18,000	6,801	0.378	A

However, even though these roadway segments are forecast to operate at adverse levels of service based on the Daily V/C ratio analyses, the adjacent intersections are forecast to operate at acceptable levels of service during the peak hours under existing conditions and therefore no improvements to these roadway segments are necessary.

4.7.4.5 General Plan Buildout *Without* Project Traffic Conditions Impact Analysis

FIGURES 4.7-11 and 4.7-12 present the AM and PM peak hour General Plan Buildout without Project traffic volumes, respectively, at the study intersections. In addition, FIGURE 4.7-13 presents the Daily General Plan Buildout without Project traffic volumes at the study roadway links.

It should be noted that in order to remain conservative and the fact that the Alberhill Villages Specific Plan developments consists of a significant volume of potential traffic generation within

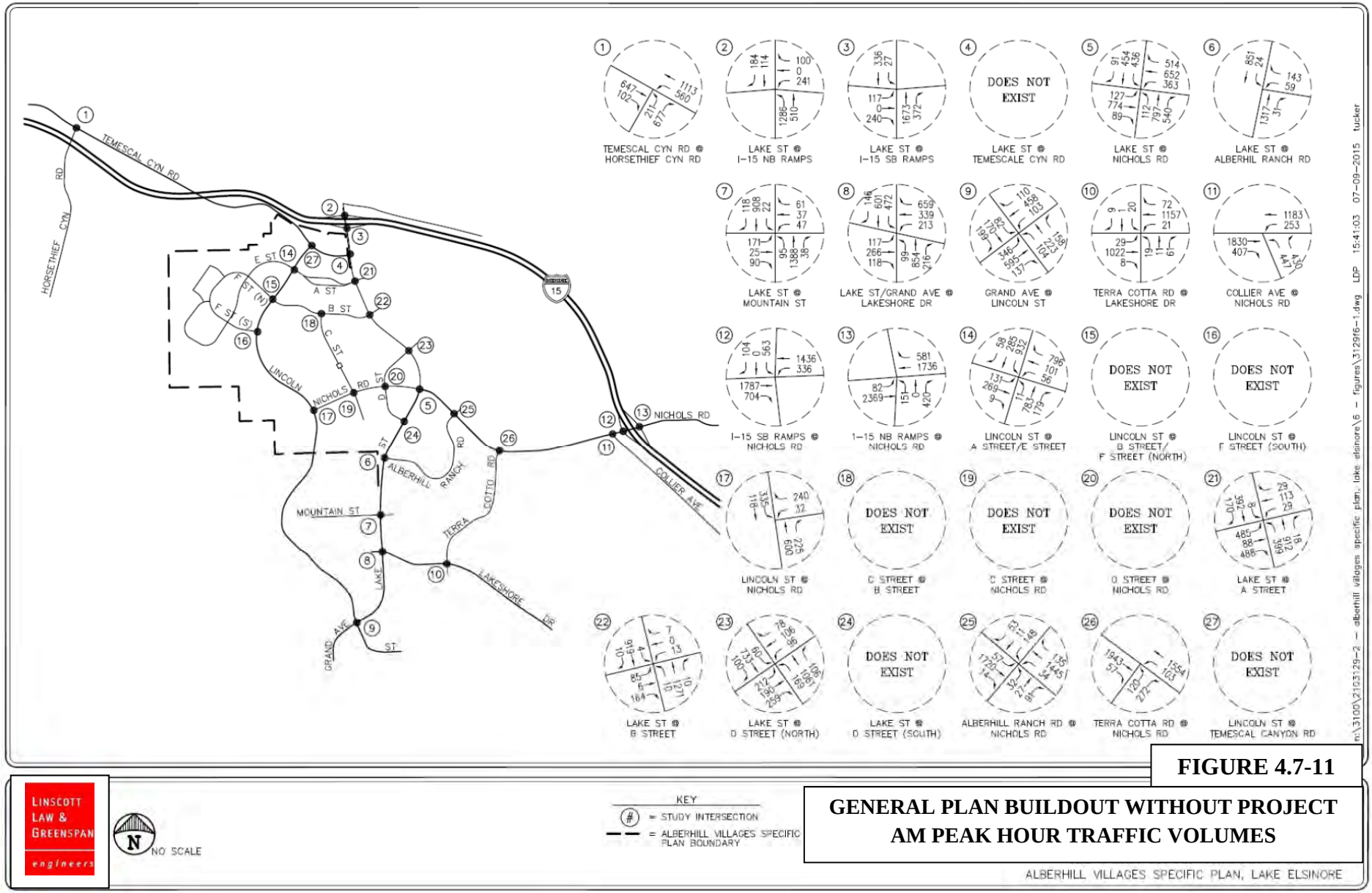


FIGURE 4.7-11

LINSCOTT LAW & GREENSPAN engineers

N NO SCALE

KEY
(#) = STUDY INTERSECTION
— — = ALBERHILL VILLAGES SPECIFIC PLAN BOUNDARY

GENERAL PLAN BUILDOUT WITHOUT PROJECT AM PEAK HOUR TRAFFIC VOLUMES

ALBERHILL VILLAGES SPECIFIC PLAN, LAKE ELSINORE

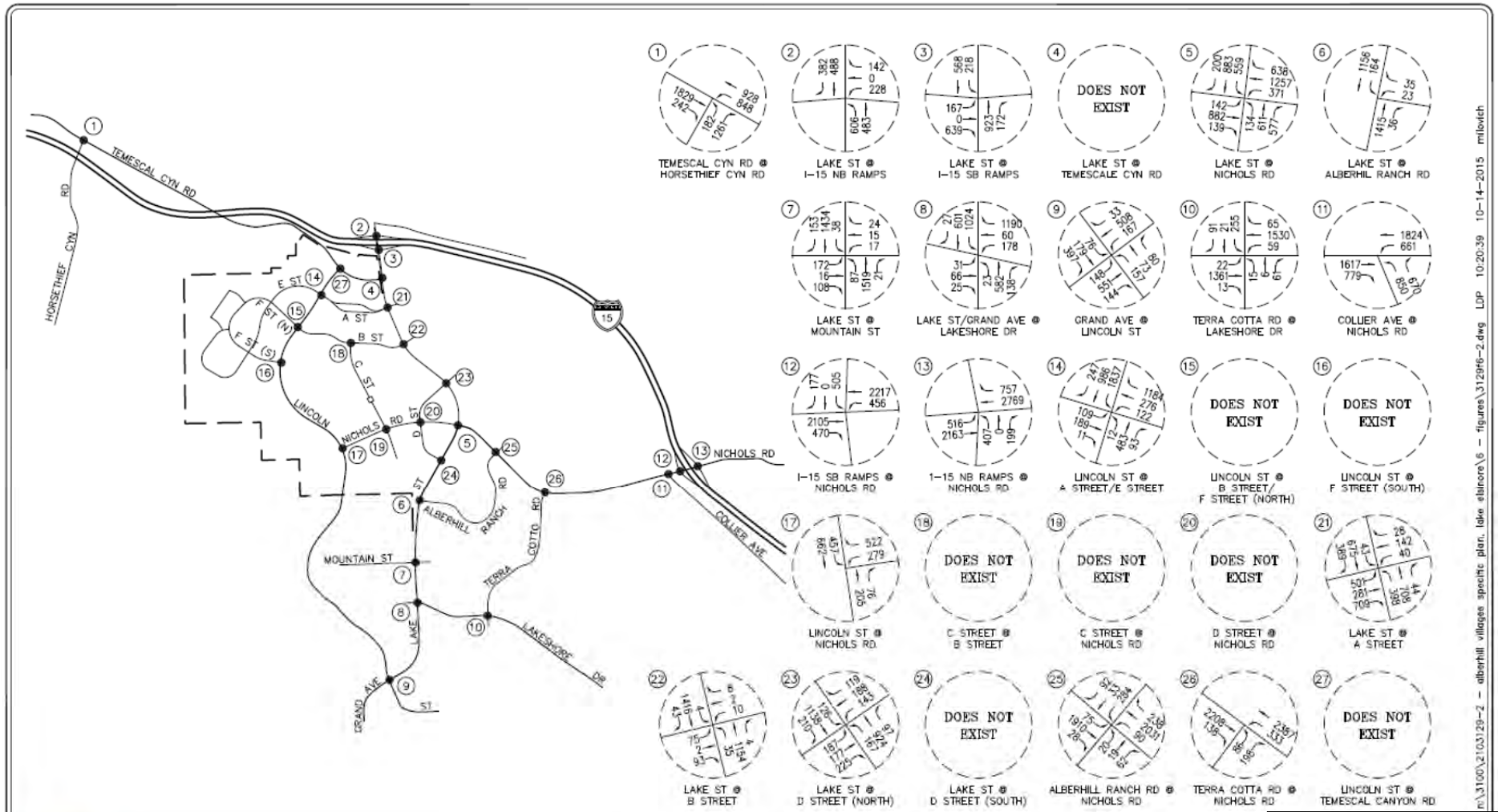


FIGURE 4.7-12

GENERAL PLAN BUILDOUT WITHOUT PROJECT PM PEAK HOUR TRAFFIC VOLUMES

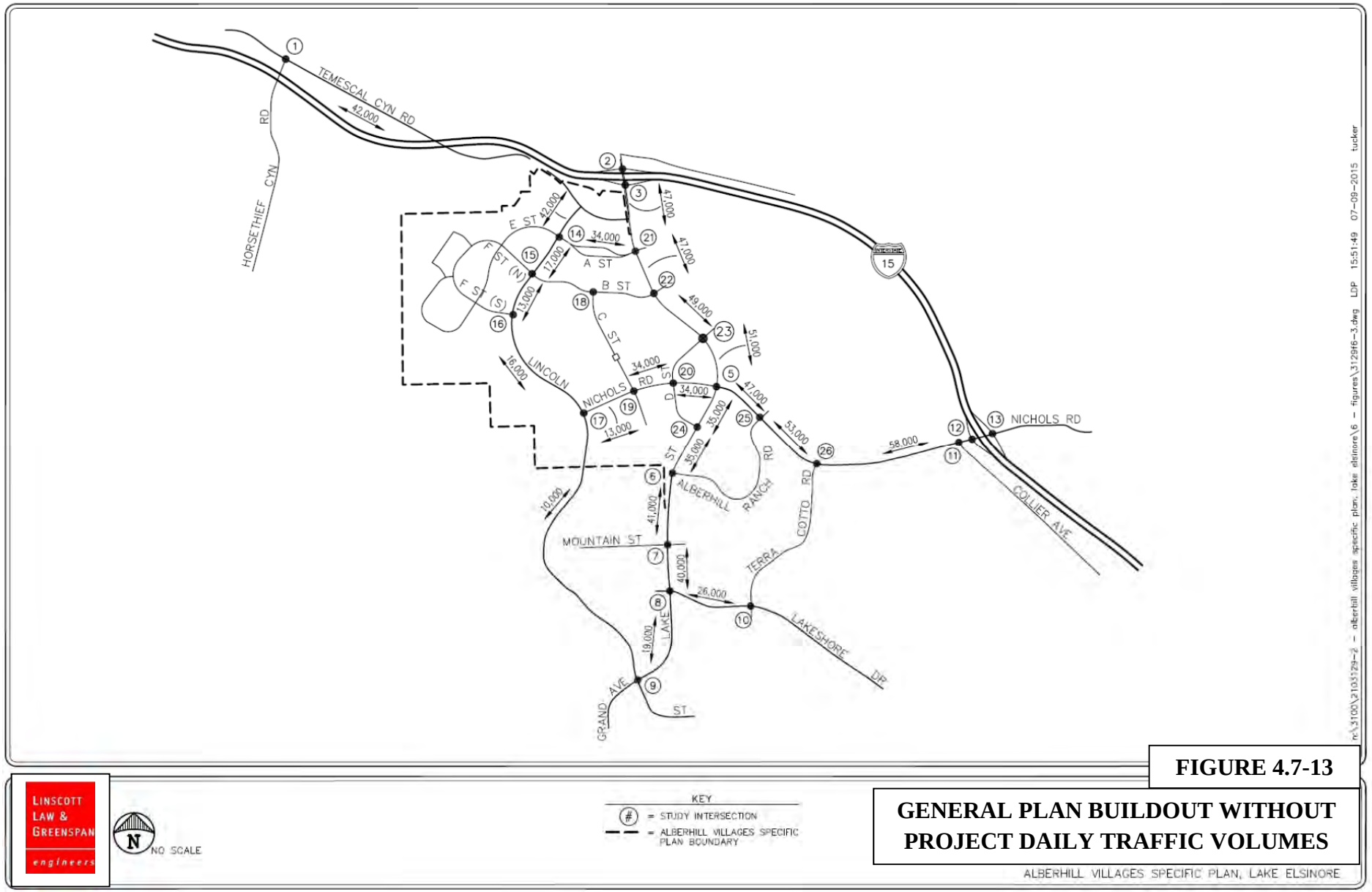


FIGURE 4.7-13

GENERAL PLAN BUILDOUT WITHOUT PROJECT DAILY TRAFFIC VOLUMES

ALBERHILL VILLAGES SPECIFIC PLAN, LAKE ELSINORE

the study area, the "Without Project" roadway network geometry assumed Lake Street, Lincoln Street, Temescal Canyon Road, and Nichols Road as four lane roadways

Intersection Analysis

Nineteen (19) key study intersections were analyzed for the General Plan Buildout without Project traffic conditions. Table 4.7-11 shows that ten (10) of the nineteen (19) study intersections are forecast to operate at unacceptable levels of service, LOS E or worse during the AM and/or PM peak hours under General Plan Buildout without Project traffic conditions. The remaining nine (9) key study intersections operate at acceptable levels of service, LOS D or better during the AM and PM peak hours. The intersections operating at adverse levels of service are

TABLE 4.7-11- GENERAL PLAN BUILDOUT WITHOUT PROJECT INTERSECTION LEVEL OF SERVICE (LOS)

AM Peak Hour			**PM Peak Hour**		
Key Intersection	**Delay (s/v)**	**LOS**	**Delay (s/v)**	**LOS**	
1.	Horsethief Canyon Road at Temescal Canyon Rd	OVRFL18	F	OVRFL18	F
5.	Lake Street at Nichols Road	--	--	80.1	F
10.	Terra Cotta Road at Lakeshore Drive	OVRFL18	F	OVRFL18	F
11.	Collier Avenue at Nichols Road	138.5	F	331.1	F
12.	I-15 Southbound Ramps at Nichols Road	--	--	90.1	F
13.	I-15 Northbound Ramps at Nichols Road	80.0	E	257.5	F
14.	Lincoln Street at A Street/E Street	280.4	F	481.0	F
21.	Lake Street at A Street	--	--	133.3	F
25.	Alberhill Ranch Road at Nichols Road	--	--	66.3	F
26.	Terra Cotta Road at Nichols Road	--	--	59.0	F

Roadway Segment Analysis

As shown in TABLE 4.7-12, on the following page, based on the daily V/C method of analysis and the LOS criteria mentioned in this report, ten (10) of the twenty-three (23) key study roadway segments operate at unacceptable levels of service, LOS D or worse for the General Plan Buildout Without Project Traffic Conditions. The remaining thirteen (13) study roadway segments operate at acceptable LOS C or better on a daily basis. The roadway segments operating at adverse level of service are:

TABLE 4.7-12 - GENERAL PLAN BUILDOUT WITHOUT PROJECT ROADWAY SEGMENT LEVEL OF SERVICE (LOS)

Key Roadway Segment	Daily Volume	Daily V/C Ratio	LOS
3. Lake Street between Temescal Canyon Rd/A St28 and Nichols Rd	49,000	0.909	E
9. Nichols Road between Lake Street and Alberhill Ranch Road	47,000	0.872	D
10. Nichols Road between Alberhill Ranch Rd and Terra Cotta Rd	53,000	0.983	E
11. Nichols Road between Terra Cotta Road and Collier Avenue	58,000	1.076	F
12. Lake Street between A Street and B Street	47,000	0.872	D
13. Lake Street between D Street (North) and Nichols Road	51,000	0.946	E
15. Lincoln Street between Temescal Canyon Road and A St/E St	42,000	1.232	F
23. A Street between Lincoln Street and Lake Street	34,000	0.944	E
28. Nichols Road between C Street and D Street	34,000	1.133	F
29. Nichols Road between D Street and Lake Street	34,000	1.133	F

It should be noted that even though these roadway segments are forecast to operate at adverse levels of service based on the Daily V/C ratio analyses, the adjacent intersections are forecast to operate at acceptable levels of service during the peak hours with approach lane geometry consistent with the lanes in the roadway segment analyses. In addition, the recommended roadway segment circulation improvements are consistent with the City of Lake Elsinore General Plan Update. This is an existing deficient condition that is not being caused by the proposed Project.

4.7.4.6 General Plan Buildout *with* Project Traffic Conditions Impact Analysis

FIGURES 4.7-14 and 4.7-15 present the AM and PM peak hour General Plan Buildout with Project traffic volumes, respectively, at the key study intersections. In addition, FIGURE 4.7-16 presents the Daily General Plan Buildout with Project traffic volumes at the study roadway links. It should be noted that Alberhill Villages Specific Plan will amend the General Plan Circulation Element to modify the roadway network of the current General Plan with the Project site consisting of connecting Temescal Canyon Road to Lake Street and re-aligning Lincoln Street to connect with Temescal Canyon Road as a “T” intersection.

As part of the design of the circulation system as it pertains to intersection and roadway segment LOS, the Project will implement the following General Plan Policies:

- **Policy 6.1:** The interconnection and coordination of traffic signals shall be achieved through two processes, namely the requirements in the conditions of approval on development projects and/or through the implementation of Capital Improvement Program projects.

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- **Policy 6.6:** As appropriate, coordinate City improvements with the efforts of the County and adjacent cities that provide a circulation network which moves people and goods efficiently to and from the City.

- **Policy AH 4.1:** The interchange of Lake Street and I-15 shall be improved to meet future traffic demand and satisfy the minimum level of service required by the City. (Project responsible for fair share).

- **Policy AH 4.2:** Through the project and CEQA processes identify and require improvements to Lake Street and Nichols Road as the most significant roadways within the Alberhill District for transit, landscaping, pedestrian travel, and bikeways. (Project responsible for fair share).

- **Policy AH 4.3:** Through the project and CEQA processes require the construction or expansion of roadways serving new developments located east and west of Lake Street. (Project responsible for fair share).

- **Policy AH 4.4:** Lake Street shall be constructed in accordance with Urban Arterial standards. (Project responsible for half-width adjacent to site).

- **Policy AH 4.5:** Encourage the use of traffic-calming measures within commercial and institutional developments along Lake Street when recommended by traffic studies.

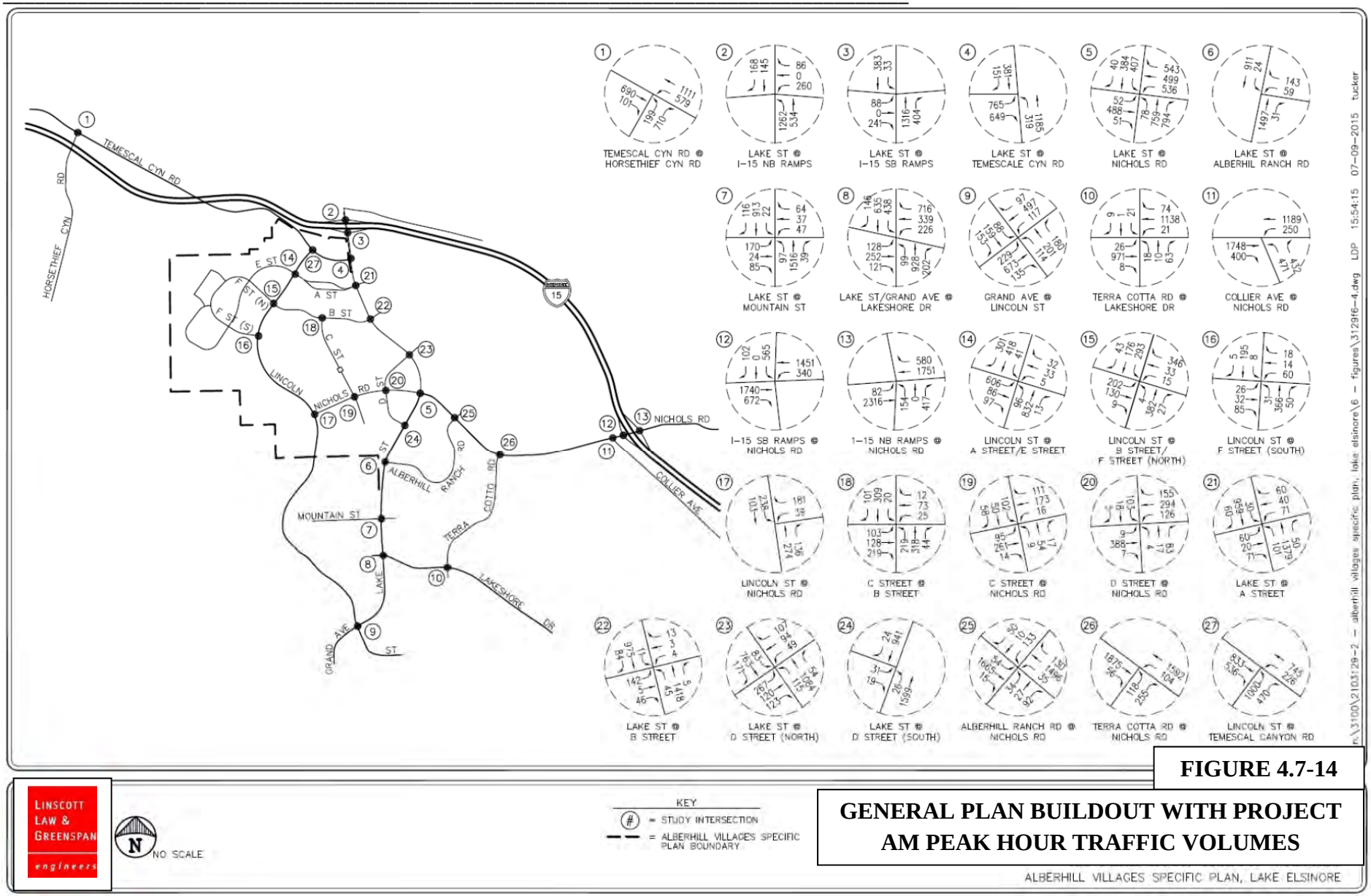


FIGURE 4.7-14

GENERAL PLAN BUILDOUT WITH PROJECT AM PEAK HOUR TRAFFIC VOLUMES

ALBERHILL VILLAGES SPECIFIC PLAN, LAKE ELSINORE

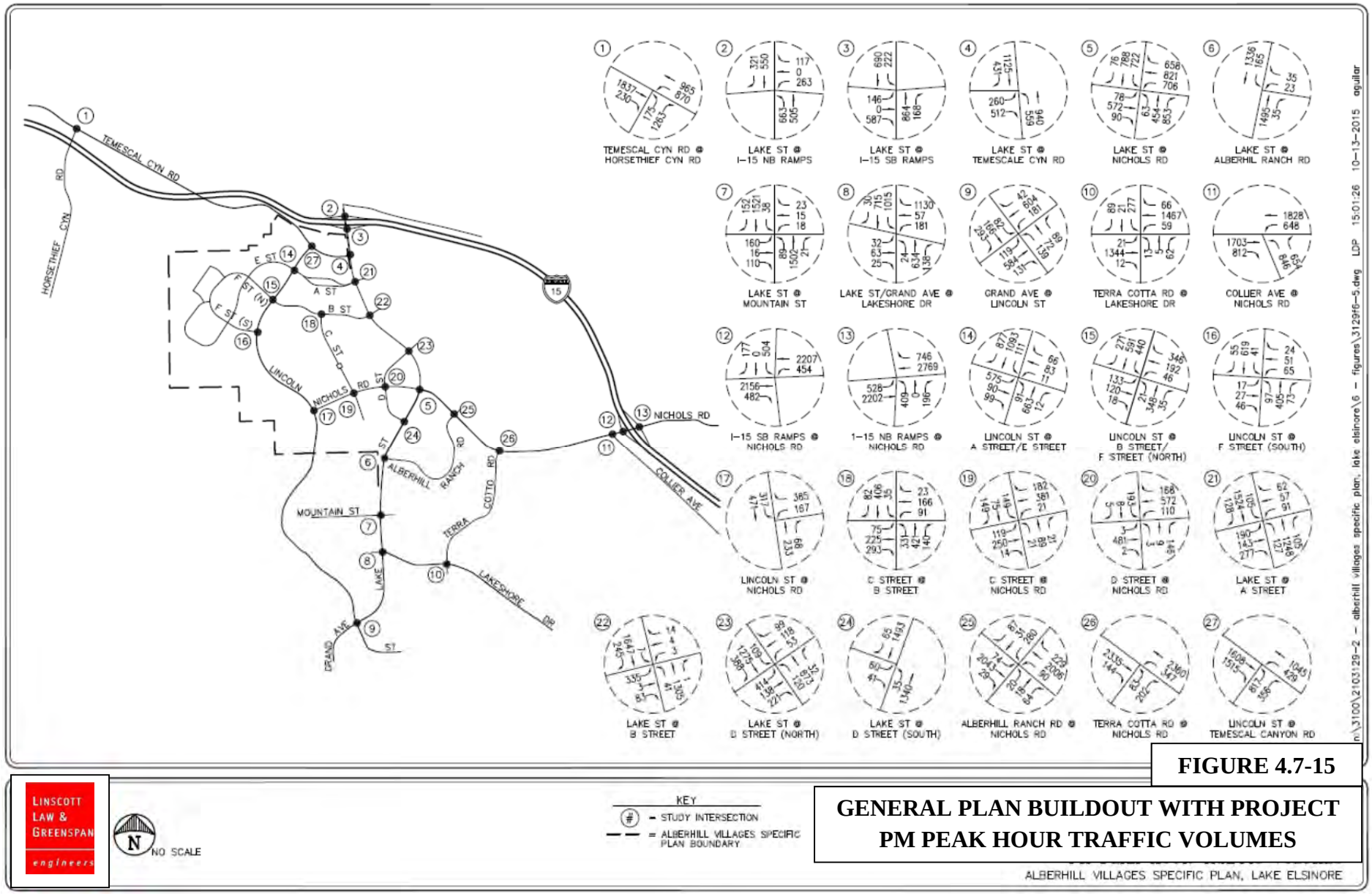


FIGURE 4.7-15

GENERAL PLAN BUILDOUT WITH PROJECT PM PEAK HOUR TRAFFIC VOLUMES

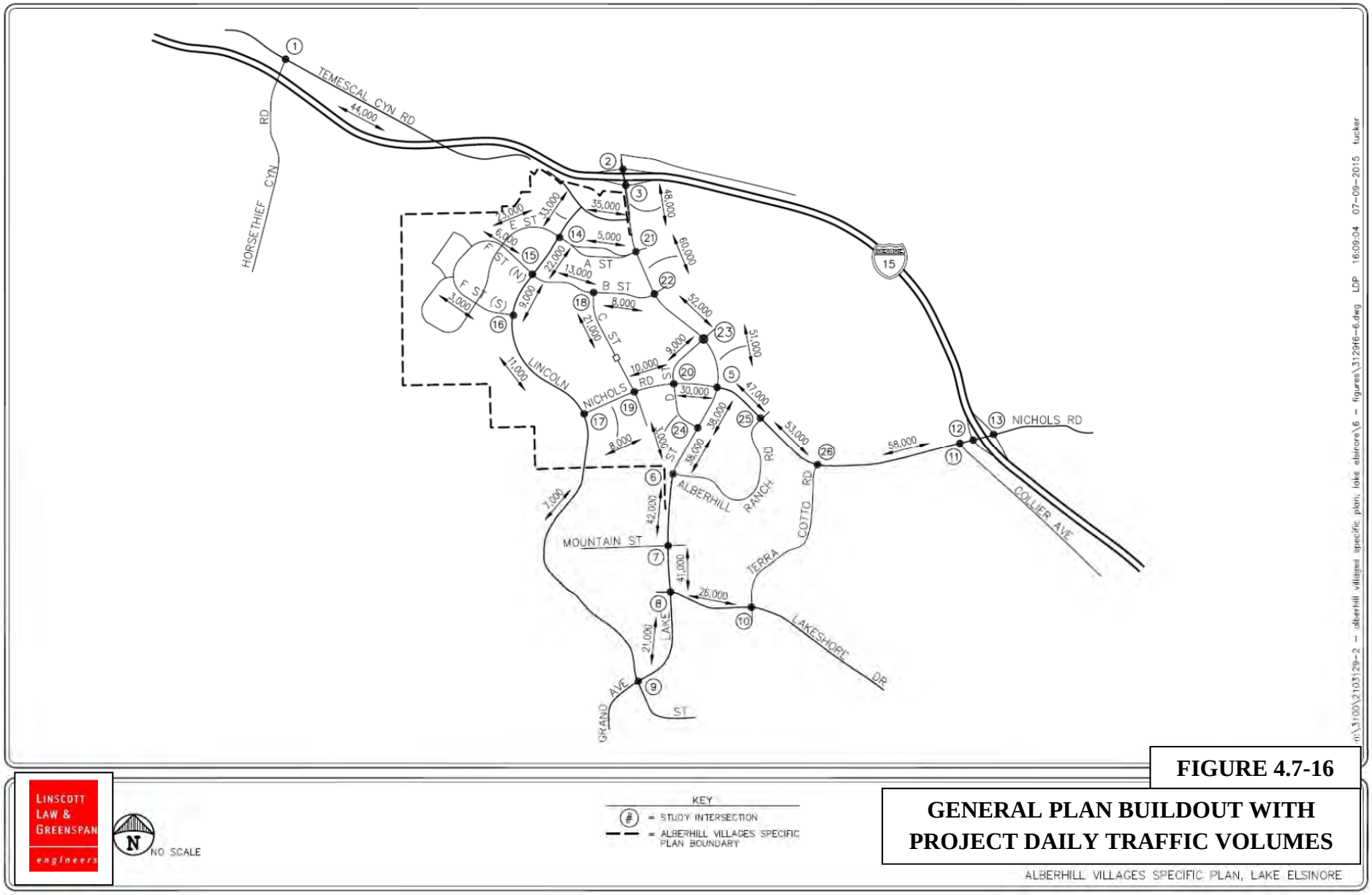


FIGURE 4.7-16

GENERAL PLAN BUILDOUT WITH PROJECT DAILY TRAFFIC VOLUMES

ALBERHILL VILLAGES SPECIFIC PLAN, LAKE ELSINORE

Intersection Analysis

Twenty-seven (27) study intersections were analyzed for the General Plan Buildout with Project traffic conditions. Review of TABLE 4.7-13 shows that twelve (12) of the twenty-seven (27) study intersections are forecast to operate at unacceptable levels of service, LOS E or worse with the addition of Project traffic based on the LOS impact criteria. The remaining fifteen (15) key study intersections operate at acceptable levels of service, LOS D or better during the AM and PM peak hours. The intersections operating at adverse LOS are listed below:

TABLE 4.7-13- GENERAL PLAN BUILDOUT WITH PROJECT INTERSECTION LEVEL OF SERVICE (LOS)

AM Peak Hour				**PM Peak Hour**	
Key Intersection	**Delay (s/v)**	**LOS**	**Delay (s/v)**	**LOS**	
1.	Horsethief Canyon Road at Temescal Canyon Rd	OVRFL18	F	OVRFL18	F
4.	Lake Street at Temescal Canyon Road	--	--	120.2	F
5.	Lake Street at Nichols Road	87.6	F	147.6	F
10.	Terra Cotta Road at Lakeshore Drive	848.4	F	OVRFL18	F
11.	Collier Avenue at Nichols Road	133.9	F	339.6	F
12.	I-15 Southbound Ramps at Nichols Road	--	--	93.3	F
13.	I-15 Northbound Ramps at Nichols Road	77.1	E	258.0	F
14.	Lincoln Street at A Street/E Street	--	--	123.9	F
23.	Lake Street at D Street (North)	--	--	73.8	E
25.	Alberhill Ranch Road at Nichols Road	--	--	67.3	E
26.	Terra Cotta Road at Nichols Road	--	--	72.3	E
27.	Lincoln Street at Temescal Canyon Road	122.8	F	342.0	F

Roadway Segment Analysis

As shown in TABLE 4.7-14, eleven (11) of the thirty-two (32) key roadway segments are forecast to operate unacceptable level of service, LOS D or worse for the General Plan Buildout With Project (Proposed AVSP) Traffic Conditions, based on the daily V/C method of analysis and the LOS criteria mentioned in the *Traffic Impact Analysis* prepared by Linscott, Law, and Greenspan.

Because the recommended roadway segment circulation improvements are consistent with the City of Lake Elsinore General Plan Update and the fact that the daily roadway capacities utilized in the report may not accurately reflect the performance of a particular roadway, an additional analysis step has been conducted in order to determine if the proposed AVSP Project actually creates a significant traffic impact on the roadway segment. This additional analysis step consists of a peak hour roadway segment capacity analysis based on the 2010 Highway Capacity Manual (HCM) Urban Streets methodology.

TABLE 4.7-14- GENERAL PLAN AMENDMENT BUILDOUT WITH PROJECT ROADWAY SEGMENT LEVEL OF SERVICE (LOS)

Key Roadway Segment	Daily Volume	Daily V/C Ratio	LOS
1. Temescal Canyon Rd between Horsethief Canyon Road and I-15	44,000	0.816	D
3.Lake Street between Temescal Cyan Rd/A St28 and Nichols Rd	52,000	0.965	E
9. Nichols Road between Lake Street and Alberhill Ranch Road	47,000	0.872	D
10. Nichols Road between Alberhill Ranch Rd and Terra Cotta Rd	53,000	0.983	E
11. Nichols Road between Terra Cotta Road and Collier Avenue	58,000	1.076	F
12. Lake Street between A Street and B Street	60,000	1.113	F
13. Lake Street between D Street (North) and Nichols Road	51,000	0.946	E
15. Lincoln Street between Temescal Canyon Road and A St/E St	33,000	0.968	E
20. E Street between F Street and Lincoln Street	23,000	1.278	F
26. C Street between B Street and Nichols Road	21,000	1.167	F
30. Nichols Road between D Street and Lake Street	30,000	1.000	E

For roadway segments operating at adverse levels of service, peak hour operating conditions for the impacted study roadway segments have been investigated according to the Urban Street Segments methodology. Urban Street Segments is a methodology for evaluating the capacity and quality of service provided to road users traveling along an urban street segment. TABLE 4.7-15 presents the General Plan Buildout Peak Hour Roadway Segment Analysis summary based on the HCM methodology described above. As presented in TABLE 4.7-15, all eleven (11) key study roadway segments are forecast to operate at an acceptable LOS D or better during the AM and PM peak hours. As a result, none of the key study roadway segments are significantly impacted by proposed AVSP Project and therefore no improvements are required.

TABLE 4.7-15 - GENERAL PLAN BUILDOUT PEAK HOUR ROADWAY SEGMENT ANALYSIS SUMMARY

Key Roadway Segment	Type of Arterial (HCM Type)	Time Period	(1) Lanes	(2) Approach	(3) Traffic Conditions: Percent Free-Flow Speed	(3) Traffic Conditions: LOS
1. Temescal Canyon Road, *between* Horsethief Canyon Road and I-15 Freeway	Arterial (Multi-Lane)	AM	6	Eastbound	88.16	A
				Westbound	93.34	A
		PM	6	Eastbound	82.54	B
				Westbound	92.62	A
3. Lake Street, *between* Temescal Canyon Road/A Street and Nichols Road	Arterial (Multi-Lane)	AM	6	Northbound	70.25	B
				Southbound	78.27	B
		PM	6	Northbound	63.63	C
				Southbound	73.87	B
9. Nichols Road, *between* Lake Street and Alberhill Ranch Road	Urban Arterial (Multi-Lane)	AM	6	Eastbound	70.17	B
				Westbound	63.63	C
		PM	6	Eastbound	60.77	C
				Westbound	60.48	C

TABLE 4.7-15 - GENERAL PLAN BUILDOUT PEAK HOUR ROADWAY SEGMENT ANALYSIS SUMMARY (CON'T.)

Key Roadway Segment		Type of Arterial (HCM Type)	Time Period	(1) Lanes	(2) Approach	(3) Traffic Conditions	
						Percent Free-Flow Speed	LOS
10.	Nichols Road, *between* Alberhill Ranch Road and Terra Cotta Road	Urban Arterial (Multi-Lane)	AM	6	Eastbound	74.06	B
					Westbound	69.53	B
			PM	6	Eastbound	73.96	B
					Westbound	72.31	B
11.	Nichols Road, *between* Terra Cotta Road and Collier Avenue	Urban Arterial (Multi-Lane)	AM	6	Eastbound	69.09	B
					Westbound	89.96	A
			PM	6	Eastbound	69.56	B
					Westbound	87.16	A
12.	Lake Street, *between* A Street and B Street	Urban Arterial (Multi-Lane)	AM	6	Northbound	71.55	B
					Southbound	68.05	B
			PM	6	Northbound	63.18	C
					Southbound	51.08	C

TABLE 4.7-15 - GENERAL PLAN BUILDOUT PEAK HOUR ROADWAY SEGMENT ANALYSIS SUMMARY (CON'T.)

Key Roadway Segment		Type of Arterial (HCM Type)	Time Period	(1) Lanes	(2) Approach	(3) Traffic Conditions	
						Percent Free-Flow Speed	LOS
13.	Lake Street, *between* D Street (North) and Nichols Road	Urban Arterial (Multi-Lane)	AM	6	Northbound	52.43	C
					Southbound	66.32	C
			PM	6	Northbound	52.94	C
					Southbound	68.57	B
15.	Lincoln Street, *between* Temescal Canyon Road and A Street/E Street	Major (Multi-Lane)	AM	4	Northbound	50.59	C
					Southbound	76.05	B
			PM	4	Northbound	50.16	C
					Southbound	77.98	B
20.	E Street, *between* F Street and Lincoln Street	Divided Collector (Two-Lane)	AM	2	Eastbound	65.50	C
					Westbound	50.49	C
			PM	2	Eastbound	59.00	C
					Westbound	59.58	C

TABLE 4.7-15 - GENERAL PLAN BUILDOUT PEAK HOUR ROADWAY SEGMENT ANALYSIS SUMMARY (CON'T.)

Key Roadway Segment		Type of Arterial (HCM Type)	Time Period	(1) Lanes	(2) Approach	(3) Traffic Conditions	
						Percent Free-Flow Speed	LOS
26.	C Street, *between* B Street and Nichols Road	Divided Collector (Two-Lane)	AM	2	Northbound	87.64	A
					Southbound	94.00	A
			PM	2	Northbound	78.87	B
					Southbound	91.63	A
29.	Nichols Road, *between* D Street and Lake Street	Modified Major (Multi-Lane)	AM	4	Eastbound	40.67	D
					Westbound	67.86	B
			PM	4	Eastbound	40.99	D
					Westbound	63.55	C

4.7.4.7 Summary of Traffic Impacts

Existing Conditions

Intersections

- Intersection #4, I-15 and Northbound Ramps at Nichols Road are operating at unacceptable LOS E.

Roadway Segments

- Roadway Segment #2, Lake Street between I-15 SB Ramp and Temescal Canyon Road is operating at unacceptable LOS E.

- Roadway Segment #3, Lake Street between Temescal Canyon Road and Nichols Road is operating at unacceptable LOS D.

- Roadway Segment #4, Lake Street between Nichols Road and Alberhill Ranch Road is operating at unacceptable LOS F.

- Roadway Segment #5, Lake Street between Alberhill Ranch Road and Mountain Street is operating at unacceptable LOS F.

General Plan Buildout without Project

Intersections

- Ten (10) of the nineteen (19) study intersections are forecast to operate at unacceptable levels of service, LOS E or worse during the AM and/or PM peak hours as shown in TABLE 4.7-11.

Roadway Segments

- Ten (10) of the twenty-three (23) key study roadway segments operate at unacceptable levels of service, LOS D or worse during the AM and/or PM peak hours as shown in TABLE 4.7-12.

General Plan Amendment Buildout with Project

Intersections

The Project will incrementally contribute to LOS deficiencies at twelve (12) of the twenty-seven (27) study intersections which are forecast to operate at unacceptable levels of service, LOS E or worse. Mitigation is required.

Roadway Segments

- All eleven (11) key study roadway segments are forecast to operate at an acceptable LOS D or better during the AM and PM peak hours. As a result, none of the study roadway segments are significantly impacted by proposed AVSP Project and therefore no improvements or mitigation is required.

TABLE 4.7-16 - GENERAL PLAN BUILDOUT INTERSECTION PEAK HOUR LEVELS OF SERVICE SUMMARY[9]

Key Intersection	Time Period	(1) Existing Traffic Conditions		(2) General Plan Buildout Without Project Traffic Conditions		(3) General Plan Buildout With Project Traffic Conditions		(4) Significant Impact	(4) General Plan Buildout With Project with Improvements	
		Delay (s/v)	LOS	Delay (s/v)	LOS	Delay (s/v)	LOS	Yes/No	Delay (s/v)	LOS
1. Horsethief Canyon Road at	AM	10.6	B	**OVRFL**	**F**	**OVRFL**	**F**	**Yes**	18.9	B
Temescal Canyon Road	PM	10.8	B	**OVRFL**	**F**	**OVRFL**	**F**	**Yes**	27.7	C
2. Lake Street at	AM	23.0	**C**	20.8	C	205.2	C	No	--	--
I-15 Northbound Ramps	PM	27.8	C	24.7	C	24.8	C	No	--	--
3. Lake Street at	AM	11.4	B	18.3	**B**	16.3204.8	B	No's	--	--
I-15 Southbound Ramps	PM	26.0	D	39.3	**D**	33.3376.1	C	No	--	--
4. Lake Street at	AM	19.6	B	--	--	34.1	C	No-	28.7	C
Temescal Canyon Road[10]	PM	16.3	B	--	--	120.2	**F-**	**Yes**	38.6	D
5. Lake Street at	AM	21.7	C	52.9	D	**87.6**	**F**	**Yes**	31.0	C
Nichols Road	PM	29.1	C	80.1	**F**	**147.6**	**F**	**Yes**	34.6	C
6. Lake Street at	AM	8,4	A	10.9	B	11.1	B	No	--	--
Alberhill Ranch Road	PM	27.1	C	9.8	A	9.8	A	No	--	--
7. Lake Street at	AM	20.6	C	18.3	B	18.6	B	No	--	--
Mountain Street	PM	12.7	B	18.3	B	17.8	B	No	--	--
8. Lake Street/Grand Avenue at	AM	30.1	C	38.0	D	39.3	D	No	--	--
Lakeshore Drive	PM	21.9	C	28.4	C	28.2	C	No	--	--
9. Grand Avenue at	AM	28.8	C	31.8	C	29.6	C	No	--	--
Lincoln Street	PM	23.9	C	35.2	D	213.3	C	No	--	--

- **Notes:** s/v = seconds per vehicle (delay) ; **Bold LOS values** indicate adverse service levels based on City of Lake Elsinore LOS standards.
- LOS = Level of Service; refer to *TABLES 4.7-5* for the LOS definitions; OVRFL = Exceeds analysis model capabilities (Overflow conditions).

[9] *Appendices B* and *D* contain the Delay/LOS calculation worksheets for all study intersections.
[10] Intersection does not exist for General Plan Buildout Without Project and General Plan Buildout With Project traffic conditions.

TABLE 4.7-16 - GENERAL PLAN BUILDOUT INTERSECTION PEAK HOUR LEVELS OF SERVICE SUMMARY [13] (CONT'D.)

Key Intersection	Time Period	(1) Existing Traffic Conditions		(2) General Plan Buildout Without Project Traffic Conditions		(3) General Plan Buildout With Project Traffic Conditions		(4) Significant Impact	(4) General Plan Buildout With Project with Improvements	
		Delay (s/v)	LOS	Delay (s/v)	LOS	Delay (s/v)	LOS	Yes/No	Delay (s/v)	LOS
10. Terra Cotta Road at Lakeshore Drive	AM	33.4	D	**OVRFL**	**F**	**848.4**	**F**	**Yes**	14.9	B
	PM	25.8	D	**OVRFL**	**F**	**OVRFL**	**F**	**Yes**	28.4	C
11. Collier Avenue at Nichols Road	AM	13.2	B	**138.5**	**F**	**133.9**	**F**	**Yes**	Does Not Exist Part of Intersection 12	
	PM	18.4	C	**331.1**	**F**	**339.6**	**F**	**Yes**	20.1	C
12. I-15 Southbound Ramps at Nichols Road	AM	12.5	B	49.5	D	46.9	D	No	50.9	D
	PM	13.2	B	**90.1**	**F**	**93.3**	**F**	**Yes**	21.0	C
13. I-15 Northbound Ramps at Nichols Road	AM	23.7	C	**80.0**	**E**	**77.1**	**E**	**Yes**	21.9	C
	PM	**43.6**	**E**	**257.5**	**F**	**258.0**	**F**	**Yes**	18.9	B
14. Temescal Canyon Road at A Street/E Street[11]	AM	--	--	**280.4**	**F**	39.6	D	No	27.3	C
	PM	--	--	**481.0**	**F**	**123.9**	**F**	**Yes**	43.6	D
15. Temescal Canyon Road at B Street/F Street (North)[12]	AM	--	--	--	--	28.4	C	No	--	--
	PM	--	--	--	--	33.0	C	No	--	--
16. Temescal Canyon Road at F Street (South)	AM	--	--	--	--	19.1	B	No	--	--
	PM	--	--	--	--	17.7	B	No	--	--
17. Temescal Canyon Road at Nichols Road [Error]	AM	--	--	28.0	C	24.4	C	No	--	--
	PM	--	--	28.2	C	24.0	BC	No	--	--
18. C Street at B Street	AM	--	--	--	--	16.3	B	No	--	--
	PM	--	--	--	--	28.9	C	No	--	--

- **NOTES:** s/v = seconds per vehicle (delay); **Bold LOS values** indicate adverse service levels based on City of Lake Elsinore LOS standards.
- LOS = Level of Service; refer to *TABLES 4.7-5* for the LOS definitions; OVRFL = Exceeds analysis model capabilities (Overflow conditions).

[11] Intersection does not exist for Existing traffic conditions.
[12] Intersection does not exist for Existing and General Plan Buildout Without Project traffic conditions.
[13] *Appendices B* and *D* contain the Delay/LOS calculation worksheets for all study intersections.

TABLE 4.7-16 - GENERAL PLAN BUILDOUT INTERSECTION PEAK HOURS LEVELS OF SERVICE SUMMARY (CONT'D.)

Key Intersection	Time Period	(1) Existing Traffic Conditions		(2) General Plan Buildout Without Project Traffic Conditions		(3) General Plan Buildout With Project Traffic Conditions		(4) Significant Impact	(4) General Plan Buildout With Project with Improvements	
		Delay (s/v)	LOS	Delay (s/v)	LOS	Delay (s/v)	LOS	Yes/No	Delay (s/v)	LOS
19. C Street at Nichols Road[14]	AM	--	--	--	--	23.9	C	No	--	--
	PM	--	--	--	--	23.9	C	No	--	--
20. D Street at Nichols Road Error	AM	--	--	--	--	20.2	C	No	--	--
	PM	--	--	--	--	21.7	C	No	--	--
21. Lake Street at A Street[15]	AM	--	--	42.5	D	14.0	B	No	15.9	B
	PM	--	--	**133.3**	**F**	34.5	C	**No**	25.7	C
22. Lake Street at B Street Error	AM	--	--	15.1	B	14.4	B	No	14.9	B
	PM	--	--	11.6	B	34.4	C	No	23.1	C
23. Lake Street at D Street (North) **Error! Bookmark not defined.**	AM	--	--	27.3	C	26.0	C	No	24.8	C
	PM	--	--	32.6	C	**73.8**	**E**	**Yes**	38.9	D
24. Lake Street at D Street (South) **Error! Bookmark not defined.**	AM	--	--	--	--	17.1	B	No	--	--
	PM	--	--	--	--	6.7	A	No	--	--
25. Alberhill Ranch Road at Nichols Road Error	AM	--	--	26.1	C	24.9	C	No	20.8	C
	PM	--	--	**66.3**	**E**	**67.3**	**E**	**Yes**	31.1	C
26. Terra Cotta Road at Nichols Road Error	AM	--	--	24.8	C	21.8	C	No	14.7	B
	PM	--	--	**59.0**	--	**72.3**	**E**	**Yes**	15.6	B
27. Lincoln Street at Temescal Canyon Road Error	AM	--	--	--	--	**122.8**	**F**	**Yes**	24.8	C
	PM	--	--	--	--	**342.0**	**F**	**Yes**	40.0	D

Notes: s/v = seconds per vehicle (delay); **Bold LOS values** indicate adverse service levels based on City of Lake Elsinore LOS standards;
LOS = Level of Service; refer to *TABLES 4.7-5* for the LOS definitions. OVRFL = Exceeds analysis model capabilities (Overflow conditions).

[14] Intersection does not exist for Existing and General Plan Buildout Without Project traffic conditions.
[15] Intersection does not exist for Existing traffic conditions.

4.7.4.8 Recommended Intersection Improvements

For those intersections and roadway segments where projected traffic volumes are expected to result in unacceptable operating conditions, the Linscott, Law, and Greenspan *Traffic Impact Analysis* report recommends traffic improvements that change the intersection and/or roadway segments geometry to increase capacity. These capacity improvements involve roadway widening and/or re-striping to reconfigure (add lanes) roadways to specific approaches of a key intersection and/or roadway segments and constructability of the planned and recommended improvements are feasible based on their review of existing conditions.

Although these recommendations increase capacity, other modes of vehicle travel such as pedestrian and bicycle facilities will not be negatively impacted. In addition, the Project is proposing commercial, office, and institutional uses within walking distance to residential uses which will assist in reducing vehicle miles traveled.

TABLE 4.7-17 – RECOMMENDED INTERSECTION IMPROVEMENTS

Intersection	Improvements
Horsethief Canyon Road at Temescal Canyon Road	Install a traffic signal and design for three-phase operation with protective left-turn phasing for westbound left-turn movements on Horsethief Canyon Road. Widen and re-stripe Horsethief Canyon Road to provide an exclusive northbound free right-turn lane. Widen and re-stripe Temescal Canyon Road to provide a 2nd and 3rd eastbound through lanes, 2nd westbound through lane and dual westbound left-turn lanes.
Lake Street at Temescal Canyon Road	Widen and re-stripe Lake Street to provide a 2nd northbound left-turn lane, 3rd northbound through lane and a 3rd southbound through lane. Modify existing planned traffic signal.
Lake Street at Nichols Road	Widen and re-stripe Lake Street to provide an exclusive northbound free right-turn lane. Install a westbound right-turn overlap phase on Nichols Road. Modify existing traffic signal
Terra Cotta Road at Lakeshore Drive	Install a traffic signal and design for eight-phase operation with protective left-turn phasing for all left-turn movements on Terra Cotta Road and Lakeshore Drive. Widen and re-stripe Terra Cotta Road to provide an exclusive northbound left-turn lane and an exclusive southbound left-turn lane. Widen and re-stripe Lakeshore Drive to provide a 2nd eastbound through lane, a 2nd westbound through lane and an exclusive westbound right-turn lane.
I-15 Southbound Ramps/Collier Avenue at Nichols Road	Widen and re-stripe I-15 Southbound Ramps to provide two (2) southbound left-turns, one (1) southbound through lane and one (1) southbound free right-turn lane. Widen and re-stripe Collier Avenue to provide one (1) northbound free right-turn lane Widen and re-stripe Nichols Road to provide a 2nd and 3rd eastbound through lanes, an exclusive eastbound right turn lane, dual westbound left-turn lanes, and a 2nd westbound through lane. Modify General Plan Buildout planned traffic signal. It should be noted that this improvement is part of the proposed I-15/Nichols Road Interchange Improvement Project.

Intersection (Cont'd.)	Improvements (Cont'd.)
I-15 Northbound Ramps at Nichols Road:	Widen and re-stripe I-15 Northbound Ramps to provide two (2) northbound left-turns and one (1) northbound right-turn lane. Widen and re-stripe Nichols Road to provide a 2nd and 3rd eastbound through lanes, and a 2nd and 3rd westbound through lanes. Modify General Plan Buildout planned traffic signal. It should be noted that this improvement is part of the proposed I-15/Nichols Road Interchange Improvement Project.
Lincoln Street at A Street/E Street	Widen and re-stripe Lincoln Street to provide an exclusive southbound right-turn lane. Widen and re-stripe E Street to provide a 2nd eastbound left-turn lane. Modify General Plan Buildout planned traffic signal.
Lake Street at A Street	Widen and re-stripe Lake Street to provide a 3rd northbound through lane, 3rd southbound through lane and an exclusive southbound right-turn lane. Widen and re-stripe A Street to provide a 2nd eastbound left-turn lane, an exclusive eastbound right-turn lane, and an exclusive westbound right-turn lane. Install a southbound right-turn overlap phase on Lake Street. Modify General Plan Buildout planned traffic signal and convert from five-phase operation to eight-phase operation. It should be noted that this intersection is not impacted but has been improved due to other recommended improvements which affect the lane geometry of this intersection.
Lake Street at B Street	Widen and re-stripe Lake Street to provide a 3rd northbound through lane and a 3rd southbound through lane. Modify General Plan Buildout planned traffic signal. It should be noted that this intersection is not impacted but has been improved due to other recommended improvements which affect the lane geometry of this intersection.
Lake Street at D Street (North)	Widen and re-stripe Lake Street to provide a 3rd northbound through lane and a 3rd southbound through lane. Modify General Plan Buildout planned traffic signal.
Alberhill Ranch Road at Nichols Road	Widen and re-stripe Alberhill Ranch Road to provide a 2nd southbound left-turn lane. Widen and re-stripe Nichols Road to provide an exclusive westbound right-turn lane. Modify General Plan Buildout planned traffic signal.
Terra Cotta Road at Nichols Road	Widen and re-stripe Nichols Road to a 3rd eastbound through lane, an exclusive eastbound right-turn lane, a 3rd westbound through lane and a 2nd westbound left-turn lane. Install a northbound right-turn overlap phase on Terra Cotta Road. Modify General Plan Buildout planned traffic signal.
Lincoln Street at Temescal Canyon Road	Widen and re-stripe Lincoln Street to provide a 2nd northbound left turn-lane. Widen and re-stripe Temescal Canyon Road to provide an exclusive eastbound free right turn-lane and a 2nd westbound left-turn lane. Modify General Plan Buildout planned traffic signal.
Source: Linscott, Law, Greenspan *Traffic Impact Analysis*, October 14, 2015	

FIGURE 4.7-18 presents the planned and recommended traffic improvements for the study intersections for the General Plan Buildout with Project traffic conditions. The planned improvements consist of intersection and roadway segment improvements that would likely occur with all other development in the City between existing conditions and General Plan Buildout conditions, as well as planned internal intersection improvements that the Project would construct as part of the Specific Plan development buildout.

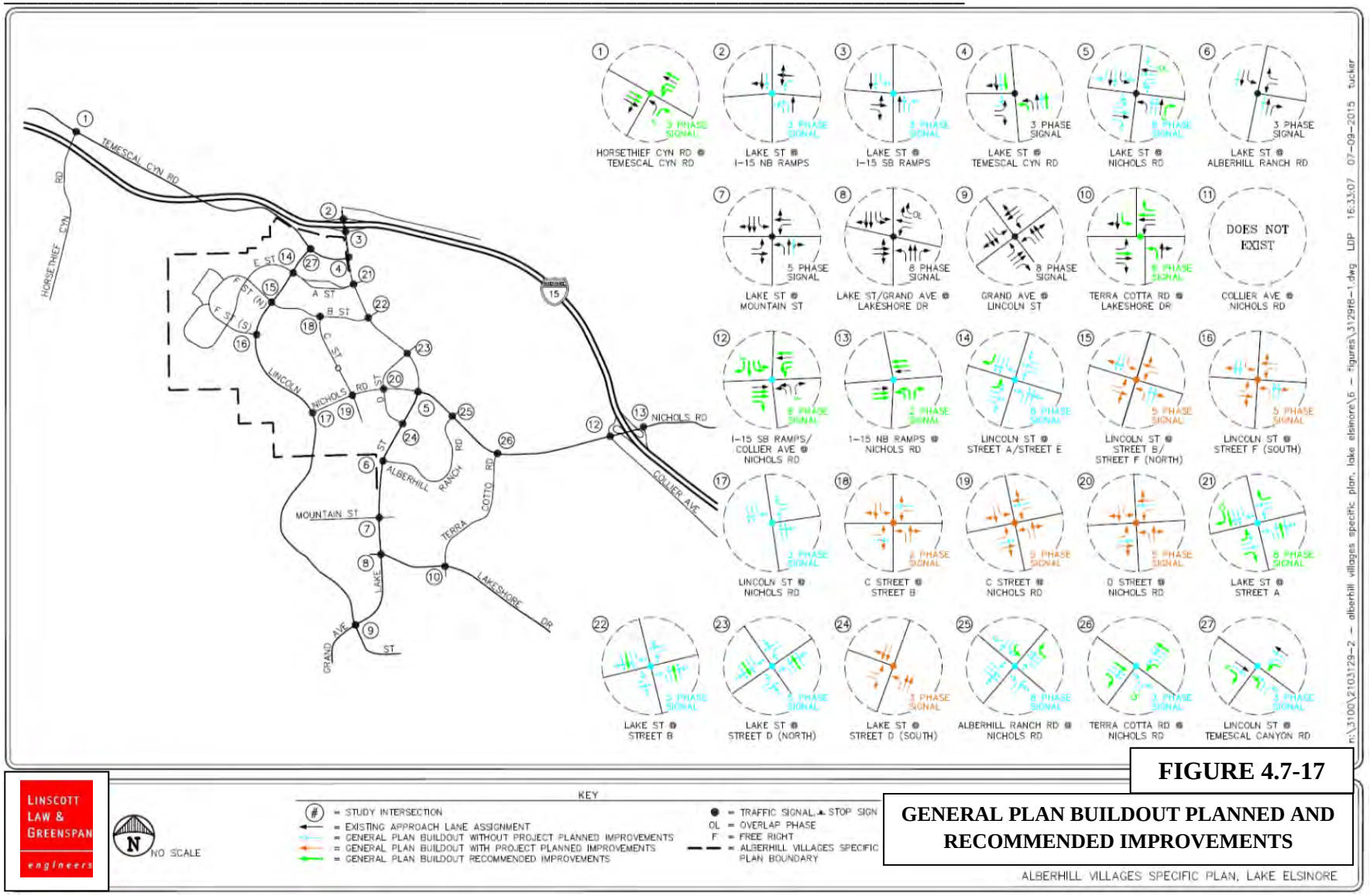


FIGURE 4.7-17

GENERAL PLAN BUILDOUT PLANNED AND RECOMMENDED IMPROVEMENTS

4.7.4.9 Traffic Impact Conclusions

Intersections

With implementation of the roadway improvements identified in TABLE 4.7-16 and as required by Mitigation Measure TC-2, levels of service at the impacted study area intersections would be improved to meet the required level of service, However, the actual construction of the required intersection and roadway improvements cannot be determined with certainty. It is anticipated that as development that implements the proposed AVSP Land Use Plan proceeds, each development will pay for and construct General Plan level road improvements on roads adjacent to the development sites.

However, the timing of road improvements needed to improve level of service on a regional basis will be determined by the City of Lake Elsinore, other cities in western Riverside County, the County of Riverside and the Riverside County Transportation Commission, and Caltrans based upon need and the availability of funding. Thus, it is possible that the required improvements will not be constructed in time to mitigate the proposed Project's traffic and circulation impacts to below the level of significance. Therefore, the proposed Project will cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections***). Therefore**, **impacts will remain significant.***

Roadway Segments

As presented in TABLE 4.7-15 above, all eleven (11) key study roadway segments under the General Plan Amendment Buildout With Project scenario are forecast to operate at an acceptable LOS D or better during the AM and PM peak hours. As a result, none of the study roadway segments are significantly impacted by proposed AVSP Project and therefore no improvements are required***. Impacts are less than significant.***

The 2011 Riverside County Congestion Management Program (CMP) was prepared by the Riverside County Transportation Commission (RCTC) in accordance with Proposition 111, passed in June 1990. The CMP was established in the State of California to more directly link land use, transportation, and air quality and to prompt reasonable growth management programs that would more effectively utilize new and existing transportation funds, alleviate traffic congestion and related impacts, and improve air quality. Deficiencies along the CMP system are identified by RCTC when they occur so that improvement measures can be identified. Understanding the reason for these deficiencies and identifying ways to reduce the impact along a critical CMP corridor is intended to conserve scarce funding resources and help target those resources appropriately.

The Riverside County Transportation Commission (RCTC) is designated as the Congestion Management Agency (CMA) to oversee the Congestion Management Program (CMP). In the vicinity of the Project site, the Interstate 15 (I-15) Freeway is a designated CMP roadway. Recently, the RCTC has approved modification of the CMP Land Use Coordination Element,

which includes the elimination of the Traffic Impact Assessment (TIA) report process and replaced it with an Enhanced Traffic Monitoring System. Therefore, a TIA report is no longer required, but local jurisdictions are required to report deficient facilities (locations that cannot be mitigated to LOS E or better) along the CMP network, which are identified in traffic impact studies prepared for local agencies. After the implementation of the recommended improvements, the traffic study does not have any significant impacts at any of the analyzed locations and therefore the proposed Project does not conflict with the Riverside County Congestion Management Program.

Impact* 4.7-3 *Threshold: Would the proposed project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

The design of roadways must provide adequate sight distance and traffic control measures. This provision is normally realized through roadway design to facilitate roadway traffic flows. Roadway improvements in and around the Project site would be designed and constructed to satisfy all City requirements for street widths, corner radii, and intersection control as well as incorporate design standards tailored specifically to site access requirements. The Project will improve portions of Temescal Canyon Road and Lake Street, as well as on-site roadways, intersections, and driveways. These improvements will allow for better emergency and public access to the Project site. As part of the City's plan check process, the final design of all roadways and intersections within the project site would be reviewed by a licensed professional civil engineer to ensure adequate safety to and from the project site. The proposed Project does not include any sharp curves or dangerous intersections in its design. Adherence to applicable existing requirements of the City and other agencies would reduce impacts associated with this issue.

In addition, the Project's land uses proposed would be compatible with existing development in the surrounding area; therefore, implementation of the Project would not create a transportation hazard as a result of an incompatible use.

The Project will implement General Plan Goal 6, Policies 6.2 and 6.3.

Based on the above analysis, impacts are ***less than significant level and no mitigation is required.***

Impact 4.7-4 Threshold: Would the proposed project result in inadequate emergency access?

The Project and the increased number of people living in the Project area, as well as automobiles, would incur the implementation of this Project to have an increase in emergency access to the Project site.

The major north-south access to the Alberhill Villages Specific Plan would be provided by the I-15 Freeway that connects the Project area to San Diego County to the south, and central Riverside County and San Bernardino County to the north. Main access to the I-15 Freeway from the Alberhill Villages Specific Plan would be Lake Street. Temescal Canyon Road would

provide access to the Project site from the north; Lake Street would provide access from the east, as well as Nichols Road, Street A and Street B. The southern portion of the Project site would be accessed by Lincoln Road. Because the Project includes five primary access points, and is in the proximity to the I-15 Freeway, the Project would provide adequate emergency access and therefore, the Project impacts ***will be less than significant***.

Impact 4.7-5 Threshold: Would the proposed project conflict with adopted policies, plans or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

Alternative Transportation

The Riverside Transit Agency (RTA) does not currently provide service within proximity to the Project area. Although no transit routes currently follow the Project's frontage, the Project design incorporates "transit ready" features that will accommodate transit service in the future, when it becomes available. Such features include provisions for bus stops within the internal parking areas of the plan, walkways to perimeter streets with future bus stops, and the provision for "park and ride" parking areas within the plan. The existing and future public transit features (if approved by RTA) would provide service to the residents and visitors of the Project, and would encourage alternative transportation as a viable alternative to single passenger automobile transport.

The Project proposes a variety of transportation options by providing interconnections of land uses that are amenable to pedestrians, bicyclists, public transit riders and motorists. Two trails, the Regional Trail and the Community Trail, are planned to connect the Project to areas north and south of the Project area. An extensive pedestrian and cyclist network has the potential to connect the different planning areas within the Project. The Project will implement the following pedestrian safety enhancing circulation improvements: curb extensions, potential roundabouts, all-way stop controlled intersections, raised intersections, mid-block walkways, pedestrian amenities and bus transit service as part of Project design.

The Project will implement General Plan Policies 6.4, 9.1, and AH 4.2 for the provision of bike lanes and multi-use trails.

Based on the above analysis, with the incorporation of alternative transportation design features, the Project ***impacts will be less than significant.***

Roadway Classification Comparison (General Plan vs. Alberhill Villages Specific Plan)

Introduction
The Project Roadway Classification Analysis entails the comparison of the Project's Roadway Classifications to the City of Lake Elsinore General Plan Roadway Classifications. The analysis addresses the Roadway Classifications for the Project, as identified within the updated October 14, 2015 version of the Linscott Law & Greenspan (LLG) Traffic Impact Analysis Report, and the City's General Plan Roadway Classifications. (See FIGURE 4.7-1 of this EIR. Road right-of-way, lane criteria and functionality will be addressed in this analysis. The Project's General

Plan Amendment proposes to incorporate the Project's Cross-Sections into the City General Plan for the Project site area.

The Project contains Lake Street and Temescal Canyon Road, two (2) urban arterials that are adjacent the Project site and provide access to and from the north end of Lake Elsinore to the I-15 Freeway. While the Project relies upon these urban arterials to serve its vehicle roadway network, the Project also provides considerable traffic enhancements and design features that promote pedestrian access, bicycle lanes, and other, pedestrian "friendly" elements throughout the Project.

Each of the major segments of arterial and major roadways are analyzed below by comparing the proposed Project's roadway classifications, right-of-way widths, lane configurations, median size, bike lanes, and parkways against the exiting General Plan classification. The elements of roadway enhancements and functionality are also addressed. The conclusions of the analysis is that the Project's roadway sections described below, function in a substantially equivalent manner when compared to the General Plan.

TABLE 4.7-18
LAKE STREET – I-15 TO STREET "A" COUPLET

	2011 GENERAL PLAN	AVSP
Roadway Classifications	Augmented Urban Arterial	Augmented Urban Arterial
Right-of-Way	134'	140' → 160'
Lane Configuration	8 Lanes	8 or 10 Lanes
Median	14' Painted	14 ' → 26' Raised
Bike Lane	None Provided	Class II – 6'
Parkways	12' Both Sides	12' & 7' with Added Pedestrian Trail & Utility Corridor

This segment of Lake Street is the major roadway link between the I-15 Freeway and Street "A" Couplet. The Project has provided an Augmented Arterial Roadway right-of-way, lane configuration and median equal to or greater than shown in the General Plan. Enhancements to this segment of roadway include: 1) a maximum of 26' width of additional right-of-way; 2) an additional lane in each direction; 3) a raised-median up to 26' wide; 4) a 6' wide Class II bike lane; and, 5) a 7' wide parkway with an added pedestrian trail and utility corridor along the east side of Lake Street. This segment of the Project roadway meets or exceeds the Roadway Classification Level of Service (LOS) and Roadway Configuration requirements outlined in the General Plan. (See FIGURE 4.7-18.)

TABLE 4.7-19 - LAKE STREET - STREET "A" COUPLET TO NICHOLS ROAD

	2011 GENERAL PLAN	AVSP
Roadway Classification	Urban Arterial	Urban Arterial
Right-of-Way	120'	120'
Lane Configuration	6 Lanes	6 Lanes
Median	14' Raised	14' Raised

Bike Lane	Class II – 6’	Class II – 6’
Parkways	12’ Both Sides	12’ + 12’ with Added Trail & Utility Corridor

This segment of Lake Street is a major roadway link between Street "A" Couplet and Nichols Road along the east side of the Project. The Project has provided for an Urban Arterial identical to the City’s General Plan. All items of comparison of road right-of-way width, lane configuration, median size and bike lane are the same. Enhancements to this segment of the roadway include a 12’ wide parkway with an added pedestrian trail and utility corridor along the east side of Lake Street. This segment of the Project roadway meets or exceeds the Roadway Classification Level of Service (LOS) and Roadway Configuration requirements outlined in the General Plan. (See FIGURE 4.7-19.)

TABLE 4.7-20 - LAKE STREET – NICHOLS ROAD TO 1000’ NORTH OF MOUNTAIN

	2011 GENERAL PLAN	AVSP
Roadway Classification	Urban Arterial	Urban Arterial
Right-of-Way	120’	120’
Lane Configuration	6 Lanes	6 Lanes
Median	14’ Raised	14’ (Max.) Raised
Bike Lane	Class II – 6’	Class II – 6’
Parkways	12’ Both Sides	12’ Both Sides (enhanced)

This segment of Lake Street is the major roadway link between Nichols Road and Mountain Avenue along the east side of the Project. The Project has provided an Urban Arterial right-of-way width of 120’ that is identical to the Urban Arterial right-of-way proposed in the General Plan. All items of comparison of road right-of-way width, lane configuration, median size, bike lane and parkways are the same. This segment of the Project meets or exceeds the Roadway Classification Level of Service (LOS) and Roadway Configuration requirements outlined in the General Plan. (See FIGURE 4.7-20.)

TABLE 4.7-21
TEMESCAL CANYON ROAD – CITY LIMITS TO LAKE STREET

	2011 GENERAL PLAN	AVSP
Roadway Classification	Urban Arterial	Urban Arterial
Right-of-Way	120’	120’
Lane Configuration	6 Lanes	4 Lanes
Median	14’ Raised	14’ Raised
Bike Lane	Class II – 6’	Class II – 6’
Parkways	12’ Both Sides	24’ + 24’ with Added Wildlife, Pedestrian, Drainage Corridor

This segment of Temescal Canyon Road is a major roadway link between the northern City limits and Lake Street in the north westerly portion of Project. The Project has provided for a Major roadway section different from the City’s GP recommended Urban Arterial, however, the Project proposes to keep the 120’ right-of-way consistent with an Urban Arterial right-of-way.

Enhancements to this segment of the roadway include two (2) 24' Parkway widths with an added pedestrian trail, wildlife and drainage corridors along the west side of Temescal Canyon Road. In reviewing the City's General Plan Traffic Model, it was determined that a significant volume of traffic in this portion of Temescal Canyon Road is attributable to overflow traffic on the I-15 Freeway diverted to Temescal Canyon Road. As a result of forecast congestion on the I-15 Freeway: 1) it is very unlikely that traffic will be diverted to this portion of Temescal Canyon Road since this particular diversion route is very circuitous and will contain a significant amount of traffic control impedance through the Town Center Couplet; and, 2) the actual General Plan ADT and LOS on this portion of Temescal Canyon Road will ultimately be more consistent with a typical four (4) lane major roadway as forecast in the LLG report. Therefore, while this segment of AVSP is technically inconsistent with the General Plan, this four (4) lane segment of Temescal Canyon Road will be consistent with the Roadway Classification and Roadway Configurations stated in the proposed General Plan Amendment (GPA). (See FIGURE 4.7-21.)

TABLE 4.7-22
LINCOLN STREET - TEMESCAL CANYON ROAD TO NICHOLS ROAD

	2011 GENERAL PLAN	AVSP
Roadway Classification	Major	Major
Right-of-Way	100'	96'
Lane Configuration	4 Lanes	4 Lanes
Median	14' Raised	14' Raised
Bike Lane	None Provided	Class II – 6'
Parkways	10' Both Sides	12' + 12' with Added Wildlife, Pedestrian, Drainage Corridor

This segment of Lincoln Street is a major roadway link traversing through the Project from Temescal Canyon Road to Nichols Road. The Project has provided a Major Roadway with right-of-way, lane configuration and median similar to that as shown in the General Plan. The Project has provided a 96' wide right-of-way, versus 100' as shown in the General Plan; however, the lane configurations, raised-median and the provision for a Class II – 6' wide bike path is equal to or greater than shown in the General Plan. Enhancements to this segment of roadway include: 1) a Class II – 6' wide bike trail where none is provided in the General Plan; and, 2) increased parkway widths of 12' on both sides of the roadway with an added wildlife, pedestrian and drainage corridor along the west side of Lincoln Street. This segment of the Project roadway meets or exceeds the Roadway Classification Level of Service (LOS) and Roadway Configuration requirements outlined in the General Plan, with the exception of the reduced road right-of-way by 4 feet. (See FIGURE 4.7-20.)

TABLE 4.7-23
LINCOLN STREET – NICHOLS ROAD TO SOUTH PROJECT BOUNDARY

	2011 GENERAL PLAN	AVSP
Roadway Classification	Secondary	Secondary
Right-of-Way	90'	96'
Lane Configuration	4 Lanes	4 Lanes

Median	14’ Painted	14’ Raised
Bike Lane	Multi-Purpose	Class II – 6’
Parkways	10’ Both Sides	12’ Both Sides

This segment of Lincoln Street is a major link between the southerly portions of the Project from Nichols Road, south to the Project boundary to connect to the future extension of Lincoln Street through the existing residential neighborhoods south of the Project. The Project has provided a secondary roadway right-of-way, lane configuration, and median equal to and greater then shown in the General Plan. Enhancements to this segment of roadway include: 1) an additional 6’ of road right-of-way to 96’ wide; 2) a 14’ wide raised-median; 3) a 6’ wide Class II bike lane; and, 4) 12’ wide parkways on both sides of Lincoln Street. This segment of the Project roadway meets or exceeds the Roadway Classification and Roadway Configuration requirements outlined in the General Plan. (See FIGURE 4.7-23.)

TABLE 4.7-24 - STREET “A” – TEMESCAL CANYON ROAD TO LAKE STREET
Condition 1 – Couplet Entrance & Exit

	2011 GENERAL PLAN	AVSP
Roadway Classification	Urban Arterial	Town Center Couplet Arterial
Right-of-Way	120’	116’
Lane Configuration	6 Lanes	4 Lanes
Median	14’ Raised	14’ Raised
Bike Lane	Class II – 6’	Class II – 6’
Parkways	12’ Both Sides	22’ Both Sides

This segment of Street “A” is a major roadway link through the Project west of Lake Street. The Project has proposed an alternative design feature showing the Town Center Couplet Arterial four (4) lane roadways. Condition 1 of the Town Center Couplet Arterial is proposed for both the west entrance/exit to the Alberhill Town Center from Lake Street, and the east entrance/exit to the Alberhill Town Center from Lincoln Street. The Alberhill Town Center Couplet Arterial is different from that proposed as an Urban Arterial in the General Plan. The roadway right-of-way and has been reduced from 120’ in width to 116’ in width, as called for in the Project. The Project has provided for a 14’ wide raised-median, and a Class II – 6’ wide bike lane, identical to the Urban Arterial Roadway Classification. In reviewing the City’s General Plan Traffic Model, it was determined that a significant volume of traffic in this portion of Street “A”-Town Center Couplet, is attributable to overflow traffic on the I-15 Freeway diverted to Street “A” – Town Center Couplet, as a result of forecast congestion on the I-15 Freeway: 1) it is unlikely that traffic will be diverted to this portion of Street “A” – Town Center Couplet since this particular diversion route is very circuitous and will contain a significant amount of traffic control and potential urban village pedestrian impedance through the Town Center Couplet; and, 2) the actual General Plan ADT on this portion of Street “A” – Town Center Couplet will ultimately be more consistent with a typical four (4) lane major roadway as forecast in the Linscott, Law, and Greenspan *Traffic Impact Analysis*. Therefore, while this segment of Project is technically inconsistent with the General Plan, this four (4) lane segment of Street “A” – Town Center Couplet will be consistent with the Roadway Classification and Roadway Configurations stated in the proposed General Plan Amendment (GPA). (See FIGURE 4.7-24.)

TABLE 4.7-25
STREET "A" - CONDITION 2 – COUPLET AT URBAN PARK
(Split Roadway – East-bound & West-bound)

	2011 GENERAL PLAN	AVSP
Roadway Classification	Urban Arterial	Town Center Couplet Arterial
Right-of-Way	120'	80' Eastbound & Westbound
Lane Configuration	6 Lanes	2 Lanes Each E/B & W/B
Median	14' Raised	N/A (See FIGURE. 4.7-24)
Bike Lane	Class II – 6'	Class II – 4'
Parkways	12' Both Sides	22' Both Sides, Each Direction

This segment of "A" Street is a major roadway link through Project between Temescal Canyon Road and Lake Street. Condition No. 2 is one of three conditions of roadway classification that contains an alternative design feature showing the Alberhill Town Center Couplet Arterial four (4) lane roadway that will provide enhanced pedestrian bike path and vehicular traffic movement through the core area of the Project bounded on either side by the University Town Center in the University Town Village. In this segment, the east-bound and west-bound direction of traffic is split by approximately 210' of urban park/open space. Each of the east-bound and west-bound roadways provides for a total of four (4) lanes of traffic movement, in addition to a 4' wide Class II bike lane and 22' wide parkways on both sides of the east-bound and west-bound roadways. Enhancements to this segment of the roadway include: 1) two (2) lanes of traffic flow in each direction east-bound and west-bound; 2) 22' wide parkways on both sides of each roadway in the east bound and west bound direction; 3) provision for pedestrian access along with continuation of the 4' wide Class II bike lane; and, 4) two (2) parking lanes in addition to the travel lanes each direction. In reviewing the City's General Plan Traffic Model, it was determined that a significant volume of traffic in this portion of "A" Street – Town Center Couplet is attributable to overflow traffic on the I-15 Freeway diverted to "A" Street – Town Center Couplet as a result of forecast.

TABLE 4.7-26
STREET "A" - CONDITION 3 – COUPLET AT TOWN CENTER
(Split Roadway – East-bound & West-bound)

	2011 GENERAL PLAN	AVSP
Roadway Classification	Urban Arterial	Town Center Couplet Arterial
Right-of-Way	120'	80' Eastbound & Westbound
Lane Configuration	6 Lanes	2 Lanes Each E/B & W/B
Median	14' Raised	N/A See FIGURE 4.7-24
Bike Lane	Class II – 6'	Class II – 4'
Parkways	12' Both Sides	22' Both Sides, Each Direction

This segment of Street "A" is a major roadway link through the Project between Temescal Canyon Road and Lake Street. Condition No. 3 is one of three conditions of roadway classification that contains an alternative design feature showing the Town Center Couplet Arterial four (4) lane roadway that provides enhanced pedestrian bike path, vehicular traffic

movement through the core area of the Project bounded on either side by the University Town Center in the University Town Village. In this segment, the east-bound and west-bound direction of traffic is split by approximately 210' of the Town Center buildings, each of the east-bound and west-bound roadways provides for a total of four (4) lanes of traffic movement along with a 4' wide Class II bike lane and 22' wide parkways on both sides of the east-bound and west-bound roadways. Enhancements to this segment of the roadway include: 1) two (2) lanes of traffic flow in each direction east bound and west bound; 2) 22' wide parkways on both sides of each roadway in the east-bound and west-bound direction; 3) provision for pedestrian access along with continuation of the 4' wide Class II bike lane; and, 4) two (2) parking lanes in addition to the travel lanes each direction. In reviewing the City's General Plan Traffic Model, it was determined that a significant volume of traffic in this portion of "A" Street – Town Center Couplet is attributable to overflow traffic on the I-15 Freeway diverted to "A" Street – Town Center Couplet and as a result of forecast congestion on the I-15 Freeway: 1) it is very unlikely traffic will be diverted to this portion of "A" Street – Town Center Couplet, since this particular diversion route is very circuitous and will contain a significant amount of traffic control and potential urban village pedestrian impedance through the Town Center Couplet; and, 2) as a result, the actual General Plan ADT and LOS on this portion of "A" Street – Town Center Couplet will ultimately be more consistent with a typical four (4) lane major roadway as forecast in the Linscott, Law, and Greenspan *Traffic Impact Analysis.* Therefore, while this segment of Project is technically inconsistent with the General Plan, this four (4) lane segment of "A" Street – Town Center Couplet will be consistent with the Roadway Classification and Roadway Configurations stated in the proposed General Plan Amendment (GPA). (See Figure 4.7-24.)

TABLE 4.7-27 - NICHOLS ROAD – LINCOLN STREET TO LAKE STREET
Nichols Road – East-End Condition

	2011 GENERAL PLAN	AVSP
Roadway Classification	Major	Major
Right-of-Way	100'	120'
Lane Configuration	4 Lanes	4 Lanes
Median	14' Raised	28' Raised
Bike Lane	Class II – 6'	Class II – 6'
Parkways	10' Both Sides	17' Both Sides

This segment of Nichols Road is a major roadway link between Lincoln Street and Lake Street. The east-end condition of Nichols Road is adjacent to the Alberhill Town Center commercial areas immediately adjacent to both sides of Nichols Road. The Project has provided a major roadway right-of-way width lane configuration, median and bike lane equal to or greater than shown in the General Plan. Enhancements to this segment include: 1) a maximum of 20' of additional right-of-way for an enhanced raised median up to a maximum of 28' wide; and, 2) wider parkways of 17' versus 10' on both sides of the roadway that include a 5' wide sidewalk and 12' wide landscaped parkway areas. This segment of the Project roadway meets or exceeds the Roadway Classification and Roadway Configuration requirements outlined in the General Plan. (See FIGURE 4.7-25.)

TABLE 4.7-28 - NICHOLS ROAD – WEST END CONDITION

	2011 GENERAL PLAN	AVSP
Roadway Classification	Major	Major
Right-of-Way	100’	96’
Lane Configuration	4 Lanes	4 Lanes
Median	14’ Raised	14’ Raised
Bike Lane	Class II – 6’	Class II – 6’
Parkways	10’ Both Sides	12’ Both Sides

This segment of Nichols Road is a major link between Street "A" Couplet and Lake Street. The west end condition of Nichols Road that is 4’ less than the major roadway right-of-way proposed in the General Plan. This major roadway section provides for: 1) four (4) lanes of roadway; 2) a 14’ wide raised-median; and, 3) a 6’ wide Class II bike lane that is identical to that proposed in the General Plan. Enhancements to this segment of the roadway include a parkway width 2’ wider for the sidewalk and landscaped area for a total of 12’ wide on both sides of the roadway. This segment of the Project roadway lane configuration, median, bike lane and parkways meet or exceed the Roadway Classifications Configuration requirements outlined in the General Plan; however, the Project has proposed a reduced right-of-way width of 96’ versus 100’. (See FIGURE 4.7-25.)

TABLE 4.7-29 - LOOP ROADS (WEST OF STREET "A" COUPLET)

	2011 GENERAL PLAN	AVSP
Roadway Classification	Divided Collector with Potential Augmented Intersections	Divided Collector
Right-of-Way	68’	78’
Lane Configuration	2 Lanes + 2 - 6’ Emergency Lanes	2 Lanes + 2 - 8’ Parking Lanes
Median	14’ Painted	14’ Raised
Bike Lane	N/A	N/A
Parkways	10’ Both Sides	12’ Both Sides

The Loop Roads located westerly within the Project west of Street "A" Couplet, as identified in the General Plan and Project, call for a divided collector. The General Plan calls for a divided collector with potential augmented intersections. These potential augmented intersections would be evaluated during the detailed traffic analysis during Project development. A comparison of the divided collector right-of-way lane configuration, median, and parkways, meets or exceeds those shown in the General Plan. Enhancements to this segment of roadway include: 1) increased road right-of-way of 10’ to 78’ wide; 2) the lane configuration provides for two (2) lanes, plus two (2) 8’ wide parking lanes; and, 3) a 14’ wide raised-median and 2’ wider parkway areas on both sides of the roadway. This segment of the Project roadway meets or exceeds the Roadway Classification Level of Service (LOS) and Roadway Configuration requirements outlined in the General Plan. (See FIGURE 4.7-26.)

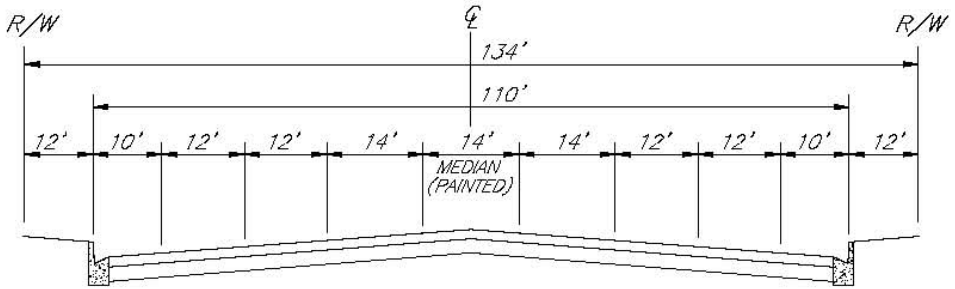
The Project's proposed plans and programs regarding traffic and circulation, public transit, bicycle and or pedestrian facilities, that are planned within the Project (as the Project's roadway classifications and roadway cross-sections), are very similar to what has been adopted within the City of Lake Elsinore's General Plan. ***Therefore, the Project will not conflict with adopted policies, plans or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities and impacts are less than significant***.

Results and Consistency

The preceding analysis has determined that all roadway sections proposed within the Project are substantially consistent with the roadway classifications shown in the City of Lake Elsinore General Plan with the exception of two (2) locations: 1) Temescal Canyon Road from the City limits to "A" Street – Town Center Couplet; and, 2) "A" Street - Town Center Couplet from Temescal Canyon Road to Lake Street.

The functionality of each of the proposed Alberhill Villages Specific Plan Roadway Classification and enhancements through its design, and as shown in FIGURES 4.7-18 through 4.7-26 of each roadway segment, demonstrates that the roadway right-of-way, lane configuration, medians, bike paths, parkways, and pedestrian pathways with the proposed enhancements, meets or exceeds the City's criteria shown in the General Plan and subsequent Alberhill Villages Specific Plan. The Alberhill Town Center Couplet Arterial is a unique design feature that provides enhanced pedestrian, bike path, and vehicular traffic movement through the core area of the Project as bounded by the University Town Center and the University Town Village. While this segment of Temescal Canyon Road from City limits to "A" Street – Town Center Couplet and "A" Street – Town Center Couplet from Temescal Canyon Road to Lake Street is technically inconsistent with the General Plan, these four (4) lane segments of major roadways will be consistent with the Roadway Classification and Roadway Configurations stated in the proposed General Plan Amendment.

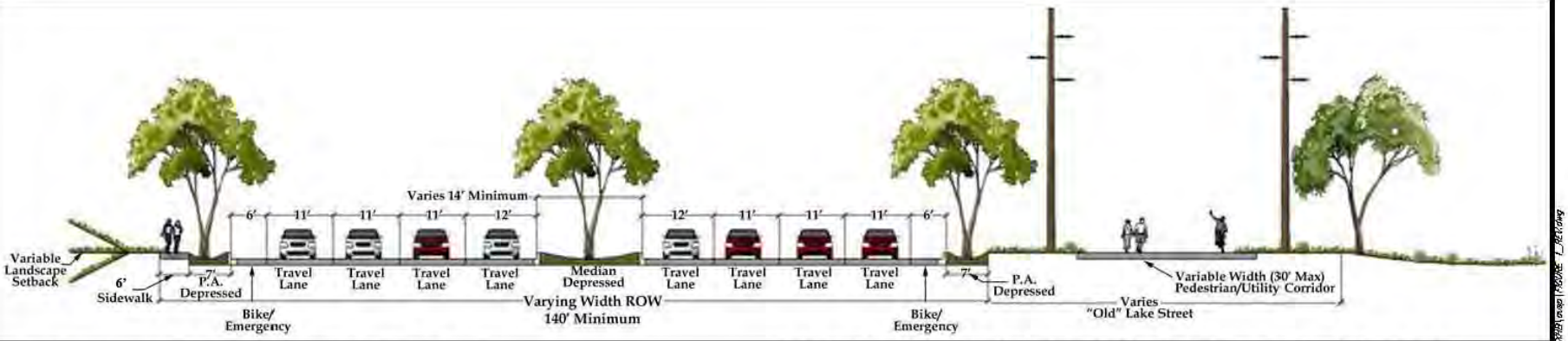
CITY GENERAL PLAN



(8-LANE)

AUGMENTED URBAN ARTERIAL

AVSP



LAKE STREET (I-15 to STREET "A" COUPLET)

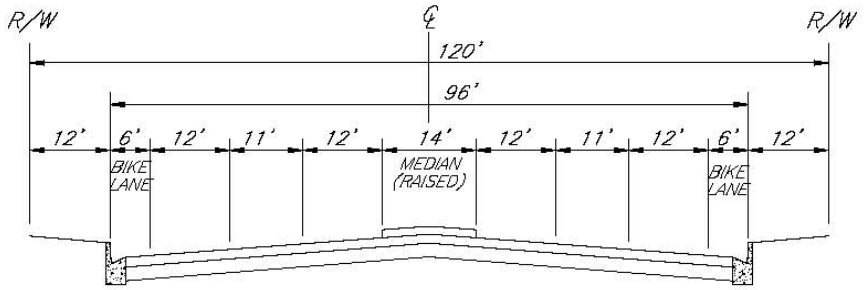
AUGMENTED URBAN ARTERIAL - 8 to 10 LANE

KWC ENGINEERS
CIVIL ENGINEERS ■ PLANNERS ■ SURVEYORS
1880 COMPTON AVENUE, SUITE 100 ■ CORONA, CA. 92881-3310 ■ 951-734-2130

ALBERHILL VILLAGES SPECIFIC PLAN
ROADWAY CLASSIFICATION CONSISTENCY ANALYSIS
CITY GENERAL PLAN vs. AVSP

FIGURE 4.7-18

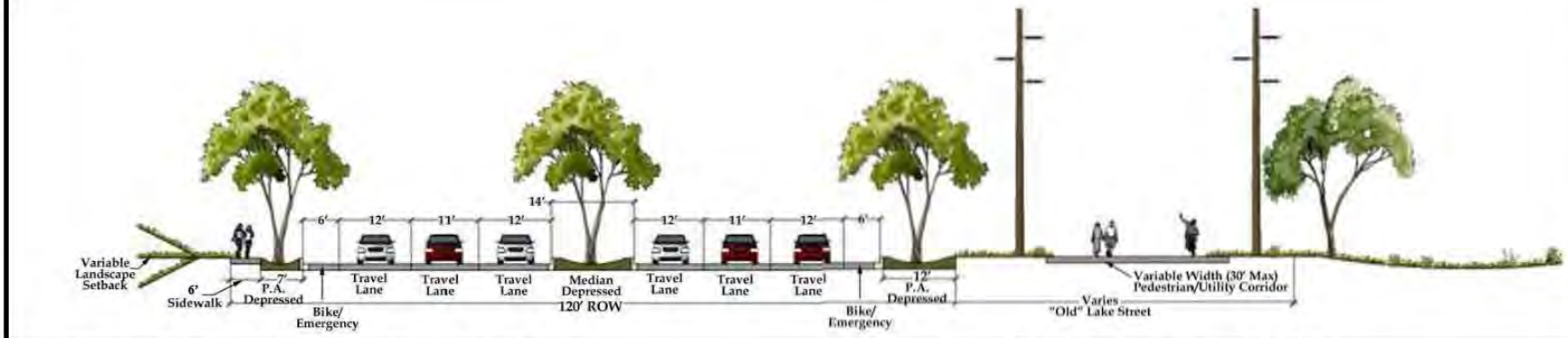
CITY GENERAL PLAN



(6-LANE)

URBAN ARTERIAL

AVSP



LAKE STREET (STREET "A" COUPLET to NICHOLS)

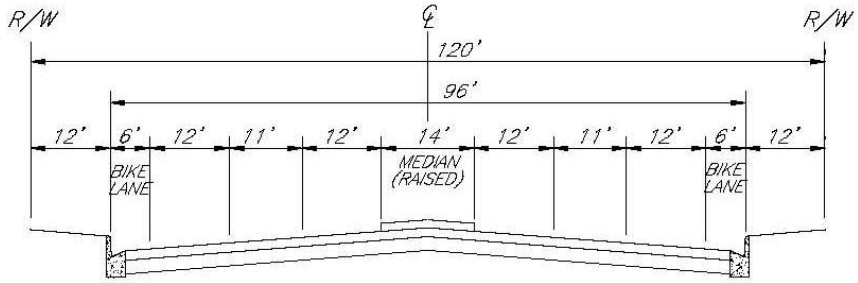
URBAN ARTERIAL - 6 LANE

ALBERHILL VILLAGES SPECIFIC PLAN
ROADWAY CLASSIFICATION CONSISTENCY ANALYSIS
CITY GENERAL PLAN vs. AVSP

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FIGURE 4.7-19

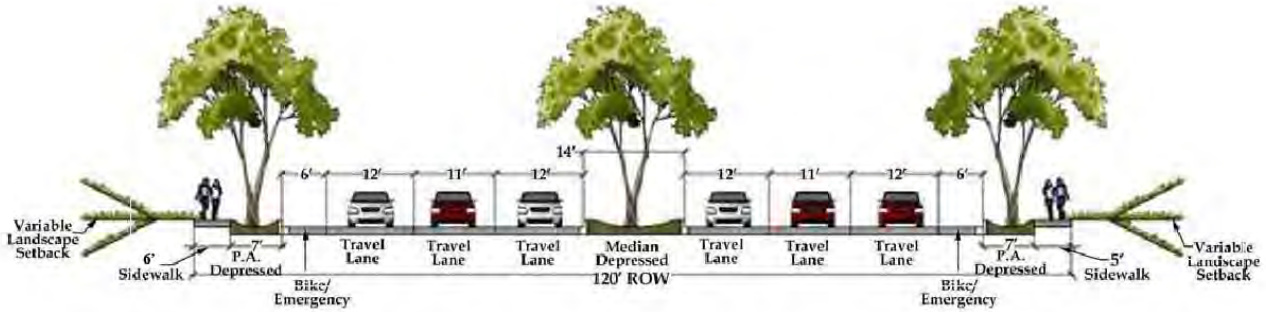
CITY GENERAL PLAN



(6-LANE)

URBAN ARTERIAL

AVSP



LAKE STREET (NICHOLS ROAD to 1000' N. OF MOUNTAIN)

URBAN ARTERIAL - 4 **6 LANE**

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ALBERHILL VILLAGES SPECIFIC PLAN
ROADWAY CLASSIFICATION CONSISTENCY ANALYSIS
CITY GENERAL PLAN vs. AVSP

FIGURE 4.7-20

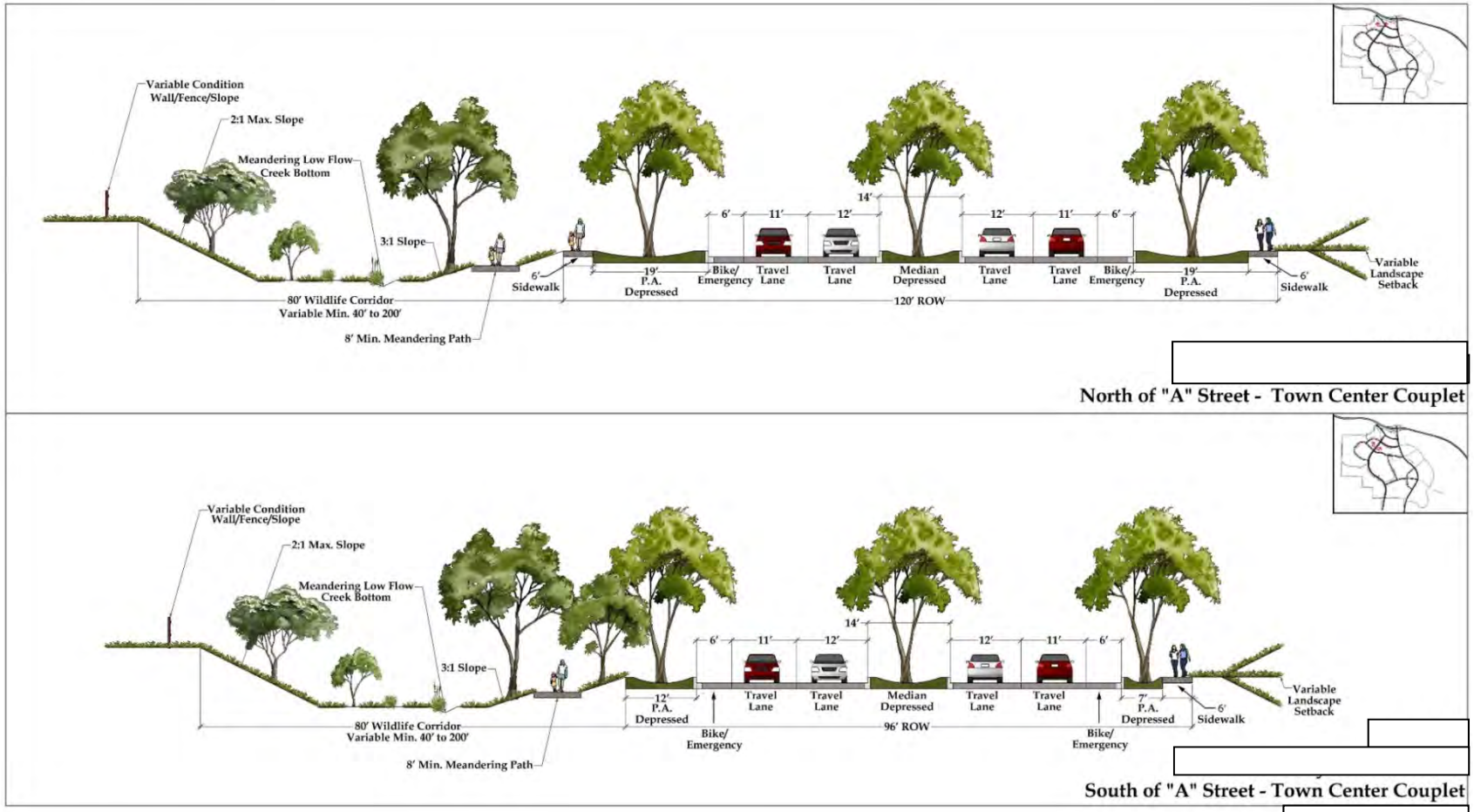


FIGURE 4.7-21

Lincoln Street Sections

Alberhill Villages Specific Plan

PROJECT DESIGN CONSULTANTS

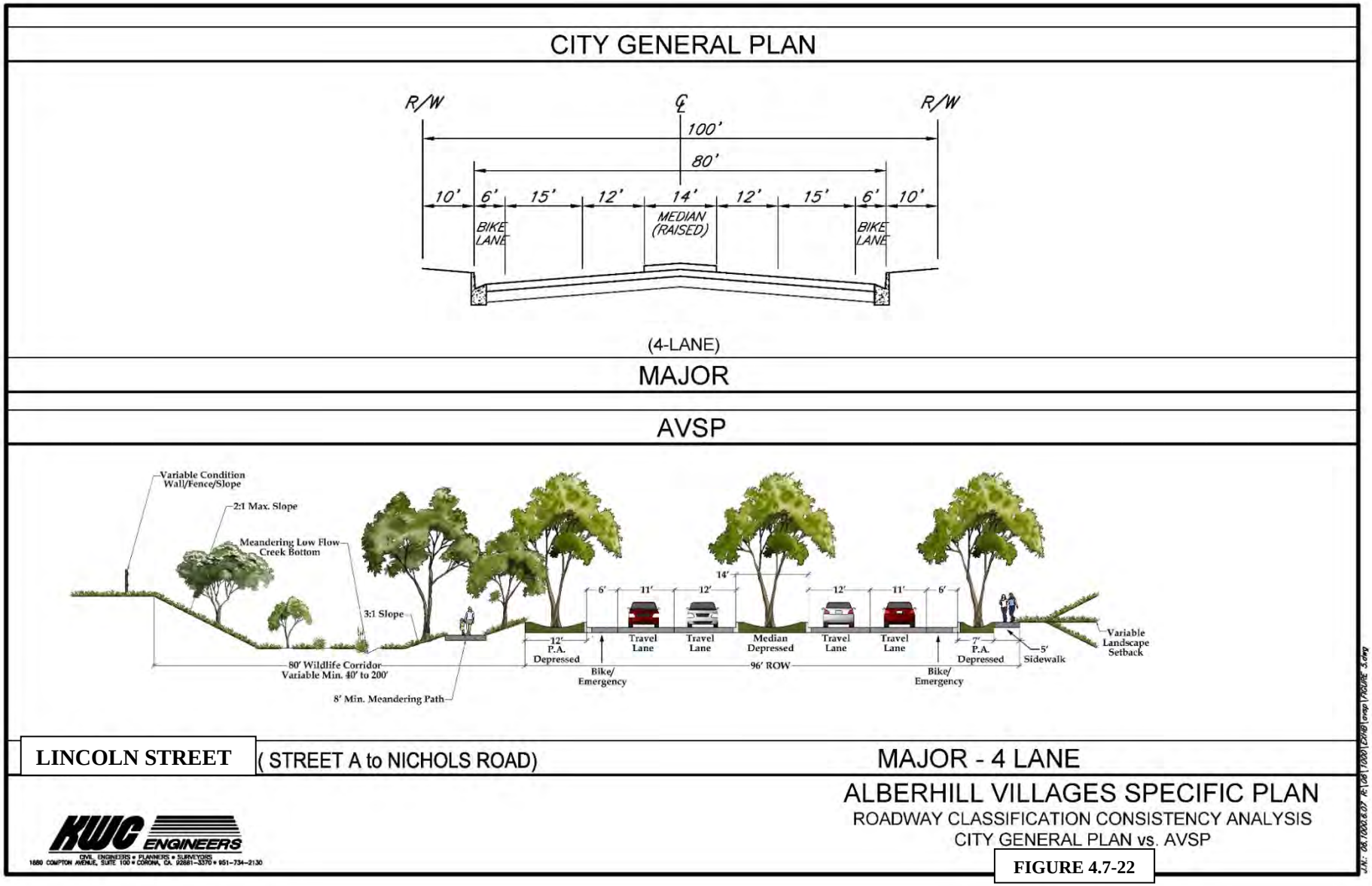
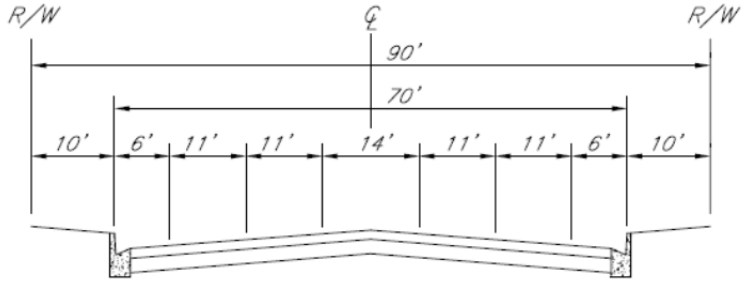

CITY GENERAL PLAN
R/W
℄
R/W
100'
80'
10'
6'
15'
12'
14'
12'
15'
6'
10'
BIKE LANE
MEDIAN (RAISED)
BIKE LANE
(4-LANE)
MAJOR
AVSP
Variable Condition Wall/Fence/Slope
2:1 Max. Slope
Meandering Low Flow Creek Bottom
3:1 Slope
80' Wildlife Corridor Variable Min. 40' to 200'
8' Min. Meandering Path
12' P.A. Depressed
6'
11'
12'
14'
12'
11'
6'
7' P.A. Depressed
Travel Lane
Travel Lane
Median Depressed
Travel Lane
Travel Lane
Bike/ Emergency
96' ROW
Bike/ Emergency
5' Sidewalk
Variable Landscape Setback
LINCOLN STREET
(STREET A to NICHOLS ROAD)
MAJOR - 4 LANE
ALBERHILL VILLAGES SPECIFIC PLAN
ROADWAY CLASSIFICATION CONSISTENCY ANALYSIS
CITY GENERAL PLAN vs. AVSP
KWC ENGINEERS
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FIGURE 4.7-22

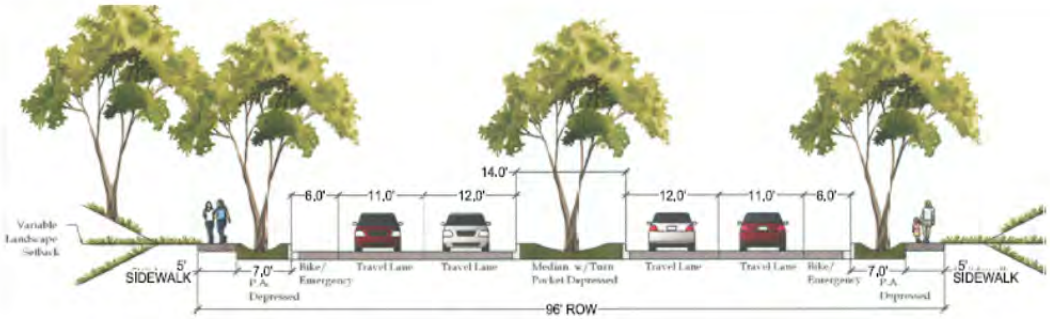
CITY GENERAL PLAN



(4-LANE)

SECONDARY

AVSP



LINCOLN STREET (NICHOLS ROAD to SOUTH PROJECT BOUNDARY)

SECONDARY - 4 LANE

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ALBERHILL VILLAGES SPECIFIC PLAN
ROADWAY CLASSIFICATION CONSISTENCY ANALYSIS
CITY GENERAL PLAN vs. AVSP

FIGURE 4.7-23

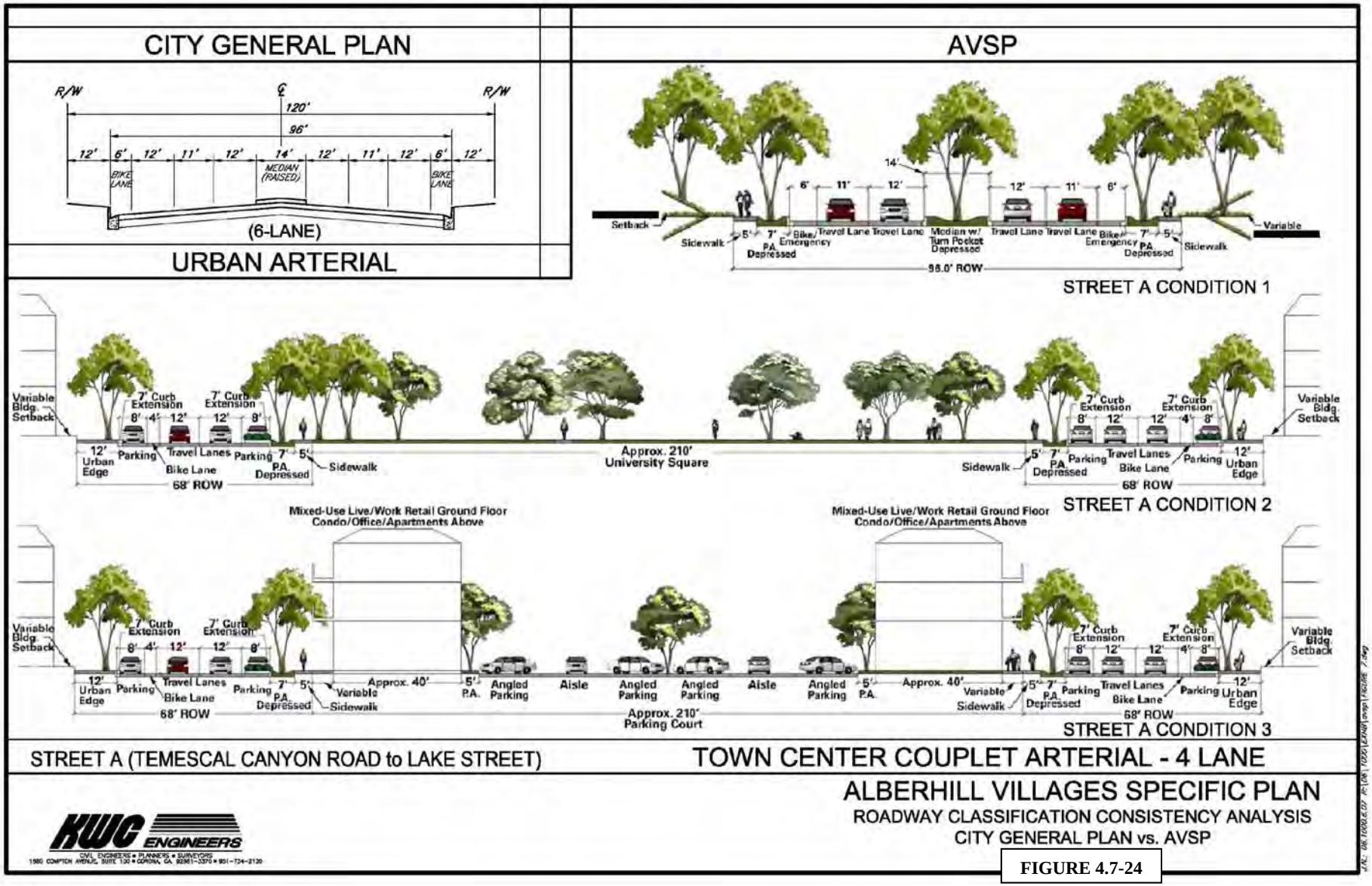

CITY GENERAL PLAN
AVSP
R/W
℄
R/W
120'
96'
12' 6' 12' 11' 12' 14' 12' 11' 12' 6' 12'
BIKE LANE
MEDIAN (RAISED)
BIKE LANE
(6-LANE)
URBAN ARTERIAL
Setback
Sidewalk
5'
7' PA Depressed
Bike/ Emergency
Travel Lane
Travel Lane
Median w/ Turn Pocket Depressed
Travel Lane
Travel Lane
Bike/ Emergency
7' PA Depressed
5'
Sidewalk
Variable
14'
6' 11' 12' 12' 11' 6'
98.0' ROW
STREET A CONDITION 1
Variable Bldg. Setback
7' Curb Extension
8' 4' 12' 12' 8'
12' Urban Edge
Parking
Travel Lanes
Bike Lane
Parking
7' PA Depressed
5'
Sidewalk
Approx. 210' University Square
68' ROW
STREET A CONDITION 2
Mixed-Use Live/Work Retail Ground Floor Condo/Office/Apartments Above
Variable
Approx. 40'
5' P.A.
Angled Parking
Aisle
Angled Parking
Angled Parking
Aisle
Angled Parking
Approx. 210' Parking Court
STREET A CONDITION 3
STREET A (TEMESCAL CANYON ROAD to LAKE STREET)
TOWN CENTER COUPLET ARTERIAL - 4 LANE
ALBERHILL VILLAGES SPECIFIC PLAN
ROADWAY CLASSIFICATION CONSISTENCY ANALYSIS
CITY GENERAL PLAN vs. AVSP
KWC ENGINEERS
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FIGURE 4.7-24

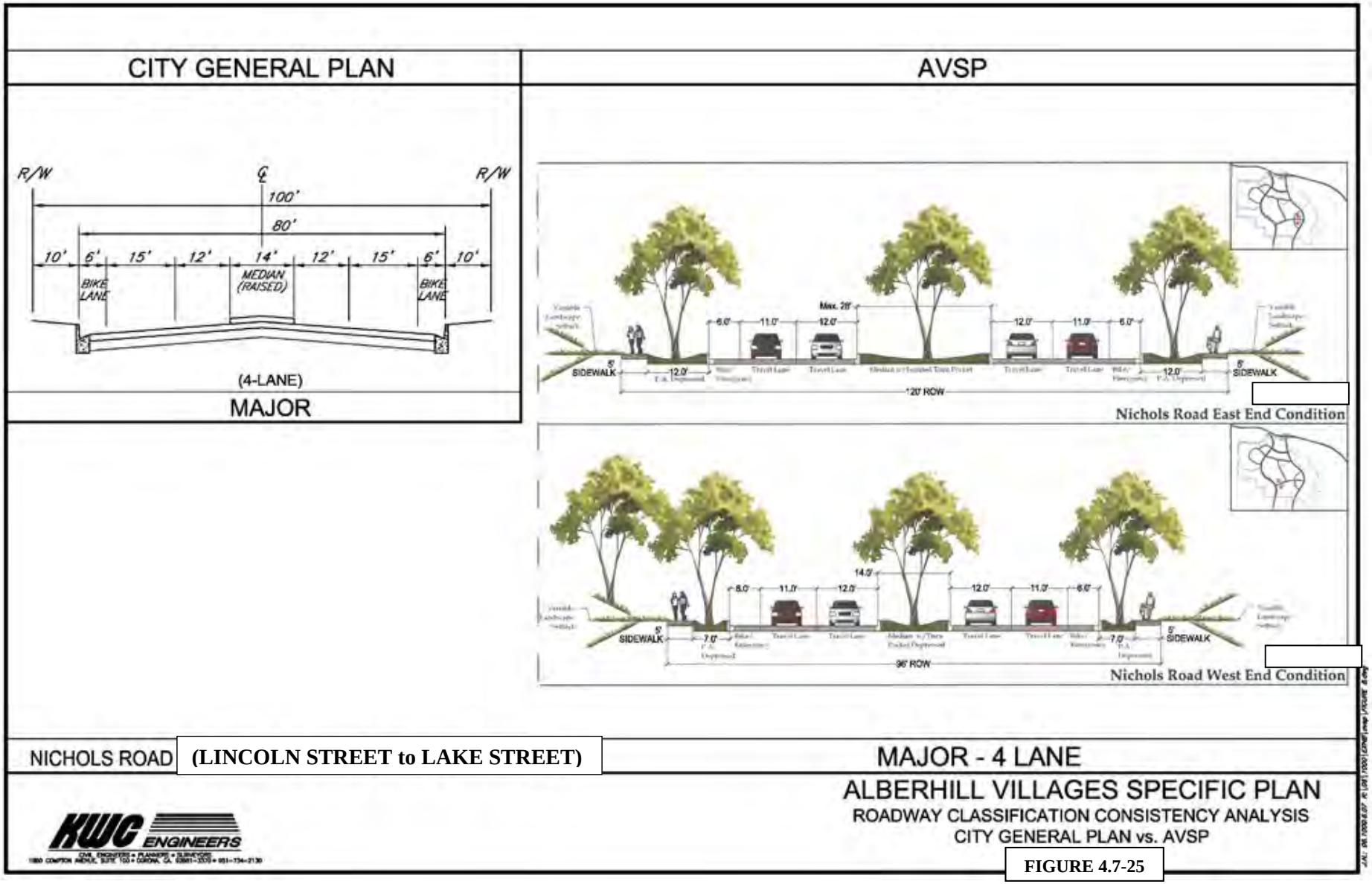
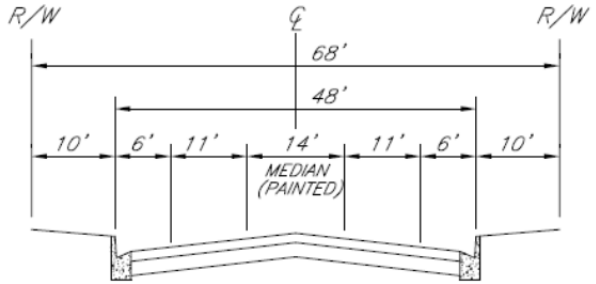

CITY GENERAL PLAN
AVSP
R/W
℄
R/W
100'
80'
10'
6'
15'
12'
14'
12'
15'
6'
10'
BIKE LANE
MEDIAN (RAISED)
BIKE LANE
(4-LANE)
MAJOR
Max. 28'
6.0'
11.0'
12.0'
12.0'
11.0'
6.0'
5' SIDEWALK
12.0'
12.0'
6' SIDEWALK
120' ROW
Nichols Road East End Condition
14.0'
8.0'
11.0'
12.0'
12.0'
11.0'
6.0'
5' SIDEWALK
7.0'
7.0'
5' SIDEWALK
96' ROW
Nichols Road West End Condition
NICHOLS ROAD
(LINCOLN STREET to LAKE STREET)
MAJOR - 4 LANE
ALBERHILL VILLAGES SPECIFIC PLAN
ROADWAY CLASSIFICATION CONSISTENCY ANALYSIS
CITY GENERAL PLAN vs. AVSP
KWC ENGINEERS

FIGURE 4.7-25

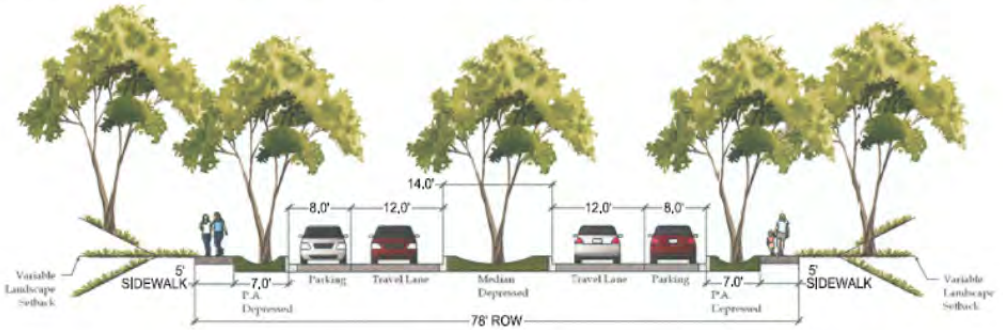
CITY GENERAL PLAN



(2-LANE)

DIVIDED COLLECTOR

AVSP



LOOP ROADS (WEST of TEMESCAL CANYON Rd.)

DIVIDED COLLECTOR - 2 LANE

ALBERHILL VILLAGES SPECIFIC PLAN
ROADWAY CLASSIFICATION CONSISTENCY ANALYSIS
CITY GENERAL PLAN vs. AVSP

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FIGURE 4.7-26

4.7.5 CUMULATIVE IMPACTS

Cumulative impacts related to traffic and circulation are addressed in the General Plan EIR which is incorporated by reference into this EIR. As shown in the preceding analysis, the proposed Project will significantly impact eleven (11) of the of the twenty-seven (27) key study intersections under the General Plan Amendment with Project scenario. With implementation of the roadway improvements identified in TABLE 4.7-16 and as required by Mitigation Measure TC-2, levels of service at the impacted study area intersections would be improved to meet the required level of service, However, the actual construction of the required intersection and roadway improvements cannot be determined with certainty. It is anticipated that as development that implements the proposed Project's Land Use Plan proceeds, each development will pay for and construct General Plan level road improvements as required on roads adjacent to the development sites.

However, the timing of road improvements needed to improve level of service on a regional basis will be determined by the City of Lake Elsinore, other cities in western Riverside County, the County of Riverside and the Riverside County Transportation Commission, and Caltrans based upon need and the availability of funding. Thus, it is possible that the required improvements will not be constructed in time to mitigate the proposed Project's traffic and circulation impacts to below the level of significance. Therefore, the proposed Project will cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections). ***Therefore, impacts will remain significant and unavoidable.***

4.7.6 ENVIRONMENTAL MITIGATION MEASURES

The following mitigation measures are required to reduce traffic and circulation impacts.

Construction

TC-1 Prior to the issuance of a grading and/or building permits for development proposed by a Phased Development Plan, Subdivision Map, or Design Review Application, start of construction of each phase of the Alberhill Villages Specific Plan Project, the Applicant shall implement the following measures documented in a construction management plan to be approved by the City Engineer:

- Control for any street closure, detour, or other disruption to traffic circulation;
- Routes that construction vehicles will utilize to access the site;
- Hours of construction traffic (not to occur during AM or PM peak hour**);**
- Off-site vehicles staging and parking areas;

- Proposed construction staging plan for the Project;
- Posted information for contact in case of emergency or complaint; and,
- Hours of construction and traffic control during construction shall not interfere with ingress/egress to and from the residential, commercial and other land uses from each phase built and to be built-out.

Traffic Capacity/Level of Service

TC-2 The Project shall participate in the phased construction of the on- and off-site intersection improvements through payment of City of Lake Elsinore fees, and participation in the Western Riverside County Transportation Uniform Mitigation Fees (TUMF) program.

Where required, improvements are not covered by these programs; mitigation shall be implemented through a fair-share contribution or as otherwise determined by the City Engineer. The improvements listed below shall be in place prior to issuance of the first building permit for each phase.

- Horsethief Canyon Road at Temescal Canyon Road

  Install a traffic signal and design for three-phase operation with protective left-turn phasing for westbound left-turn movements on Horsethief Canyon Road. Widen and re-stripe Horsethief Canyon Road to provide an exclusive northbound free right-turn lane. Widen and re-stripe Temescal Canyon Road to provide a 2nd and 3rd eastbound through lanes, 2nd westbound through lane and dual westbound left-turn lanes.

- Lake Street at Temescal Canyon Road

  Widen and re-stripe Lake Street to provide a 2nd northbound left-turn lane, 3rd northbound through lane and a 3rd southbound through lane. Modify existing planned traffic signal.

- Lake Street at Nichols Road

  Widen and re-stripe Lake Street to provide an exclusive northbound free right-turn lane. Install a westbound right-turn overlap phase on Nichols Road. Modify existing traffic signal.

- Terra Cotta Road at Lakeshore Drive

  Install a traffic signal and design for eight-phase operation with protective left-turn phasing for all left-turn movements on Terra Cotta Road and Lakeshore Drive. Widen and re-stripe Terra Cotta Road to provide an exclusive northbound left-turn lane and an exclusive southbound left-turn lane. Widen and re-stripe Lakeshore Drive to provide a

2nd eastbound through lane, a 2nd westbound through lane and an exclusive westbound right-turn lane.

- I-15 Southbound Ramps/Collier Avenue at Nichols Road

  Widen and re-stripe I-15 Southbound Ramps to provide two (2) southbound left-turns, one (1) southbound through lane and one (1) southbound free right-turn lane. Widen and re-stripe Collier Avenue to provide one (1) northbound free right-turn lane Widen and re-stripe Nichols Road to provide a 2nd and 3rd eastbound through lanes, an exclusive eastbound right turn lane, dual westbound left-turn lanes, and a 2nd westbound through lane. Modify General Plan Buildout planned traffic signal. It should be noted that this improvement is part of the proposed I-15/Nichols Road Interchange Improvement Project.

- I-15 Northbound Ramps at Nichols Road:

  Widen and re-stripe I-15 Northbound Ramps to provide two (2) northbound left-turns and one (1) northbound right-turn lane. Widen and re-stripe Nichols Road to provide a 2nd and 3rd eastbound through lanes, and a 2nd and 3rd westbound through lanes. Modify General Plan Buildout planned traffic signal. It should be noted that this improvement is part of the proposed I-15/Nichols Road Interchange Improvement Project.

- Lincoln Street at A Street/E Street

  Widen and re-stripe Lincoln Street to provide an exclusive southbound right-turn lane. Widen and re-stripe E Street to provide a 2nd eastbound left-turn lane. Modify General Plan Buildout planned traffic signal.

- Lake Street at A Street

  Widen and re-stripe Lake Street to provide a 3rd northbound through lane, 3rd southbound through lane and an exclusive southbound right-turn lane. Widen and re-stripe A Street to provide a 2nd eastbound left-turn lane, an exclusive eastbound right-turn lane, and an exclusive westbound right-turn lane. Install a southbound right-turn overlap phase on Lake Street. Modify General Plan Buildout planned traffic signal and convert from five-phase operation to eight-phase operation. It should be noted that this intersection is not impacted but has been improved due to other recommended improvements which affect the lane geometry of this intersection.

- Lake Street at B Street

  Widen and re-stripe Lake Street to provide a 3rd northbound through lane and a 3rd southbound through lane. Modify General Plan Buildout planned traffic signal. It should be noted that this intersection is not impacted but has been improved due to other recommended improvements which affect the lane geometry of this intersection.

- Lake Street at D Street (North)

  Widen and re-stripe Lake Street to provide a 3rd northbound through lane and a 3rd southbound through lane. Modify General Plan Buildout planned traffic signal.

- Alberhill Ranch Road at Nichols Road

  Widen and re-stripe Alberhill Ranch Road to provide a 2nd southbound left-turn lane. Widen and re-stripe Nichols Road to provide an exclusive westbound right-turn lane. Modify General Plan Buildout planned traffic signal.

- Terra Cotta Road at Nichols Road

  Widen and re-stripe Nichols Road to a 3rd eastbound through lane, an exclusive eastbound right-turn lane, a 3rd westbound through lane and a 2nd westbound left-turn lane. Install a northbound right-turn overlap phase on Terra Cotta Road. Modify General Plan Buildout planned traffic signal.

- Lincoln Street at Temescal Canyon Road

  Widen and re-stripe Lincoln Street to provide a 2nd northbound left turn-lane. Widen and re-stripe Temescal Canyon Road to provide an exclusive eastbound free right turn-lane and a 2nd westbound left-turn lane. Modify General Plan Buildout planned traffic signal.

4.7.7 SUMMARY OF ENVIRONMENTAL EFFECTS AFTER MITIGATION MEASURES ARE IMPLEMENTED

Construction Traffic

Construction traffic impacts will be mitigated to less than significant with implementation of Mitigation Measure TC-1.

Operational Traffic

Although the improvements required by Mitigation Measure TC-2, if fully constructed, will reduce impacts to less than significant for the General Plan Amendment Buildout With Project scenario, the Project cannot guarantee the timing and construction of these improvements which are regional and will be determined by the City of Lake Elsinore, other cities in western Riverside County, the County of Riverside and the Riverside County Transportation Commission, and Caltrans based upon need and the availability of funding. Thus, it is possible that the required improvements will not be constructed in time to mitigate the proposed Project's traffic and circulation impacts to below the level of significance. Therefore, the proposed Project will cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections). ***Impacts will remain significant and unavoidable.***

4.8 AIR QUALITY AND GREENHOUSE GAS ANALYSIS

Information from the following documents were used in the preparation of this Section and are either included in Appendix E and E-1 of this Draft Environmental Impact Report (EIR) or at the City of Lake Elsinore's front counter, or on-line as indicated:

- Giroux and Associates. 2010. *Air Quality Impact Analysis, Alberhill Villages Specific Plan, City of Lake Elsinore, California*. July 13, 2010. (This report is within Appendix E of this Program Environmental Impact Report (EIR.);

- Giroux and Associates. 2015. *Letter Report Update.* September 23, 2015. (This letter report is within Appendix E-1 of this Program Environmental Impact Report (EIR.);

- The City of Lake Elsinore. 2011. *City of Lake Elsinore Climate Action Plan (CAP).* Prepared by Rincon Consultants, Inc. Certified/adopted by the City of Lake Elsinore on December 13, 2011. (This document is available for Public Review at the City of Lake Elsinore and at City of Lake Elsinore web-site: http://www.lake-elsinore.org; Accessed web-site May 15, 2012.);

- City of Lake Elsinore. 2011. *City of Lake Elsinore General Plan Update Recirculated Draft Program EIR (GP).* Certified/adopted by the City of Lake Elsinore on December 13, 2011. (This document is available for Public Review at the City of Lake Elsinore and at City of Lake Elsinore web-site: http://www.lake-elsinore.org; Accessed web-site May 15, 2012.);

- City of Lake Elsinore. 2011. *City of Lake Elsinore General Plan (GP).* Certified/adopted December 13, 2011. (This document is available for Public Review at the City of Lake Elsinore and the City of Lake Elsinore web-site: http://www.lake-elsinore.org; Accessed web-site May 15, 2012.);

- California Environmental Protection Agency, Air Resources Board. 2001. *Proposed Amendments to the Area Designations for State Ambient Air Quality Standards with Maps of Area Designations for the State and National Ambient Air Quality Standards*. (This report is at this web-site: http://www.arb.ca.gov/regact/2011/area11/area11.html; Accessed web-site October 19, 2012.);

- California Climate Action Team. 2006. *Climate Action Team Report to Governor Schwarzenegger and the California State Legislature.* March. (This document is at this web-site: http://www.climatechange.ca.gov/climate_action_team/reports/2006report/2006-04-03_F04-03_FINAL_CAT_REPORT.PDF; Accessed web-site May 15, 2012.);

- California Air Pollution Control Officers Association (CAPCOA). 2008. *CEQA and Climate Change: Evaluating and Addressing Greenhouse Gas Emissions from Projects Subject to the California Environmental Quality Act.* January. (This report is at this

web-site: http://capcoa.org/wp-content/uploads/downloads/2010/05/CAPCOA-White-Paper.pdf; Accessed web-site May 15, 2012.);

- California Air Resources Board. 2008. *Climate Change Proposed Scoping Plan.* June 26 and October and 2008. (This report is at this web-site: http://www.bing.com/search?q=California+Air+Resources+Board.+2008.+Climate+Change+Proposed+Scoping+Plan.+June+26+and+October%2C+2002&src=ie9tr; Accessed web-site May 15, 2012.);

- Intergovernmental Panel on Climate Change. 2007. *Climate Change 2007: The Physical Science Basis. Contribution of Working Group I to the Fourth Assessment Report of the Intergovernmental Panel on Climate Change*. Cambridge University Press, Cambridge, United Kingdom and New York, NY. (This document is at this web-site: http://www.ipcc.ch/publications_and_data/ar4/wgl/en/contents.html; Accessed web-site August 16, 2012.);

- South Coast Air Quality Management District. 1993 & 2008.*The California CEQA Air Quality Handbook (Appendix 'G')*. April 1993 (as revised through November 1993) and Greenhouse Gasses (Dec. 5, 2008). (This document is on the State of California's web-site: http://www.aqmd.gov/ceqa/handbook; Accessed web-site August 16, 2012.);

- South Coast Air Quality Management District. 2010. *Proposed Tier 4 Performance Standards.* Main Presentation. September 28, 2010. (SCAQMD 2010). (This document is at this web-site: http://www.aqmd.gov/ceqa/handbook/GHG/2010/sept28mtg/sept29.html; Accessed web-site August 16, 2012.);

- South Coast Air Quality Management District. 2003. *Air Quality Data Management District.* Approved by Environmental Protection Agency/EPA in 2004, also 2003 and 1995 standards referenced and the 2007 AQMP, the Federal Clean Air Act 1977 Amendments and Amendments - CAAA of 1990. (This document is available for Public Review at South Coast Air Quality Management District.);

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The Air Quality and Greenhouse Gasses Sections, evaluates potential short-term air quality impacts and climate change impacts associated with construction activity, in addition to long-term and regional air quality and climate change impacts associated with Project development. The analysis is separated into two parts, *Air Quality Analysis* and *Greenhouse Gas Analysis*.

AIR QUALITY ANALYSIS:

4.8.1 ENVIRONMENTAL SETTING

4.8.1.1 Climate

The Project site is located in western Riverside County that is part of the South Coast Air Basin (SCAB), and within the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The Project site's climate area is known as southern California's 'Mediterranean-type' climate (a semi-arid environment with mild winters, warm summers and moderate rainfall). The SCAB is a 12,000 square mile area bounded by the Pacific Ocean to the west and the San Gabriel, San Bernardino, and San Jacinto Mountains to the north and east. The Basin includes all of Orange County and the non-desert portion of Los Angeles, Riverside, and San Bernardino Counties. The distinctive climate of the SCAB is determined by its terrain and geographical location as the Basin is a coastal plain with connecting broad valleys and low hills. The general region lies in the semi-permanent high pressure zone of the eastern pacific. As a result, the climate is mild, tempered by cool sea breezes. The usually mild climatological pattern is interrupted infrequently by periods of extremely hot weather, winter storms, or Santa Ana winds.

The climate is characterized by moderate temperatures and comfortable humidity with precipitation limited to a few storms during the winter season (November through April). Temperatures in the Project area average a very comfortable 65ºF year-round, with warm summer afternoons (95+ degrees) and often cool winter mornings (around 35 degrees).

The average annual temperature varies little throughout the Basin, averaging 65 degrees Fahrenheit. However, with a less pronounced oceanic influence, the eastern inland portions of the Basin show greater variability in annual minimum and maximum temperatures. All portions of the Basin have had a recorded temperatures over 100 degrees in recent years. January is usually the coldest month at all locations while July and August are usually the hottest months

of the year. Although the SCAB has a semi-arid climate, the air near the surface is moist because of the presence of a shallow marine layer. Except for infrequent periods when dry, continental air is brought into the Basin by off-shore winds, the ocean effect is dominant. Periods with heavy fog are frequent; and low stratus clouds, occasionally referred to as 'high fog' are a characteristic climate feature. The clouds and fog that form along the area's coastline rarely extend as far inland as the Project area, and if they do, they usually burn off quickly after sunrise. The most important weather pattern is associated with the warm season airflow across populated areas of the Los Angeles Basin that brings polluted air into western Riverside County late in the afternoon. This transport pattern creates unhealthful air quality when the fringes of this 'urban smog cloud' extend to the Project site during the summer months.

Annual average relative humidity is 70 percent at the coast and 57 percent in the eastern part of the Basin. Precipitation is typically 9-14 inches annually in the Basin and is rarely in the form of snow or hail due to typically warm weather. The frequency and amount of rainfall is greater in the coastal areas of the Basin. Rainfall in the Project area varies considerably in both time and space. Almost all the annual rainfall comes from the fringes of mid-latitude storms from late November to early April. Rainfall in the Lake Elsinore area averages 11.6 inches per year, but varies markedly from one year to the next.

Winds

Winds are an important factor in characterizing the local air quality environment because they both determine the regional pattern of air pollution transport and control the local rate of pollution dispersion. Daytime winds are from the NW at 6-8 mph as air moves regionally onshore from the cool Pacific Ocean to the warm Mojave Desert interior of Southern California. These winds allow for good local mixing, but they may bring air pollutants from urbanized coastal areas into interior valleys. Strong thermal convection in the summer ultimately dilutes the smog cloud from urbanized development, but the Project area is too close to Los Angeles Basin emissions sources to completely escape the regional air quality degradation. The estimated wind directions is from the northwest to the southeast near the Project area during the summer (March to November) and primarily from the west to the east during the winter (December to February). With very light average wind speeds, the Basin's atmosphere has a limited capability to disperse air contaminants horizontally. Wind speeds vary throughout the County with average daytime wind speeds reported at March Air Reserve Base of 9.0 miles per hour (mph) in the summer, and 6.9 mph during winter months, while wind speeds near the City of Riverside average 5.7 mph during summer months, and 1.8 mph in winter. Light nocturnal winds result mainly from drainage of cool air off mountains toward the valley floor. Such winds are characterized by stagnation and poor local mixing. However, the origin of these winds in unpopulated mountain areas does not generally impair air quality.

Temperature Inversions and Smog

In addition to winds that control the rate and direction of pollution dispersal, Southern California is notorious for strong temperature inversions that limit the vertical depth through which pollution can be mixed. In summer, coastal areas are characterized by a sharp

discontinuity between the cool marine air at the surface and the warm, sinking air aloft within the high pressure cell over the ocean to the west. This marine/subsidence inversion allows for good local mixing, but acts like a giant lid over the basin.

A second inversion type forms on clear winter nights when cold air off the mountains sinks to the valley floor while the air aloft over the valley remains warm. This forms radiation inversions. These inversions, in conjunction with calm winds, trap pollutants such as automobile exhaust near their source. While these inversions may lead to air pollution 'hot spots' in heavily developed coastal areas of the basin, there is not enough traffic in inland valleys to cause any winter air pollution problems. Thus, while summers are periods of hazy visibility and occasionally unhealthful air, winter is often a period of spectacular visibility and excellent air quality in the Project area.

Under ideal meteorological conditions and irrespective of topography, pollutants emitted into the air would be mixed and dispersed into the upper atmosphere. However, the southern California region frequently experiences temperature inversions in which pollutants are trapped and accumulate close to the ground. The inversion, a layer of warm, dry air overlaying cool, moist marine air is a normal condition in the southland. The cool, damp and hazy sea air capped by coastal clouds is heavier than the warm, clear air that acts as a lid through which the marine layer cannot rise. The height of the inversion is important in determining pollutant concentration. When the inversion is approximately 2,500 feet above sea level, the sea breezes carry the pollutants inland to escape over the mountain slopes or through the passes. At a height of 1,200 feet, the terrain prevents the pollutants from escaping and it backs up along the foothill communities. Below 1,200 feet, the inversion puts a tight lid on pollutants, concentrating them in a shallow layer over the entire coastal basin. Usually, inversions are lower before sunrise then during the daylight hours. Mixing heights for inversions are lower in the summer and more persistent, being partly responsible for the high levels of ozone observed during summer months in the Basin. Smog in Southern California is generally the result of these temperature inversions combining with coastal day winds and local mountains to contain the pollutants for long periods of time, allowing them to form secondary pollutants be reacting with sunlight. The Basin has limited ability to disperse these pollutants due to typically low wind speeds.

4.8.1.2 Existing Air Quality

Ambient Air Quality Standards (AAQS)

Air quality at any location is dependent on the regional air quality and local pollutant sources. As noted above, regional air quality is primarily a function of basin topography and wind patterns, which tend to contain Basin primary pollutants, as they react with each other and sunlight to form existing emissions.

In order to gauge the significance of the air quality impacts of the Project, those impacts, together with existing background air quality levels, must be compared to the applicable South Coast Air Quality Management District air quality standards which serve to implement both the Federal and State Ambient Air Quality Standards . These standards are the levels of air quality

considered acceptable, with an adequate margin of safety, to protect the public health and welfare.

National Ambient Air Quality Standards (NAAQS) were established in 1971 for six principal pollutants, which are called "criteria" pollutants with individual States retaining the option to add other pollutants, require more stringent compliance, or to include different exposure periods. The initial attainment deadline of 1977 was extended several times in air quality problem areas like southern California. In 2003, the Environmental Protection Agency (EPA) adopted a rule which extended and established a new attainment deadline for ozone for the year 2021. Because the State of California had established AAQS several years before the Federal action and because of unique air quality problems introduced by the restrictive dispersion meteorology, there is considerable difference between State and national clean air standards. T The Federal and State standards currently in effect in California are shown in TABLE 4.8-1. Sources and health effects of various pollutants are shown in TABLE 4.8-2.

The Federal Clean Air Act Amendments (CAAA) was enacted in 1970, and has been amended numerous times in subsequent years; the CAAA (1990) required that the U.S. Environmental Protection Agency (EPA) review all national AAQS in light of currently known health effects. EPA was charged with modifying existing standards or promulgating new ones where appropriate. EPA subsequently developed standards for chronic ozone exposure (8+ hours per day) and for very small diameter particulate matter (called '$PM_{2.5}$'). New national AAQS were adopted in 1997 for these pollutants.

Planning and enforcement of the Federal standards for $PM_{2.5}$ and for ozone (8-hour) were challenged by trucking and manufacturing organizations. In a unanimous decision, the U.S. Supreme Court ruled that EPA did not require specific congressional authorization to adopt national clean air standards. The Court also ruled that health-based standards did not require preparation of a cost-benefit analysis. The Court did find, however, that there was some inconsistency between existing and 'new' standards in their required attainment schedules. Such attainment-planning schedule inconsistencies centered mainly on the 8-hour ozone standard. EPA subsequently agreed to downgrade the attainment designation for a large number of communities to 'non-attainment' for the 8-hour ozone standard.

TABLE 4.8-1 - AMBIENT AIR QUALITY STANDARDS / CALIFORNIA ARB (06/26/08)

Pollutant	Averaging Time	California Standards		Federal Standards		
		Concentration	Method	Primary	Secondary	Method
Ozone (O_3)	1 Hour	0.09 ppm (180 µg/m³)	Ultraviolet Photometry	-	Same as Primary Standard	Ultraviolet Photometry
	8 Hour	0.070 ppm (137 µg/m³)		0.075 ppm (147 µg/m³)		
Respirable Particulate Matter (PM_{10})	24 Hour	50 µg/m³	Gravimetric or Beta Attenuation	150 µg/m³	Same as Primary Standard	Inertial Separation and Gravimetric Analysis
	Annual Arithmetic Mean	20 µg/m³		Revoked (2006)		
Fine Particulate Matter ($PM_{2.5}$)	24 Hour	No Separate State Standard		35 µg/m³	Same as Primary Standard	Inertial Separation and Gravimetic Analysis
	Annual Arithmetic Mean	12 µg/m³	Gravimetric or Beta Attenuation	15 µg/m³		
Carbon Monoxide (CO)	8 Hour	9.0 ppm (10 mg/m³)	Non-Dispersive Infrared Photometry (NDIR)	9 ppm (10 mg/m³)	None	Non-Dispersive Infrared Photometry (NDIR)
	1 Hour	20 ppm (23 mg/m³)		35 ppm (40 mg/m³)		
	8 Hour (Lake Tahoe)	6 ppm (7 mg/m³)		–	–	–
Nitrogen Dioxide (NO_2)	Annual Arithmetic Mean	0.030 ppm (57 µg/m³)	Gas Phase Chemiluminescence	0.053 ppm (100 µg/m³)	Same as Primary Standard	Gas Phase Chemiluminescence
	1 Hour	0.18 ppm (339 µg/m³)		0.100 ppm (189 µg/m³)		
Lead	30-Day average	1.5 µg/m³	Atomic Absorption	–	–	–
	Calendar Quarter	–		1.5 µg/m³	Same as Primary Standard	High Volume Sampler and Atomic Absorption
Sulfur Dioxide (SO_2)	Annual Arithmetic Mean	–	Ultraviolet Fluorescence	0.030 ppm (80 µg/m³)	–	Spectrophotometry (Pararosaniline Method)
	24 Hour	0.04 ppm (105 µg/m³)		0.14 ppm (365 µg/m³)	–	
	3 Hour	–		–	0.5 ppm (1,300 µg/m³)	
	1 Hour	0.25 ppm (655 µg/m³)		–	–	
Visibility Reducing Particles	8 Hour	Extinction coefficient of 0.23 per kilometer– visibility of 10 miles or more (0.07–30 miles or more for Lake Tahoe) due to particles when relative humidity is less than 70 percent. Method: Beta Attenuation and Transmittance through Filter Tape.		**No Federal Standards**		
Sulfates	24 Hour	25 µg/m³	Ion Chromatography			
Hydrogen Sulfide	1 Hour	0.03 ppm (42 µg/m³)	Ultraviolet Fluorescence			
Vinyl Chloride	24 Hour	0.01 ppm (26 µg/m³)	Gas Chromatography			

(continued)

1. California standards for ozone, carbon monoxide (except 8-hour Lake Tahoe), sulfur dioxide (1 and 24 hour), nitrogen dioxide, and particulate matter (PM10, PM2.5, and visibility reducing particles), are values that are not to be exceeded. All others are not to be equaled or exceeded. California ambient air quality standards are listed in the Table of Standards in Section 70200 of Title 17 of the California Code of Regulations.
2. National standards (other than ozone, particulate matter, and those based on annual arithmetic mean) are not to be exceeded more than once a year. The ozone standard is attained when the fourth highest 8-hour concentration measured at each site in a year, averaged over three years, is equal to or less than the standard. For PM10, the 24 hour standard is attained when the expected number of days per Calendar year with a 24-hour average concentration above 150 µg/m3 is equal to or less than one. For PM2.5, the 24 hour standard is attained when 98 percent of the daily concentrations, averaged over three years, are equal to or less than the standard. Contact the U.S. EPA for further clarification and current national policies.
3. Concentration expressed first in units in which it was promulgated. Equivalent units given in parentheses are based upon a reference temperature of 25°C and a reference pressure of 760 torr. Most measurements of air quality are to be corrected to a reference temperature of 25°C and a reference pressure of 760 torr; ppm in this table refers to ppm by volume, or micromoles of pollutant per mole of gas.
4. Any equivalent measurement method which can be shown to the satisfaction of the ARB to give equivalent results at or near the level of the air quality standard may be used.
5. National Primary Standards: The levels of air quality necessary, with an adequate margin of safety to protect the public health.
6. National Secondary Standards: The levels of air quality necessary to protect the public welfare from any known or anticipated adverse effects of a pollutant.
7. Reference method as described by the U.S. EPA. An 'equivalent method' of measurement may be used but must have a 'consistent relationship to the reference method' and must be approved by the U.S. EPA.
8. To attain the 1-hour national standard, the 3-year average of the annual 98th percentile of the 1-hour daily maximum concentrations at each site must not exceed 100 ppb. Note that the national 1-hour standard is in units of parts per billion (ppb). California standards are in units of parts per million (ppm). To directly compare the national 1-hour standard to the California standards the units can be converted from ppb to ppm. In this case, the national standard of 100 ppb is identical to 0.100 ppm.
9. On June 2, 2010, a new 1-hour SO2 standard was established and the existing 24-hour and annual primary standards were revoked. To attain the 1-hour national standard, the 3-year average of the annual 99th percentile of the 1-hour daily maximum concentrations at each site must not exceed 75 ppb. The 1971 SO2 national standards (24-hour and annual) remain in effect until one year after an area is designated for the 2010 standard, except that in areas designated nonattainment for the 1971 standards, the 1971 standards remain in effect until implementation plans to attain or maintain the 2010 standards are approved.

   Note that the 1-hour national standard is in units of parts per billion (ppb). California standards are in units of parts per million (ppm). To directly compare the 1-hour national standard to the California standard the units can be converted to ppm. In this case, the national standard of 75 ppb is identical to 0.075 ppm.
10. The ARB has identified lead and vinyl chloride as 'toxic air contaminants' with no threshold level of exposure for adverse health effects determined. These actions allow for the implementation of control measures at levels below the ambient concentrations specified for these pollutants.
11. The national standard for lead was revised on October 15, 2008 to a rolling 3-month average. The 1978 lead standard (1.5 j.tg/m^3 as a quarterly average) remains in effect until one year after an area is designated for the 2008 standard, except that in areas designated nonattainment for the 1978 standard, the 1978 standard remains in effect until implementation plans to attain or maintain the 2008 standard are approved.
12. In 1989, the ARB converted both the general statewide 10-mile visibility standard and the Lake Tahoe 30-mile visibility standard to instrumental equivalents, which are 'extinction of 0.23 per kilometer' and 'extinction of 0.07 per kilometer' for the Statewide and Lake Tahoe Air Basin standards, respectively.

(Source: California Air Resources Board 6/7/2012)

TABLE 4.8-2 - HEALTH EFFECTS OF MAJOR CRITERIA POLLUTANTS

Source: California Air Resources Board, 2009.

Pollutants	Sources	Primary Effects
Carbon Monoxide (CO)	• Incomplete combustion of fuels and other carbon-containing substances, such as motor exhaust. • Natural events, such as decomposition of organic matter.	• Reduced tolerance for exercise. • Impairment of mental function. • Impairment of fetal development. • Death at high levels of exposure. • Aggravation of some heart diseases (angina).
Nitrogen Dioxide (NO_2)	• Motor vehicle exhaust. • High temperature stationary combustion. • Atmospheric reactions.	• Aggravation of respiratory illness. • Reduced visibility. • Reduced plant growth. • Formation of acid rain.
Ozone (O_3)	• Atmospheric reaction of organic gases with nitrogen oxides in sunlight.	• Aggravation of respiratory and cardiovascular diseases. • Irritation of eyes. • Impairment of cardiopulmonary function. • Plant leaf injury.
Lead (Pb)	• Contaminated soil.	• Impairment of blood function and nerve construction. • Behavioral and hearing problems in children.
Fine Particulate Matter (PM-10)	• Stationary combustion of solid fuels. • Construction activities. • Industrial processes. • Atmospheric chemical reactions.	• Reduced lung function. • Aggravation of the effects of gaseous pollutants. • Aggravation of respiratory and cardio respiratory diseases. • Increased cough and chest discomfort. • Soiling. • Reduced visibility.
Fine Particulate Matter (PM-2.5)	• Fuel combustion in motor vehicles, equipment, and industrial sources. • Residential and agricultural burning. • Industrial processes. • Also, formed from photochemical reactions of other pollutants, including NOx, sulfur oxides, and organics.	• Increases respiratory disease. • Lung damage. • Cancer and premature death. • Reduces visibility and results in surface soiling.
Sulfur Dioxide (SO_2)	• Combustion of sulfur-containing fossil fuels. • Smelting of sulfur-bearing metal ores. • Industrial processes.	• Aggravation of respiratory diseases (asthma, emphysema). • Reduced lung function. • Irritation of eyes. • Reduced visibility. • Plant injury. • Deterioration of metals, textiles, leather, finishes, coatings, or similar.

Evaluation of the most current data on the health effects of inhalation of fine particulate matter prompted the California Air Resources Board (ARB) to recommend adoption of the Statewide PM-2.5 standard that is more stringent than the Federal standard. This standard was adopted in 2002. The State PM-2.5 standard is more of a goal in that it does not have specific attainment planning requirements like a Federal clean air standard, but only requires continued progress towards attainment.

Similarly, the ARB extensively evaluated health effects of ozone exposure. A new State standard for an 8-hour ozone exposure was adopted in 2005, which aligned with the Federal 8-hour standard. The California 8-hour ozone standard of 0.07 ppm is more stringent than the Federal 8-hour standard of 0.075 ppm. The State standard, however, does not have a specific attainment deadline. California air quality jurisdictions are required to make steady progress towards attaining State standards, but there are no hard deadlines or any consequences of non-attainment. During the same re-evaluation process, the ARB adopted an annual State standard for nitrogen dioxide ($NO_{2)}$ that is more stringent than the corresponding Federal standard, and strengthened the State one-hour NO_2 standard.

As part of EPA's 2002 consent decree on clean air standards, a further review of airborne particulate matter (PM) and human health was initiated. A substantial modification of Federal clean air standards for PM was promulgated in 2006. Standards for $PM_{2.5}$ were strengthened, a new class of PM in the 2.5 to 10 micron size was created, some PM_{10} standards were revoked, and a distinction between rural and urban air quality was adopted.

In response to continuing evidence that ozone exposure at levels just meeting Federal clean air standards is demonstrably unhealthful, EPA had proposed a further strengthening of the 8-hour standard. Draft standards were published. The proposed future 8-hour standard was 0.065 ppm. Environmental organizations generally praised this proposal. Most manufacturing, transportation or power generation groups opposed the new standard as economically unwise in an uncertain fiscal climate. In response to these concerns, the revision to the 8-hour Federal ozone standard was placed on indefinite hold.

A new Federal one-hour standard for nitrogen dioxide (NO_2) has also recently been adopted. This standard is more stringent than the existing State standard. Based upon air quality monitoring data in the South Coast Air Basin, the California Air Resources Board has requested the EPA to designate the basin as being in attainment for this revised standard. EPA also revised the Federal clean air standards for SO_2. With negligible coal combustion in California, SO_2 is not a problem pollutant in the State.

Regional Air Quality

The air quality in a region is considered to be in attainment if the measured ambient air pollutant levels for O_3, CO, SO_2 (1-hour and 24-hour), NO_2, PM_{10} and $PM_{2.5}$ are not exceeded and all other standards are not equaled or exceeded at any time in any consecutive three-year period; and the Federal standards (other than O_3, PM_{10}, and those based on annual averages or arithmetic mean) are not exceeded more than once per year. The O_3 standard is attained when the fourth highest eight-hour concentration in a year, averaged over three years, is equal to or less than the standard. For PM_{10}, the 24-hour standard is attained when 99 percent of the daily concentrations, averaged over three years, are equal to or less than the standard.

The SCAQMD monitors the levels of various criteria pollutants at 30 monitoring stations throughout the air district. In 2007 the Federal and State standards for O_3 at most monitoring locations exceeded threshold on one or more days. No areas of the Basin exceeded Federal or State standards for CO, NO_2, SO_2, Pb, or sulfates. The SCAQMD 2007 AQMP predicted the Basin would comply with the Federal $PM_{2.5}$ requirements by 2015 and the Federal 8-hour O_3 standards by the year 2024. Compliance with the State standards for both $PM_{2.5}$ and ozone is expected to follow a similar schedule.

The most current regional attainment emissions forecast for ozone precursors (ROG and NO_x) and for CO and for particulate matter are shown in TABLE 4.8-3. Substantial reductions in emissions of ROG, NO_x and CO are forecast to continue throughout the next several decades. Unless new particulate control programs are implemented, PM_{10} and $PM_{2.5}$ are forecast to slightly increase.

TABLE 4.8.3 - SOUTH COAST AIR BASIN EMISSIONS FORECASTS (Emissions in tons/day)

Pollutant	2005[a]	2010[b]	2015[b]	2020[b]
NOx	917	836	667	561
ROG	632	596	545	525
CO	3,344	3,039	2,556	2,281
PM-10	308	314	328	340
PM-2.5	110	110	111	113

[a]2008 Base Year.
[b]With current emissions reduction programs and adopted growth forecasts.
Source: California Air Resources Board, The 2009 California Almanac of Emission & Air Quality

The Federal Clean Air Act (1977 Amendments) required that designated agencies in any area of the nation not meeting national clean air standards must prepare a plan demonstrating the steps that would bring the area into compliance with all national standards. The SCAB could not meet the deadlines for ozone, nitrogen dioxide, carbon monoxide, or PM-10. In the SCAB, the agencies designated by the governor to develop regional air quality plans are the SCAQMD and the Southern California Association of Governments (SCAG). The two agencies first adopted an Air Quality Management Plan (AQMP) in 1979 and revised it several times as earlier attainment forecasts were shown to be overly optimistic.

The 1990 Federal Clean Air Act Amendment (CAAA) required that all states with air-sheds with 'serious' or worse ozone problems submit a revision to the State Implementation Plan (SIP). Amendments to the SIP have been proposed, revised and approved over the past decade.

Baseline Local Air Quality

There are no baseline air quality data available directly from the Project site. Long-term air quality monitoring is carried out by the South Coast Air Quality Management District (SCAQMD) at various monitoring stations. There are no nearby stations that monitor the full spectrum of pollutants. Ozone and nitrogen oxides are monitored at the Lake Elsinore facility, while 10-micron diameter particulate matter (PM-10) is measured at the Perris Valley station. The closest data resource for other particulate species is in Riverside (Rubidoux).

TABLE 4.8-4 summarizes the last six years of monitoring data from a composite of available data resources. The six years of data in TABLE 4.8-4 show the number of days when standards were exceeded for the Project area. Because particulate matter concentrations are not monitored every day, the ratios for PM-10 and PM-2.5 represent the number of violations compared to the number of days with annual measurements.

The following conclusions can be drawn from this data:

1. Photochemical smog (ozone) levels often exceed standards. The 1-hour State standard was violated an average of 29 times a year in the last six years near Lake Elsinore. The 8-hour State ozone standard has been exceeded an average of 62 times a year in the past six years. The Federal eight-hour ozone standard has averaged around 41 violations per year since 2006. While ozone levels are still high, they are much lower than 10 to 20 years ago. Ozone trends have become very 'flat' throughout this decade with little variation. Attainment of ozone standards in the Project vicinity is therefore not likely to occur soon, but the severity and frequency of violations is expected to continue to slowly decline during the coming decade. Ozone emissions for both 1-hour and 8-hour exposure are in non-attainment status with State standards. Ozone emissions for 8-hour exposure are in non-attainment status with Federal standards. There is no 1-hour exposure requirement for Federal standards.

2. Carbon monoxide (CO) measurements at the Lake Elsinore station have declined since 2007 and were lowest in 2010. Federal and State CO standards have not been exceeded in the last 10+ years. Despite continued basin-wide growth, maximum one- or 8-hour CO levels at the closest air monitoring station are currently less than 10 percent of their most stringent standards because of continued vehicular improvements. These data suggests that baseline CO levels in the Project area are generally healthful and can accommodate a reasonable level of additional traffic emissions before any adverse local air quality effects would be expected. CO emissions are in attainment status with both Federal and State standards.

PM_{10} levels as measured at Perris periodically exceed the State standard, but measurements have only been in excess of the national particulate standard twice in

2007 during a wildfire event. Particulate levels have traditionally been high in Riverside County because of agricultural activities, dry soil conditions and upwind industrial development. Although the maximum concentrations had been slowly increasing in more recent years, there was significant improvement in 2010. State PM-10 standards are exceeded an average of 23 percent of all days per year. PM-10 emissions are in non-attainment status with both Federal and State standards.

TABLE 4.8-4 - PROJECT AREA AIR QUALITY MONITORING SUMMARY
Project Area Air Quality Monitoring Summary – 2006-2011
(Days Standards Were Exceeded and Maximum Observed Levels)

Pollutant/Standard	2006	2007	2008	2009	2010	2011
Ozone[1]						
1-Hour > 0.09 ppm (S)	42	26	49	24	15	19
8-Hour > 0.07 ppm (S)	71	56	91	65	42	45
8- Hour > 0.075 ppm (F)	54	35	69	35	24	28
Max. 1-Hour Conc. (ppm)	0.142	0.129	0.139	0.128	0.107	0.133
Max. 8-Hour Conc. (ppm)	0.109	0.109	0.119	0.106	0.091	0.106
Carbon Monoxide[1]						
1-Hour > 20. ppm (S)	0	0	0	0	0	0
1-Hour > 9. ppm (S, F)	0	0	0	0	0	0
Max. 1-Hour Conc. (ppm)	1.4	1.6	1.1	1.0	1.0	xx
Max. 8-Hour Conc. (ppm)	1.0	1.4	0.8	0.7	0.6	0.7
Nitrogen Dioxide[1]						
1-Hour > 0.18 ppm (S)	0	0	0	0	0	0
Max. 1-Hour Conc. (ppm)	0.072	0.064	0.055	0.055	0.051	0.050
Inhalable Particulates (PM-10)[2]						
24-Hour > 50 $\mu g/m^3$ (S)	18/54	25/48	8/45	6/58	1/61	2/xx
24-Hour > 150 $\mu g/m^3$ (F)	0/54	2/48	0/45	0/58	0/61	0/xx
Max. 24-Hr. Conc. ($\mu g/m^3$)	125.	1212.*	85.	80.	51.	65.
Ultra-Fine Particulates (PM-2.5)[3]						
24-Hour > 35 $\mu g/m^3$ (F)	32/300	33/295	14/342	15/365	4/351	5/xx
Max. 24-Hr. Conc. ($\mu g/m^3$)	68.4	75.7	57.6	54.4	46.5	60.8

x=data not reported on CARB website
*wildfire event
S=State Standard
F=Federal Standard

Source: South Coast AQMD – [1]Lake Elsinore, [2]Perris and [3]Rubidoux Air Monitoring Station Data Summaries.

3. A substantial fraction of PM_{10} is comprised of ultra-small diameter particulates capable of being inhaled into deep lung tissue ($PM_{2.5}$). Both the frequency of violations of particulate standards, as well as high percentage of $PM_{2.5}$, are air quality concerns in the Project area. Slightly more than 6% of all days exceeded the standard of 35 $\mu g/m^3$. Year 2010 showed the fewest violations of the Federal standard and the lowest maximum 24-hour concentration in the past 6 years. $PM_{2.5}$ emissions are in non-attainment status with both Federal and State standards.

4. More localized pollutants such as nitrogen Dioxides (NO_x), lead (Pb), or similar are likely very low near the Project site because background levels even near downtown Riverside never exceed allowable levels. There is substantial excess dispersive capacity to accommodate localized vehicular air pollutants such as NOx without any threat of violating the applicable standards. Nitrogen Dioxide emissions are in non-attainment status with State standards but in attainment with Federal standards. Lead is in attainment status with both Federal and State standards.

Toxic Air Contaminants (TACs)

Toxic Air Contaminants (TACs) are any pollutants that may be expected to result in an increase in mortality or serious illness in humans, according to Section 319655 of the California Health and Safety Code. Health effects commonly associated with TACs include cancer, birth defects, neurological damage, or similar. There are no ambient air quality standards for TACs; therefore, they are considered non-criteria pollutants. The CARB maintains a TAC-monitoring network that provides air quality data in support of general population exposures; therefore, localized impacts, often referred to as near-source or neighborhood exposures are not included in CARB's TAC evaluations. The CARB, in conjunction with the Office of Environmental Health Hazard Assessment (OEHHA), has screened hundreds of TACs and identified ten TACs as posing the greatest health risk in California, based primarily on ambient air quality data. These ten TACs are: acetaldehyde, benzene, 1.3 butadiene, carbon tetrachloride, chromium, hexavalent, para-dichlorobenzene, formaldehyde, methylene chloride, perchloroethylene, and diesel particulate matter. *(City's certified/adopted December 13, 2011 GP)*

4.8.2 APPLICABLE PLANS AND REGULATIONS

This Section discusses the Federal, State and local policies and regulations that are relevant to analysis of air quality for the Project.

Air pollution control programs were established in California before Federal requirements were enacted. However, the Federal Clean Air Act (CAA) legislation in the 1970s resulted in a gradual merging of State and Federal air quality programs, particularly those relating to industrial sources. Air quality management programs developed by California since the late 1980s have generally responded to requirements by the CAA.

The enactment of the California Clean Air Act (CCAA) in 1988 and the Federal CAA Amendments of 1990 has produced additional changes in the structure and administration of air quality management programs. The CCAA requires preparation of an air quality attainment

plan for any area that violates State standards for CO, SO_2, NO_2, or ozone. Locally prepared attainment plans are not required for areas that violate the State standards for PM-10, but CARB is currently addressing PM10 attainment issues.

The air quality management agencies of direct importance in Riverside County are the EPA, CARB, and SCAQMD. The EPA has established Federal standards that the CARB and the SCAQMD have primary implementation responsibility. The CARB and the SCAQMD are also responsible for ensuring that State standards are met. The SCAQMD is responsible for implementing strategies for air quality improvement and recommending mitigation measures for new growth and development. At the local level, air quality is managed through land use and development planning practices, and is implemented in the City through the General Plan and planning process. The SCAQMD is responsible for establishing and enforcing local air quality rules and regulations that address the requirements of Federal and State air quality laws.

California and the Federal government have established standards for several different pollutants. For some pollutants, separate standards have been set for different measurement periods. Most standards have been set to protect public health. For some pollutants, standards have been based on other values (i.e., as protection of crops, protection of materials, or avoidance of nuisance conditions).

4.8.2.1 Federal Regulations

Federal Clean Air Act *(City's certified/adopted December 13, 2011 GP)*
The Federal Clean Air Act (CAA), enacted in 1963 and amended several times thereafter (including the 1990 amendments), establishes the framework for modern air pollution control. The CAA directs the EPA to establish ambient air standards for six pollutants: ozone, CO, lead, nitrogen dioxide, particulate matter, and sulfur dioxide. The standards are divided into primary and secondary standards. Primary standards are designed to protect human health, including the health of sensitive populations such as asthmatics, children, and the elderly, within an adequate margin of safety. Secondary standards are designed to protect public welfare, including protection against decreased visibility and damage to animals, crops, vegetation, and buildings.

The primary legislation that governs Federal air quality regulations is the Clean Air Act Amendments of 1990 (CAAA). The CAAA delegates primary responsibility for clean air to the EPA. The EPA develops rules and regulations to preserve and improve air quality, as well as delegating specific responsibilities to State and local agencies.

Areas that do not meet the Federal ambient air quality standards shown above in TABLE 4.8-1 are called nonattainment areas. For these nonattainment areas, the CAA requires states to develop and adopt State Implementation Plans (SIPs), which are air quality plans showing how air quality standards will be attained. The SIP that is reviewed and approved by the EPA, must demonstrate how the Federal standards will be achieved. Failing to submit a plan or secure approval could lead to denial of Federal funding and permits for such improvements as highway construction and sewage treatment plants. In cases where the SIP is submitted by the State but

fails to demonstrate achievement of the standards, the EPA is directed to prepare a Federal Implementation Plan.

4.8.2.2 State Regulations

California Clean Air Act

The California Clean Air Act (CCAA) was enacted in 1988. The CCAA substantially added to the authority and responsibilities of air districts. The CCAA designates air districts as lead air quality planning agencies, requires air districts to prepare air quality plans, and grants air districts authority to implement transportation control measures. The CCAA focuses on attainment of the State ambient air quality standards that, for certain pollutants and averaging periods are more stringent than the comparable Federal standards. *(City's certified/adopted December 13, 2011 GP)*

The CCAA requires designation of attainment and nonattainment areas with respect to State ambient air quality standards. The CCAA also requires that local and regional air districts expeditiously adopt and prepare an air quality attainment plan if the district violates State air quality standards for CO, SO_2, NO_2, or ozone. These Clean Air Plans are specifically intended to attain these standards and must be designed to achieve an annual 5% reduction in district-wide emissions of each nonattainment pollutant or its precursors. Where an air district is unable to achieve a 5% annual reduction in district-wide emissions of each nonattainment pollutant or its precursors, the adoption of 'all feasible measures' on an expeditious schedule is acceptable as an alternative strategy (Health and Safety Code Section 40914(b)(2)). No locally prepared attainment plans are required for areas that violate the State PM10 standards, but CARB is currently addressing PM10 attainment issues. *(City's certified/adopted December 13, 2011 GP)*

The CCAA requires that the State air quality standards be met as expeditiously as practicable but, unlike the Federal CAA, does not set precise attainment deadlines. Instead, the act established increasingly stringent requirements for areas that will require more time to achieve the standards.

The CCAA emphasizes the control of 'indirect and area-wide sources' of air pollutant emissions. The CCAA gives local air pollution control districts explicit authority to regulate indirect sources of air pollution and to establish traffic control measures (TCMs). The CCAA does not define indirect and area-wide sources. However, Section 110 of the Federal CAA defines an indirect source as:

- A facility, building, structure, installation, real property, road, or highway that attracts, or may attract, mobile sources of pollution. Such term includes parking lots, parking garages, and other facilities subject to any measure for management of parking supply.

TCMs are defined in the CCAA as 'any strategy to reduce trips, vehicle use, vehicle miles traveled, vehicle idling, or traffic congestion for the purpose of reducing vehicle emissions.' *(City's certified/adopted December 13, 2011 GP)*

California Air Resources Board

Responsibility for achieving California's air quality standards that are more stringent than Federal standards is placed on the CARB and local air districts, and is to be achieved through district-level air quality management plans that will be incorporated into the SIP. In California, the EPA has delegated authority to prepare SIPs to the CARB that in turn has delegated that authority to individual air districts.

The CARB has traditionally established State air quality standards, maintaining oversight authority in air quality planning, developing programs for reducing emissions from motor vehicles, developing air emissions inventories, collecting air quality and meteorological data, and approving SIPs.

Responsibilities of air districts include overseeing stationary source emissions, approving permits, maintaining emissions inventories, maintaining air quality stations, overseeing agricultural burning permits, and reviewing air quality–related sections of environmental documents required by CEQA.

The CARB's Air Quality and Land Use Handbook: *A Community Health Perspective* (2005) provides CARB recommendations for the siting of new sensitive land uses (including residences) near freeways, distribution centers, ports, refineries, chrome plating facilities, dry cleaners, and gasoline stations. The handbook recommends that new development be placed at distances from such facilities. The recommendations set forth in the Air Quality and Land Use Handbook is not required by any regulations and are entirely voluntary.

On September 27, 2007, the CARB adopted its revised State Strategy for California's 2007 State Implementation Plan that identifies a number of near-term control measures aimed at reducing emissions from mobile sources and consumer products. The adopted State Strategy includes emission reduction commitments for $PM_{2.5}$ attainment by year 2014 and for ozone attainment by year 2023. The 2023 commitment for ozone also includes long-term emission reductions under the 'new technology' provisions of the Clean Air Act (Section 182(e)(5)). *(City's certified/adopted December 13, 2011 GP)*

California Department of Education

The California Department of Education maintains special air pollution regulations to protect its schools' students and employees from receiving air pollutants that are toxic or of hazardous concentrations. California Education Code §17213(b) and Public Resources Code §21151.8(a)(1)(2) require school districts to consider off-site sources of hazardous air emissions before acquiring property for a school site. The 'California Toxic Emissions Near Schools Program' requires new or modified sources of air contaminants located within 1,000 feet of the outer boundary of an existing school to give public notice to the parents of school children before granting an AQMD permit to construct. A school district's new school siting process and the environmental review process for a proposed school, or new pollutant emitter proposed near a school, usually addresses such regulations. *(City's certified/adopted December 13, 2011 GP)*

4.8.2.3 Local Regulations

Southern California Association of Governments

Although the SCAG is not an air quality management agency, it has the responsibility for developing transportation, land use, and energy conservation measures that affect air quality. The Regional Comprehension Plan and Guide (RCPG) do provide growth forecasts that are used in the development of air quality-related land use and transportation control strategies by the SCAQMD. The RCPG is a framework for decision-making for local governments, assisting them in meeting Federal and State mandates for growth management, mobility, and environmental standards, while maintaining the consistency with regional goals regarding growth and changes through the year 2015, and beyond. Policies in the RCPG include consideration of air quality, land use, transportation, and economic relationships by all levels of government.

Regional Comprehensive Plan and Guide

The SCAG is the regional planning agency for Los Angeles, Orange, Ventura, Riverside, San Bernardino and Imperial Counties. It addresses regional issues relating to transportation, economy, community development, and environment. The SCAG is the federally designated Metropolitan Planning Organization (MPO) for the majority of the southern California region and is the largest MPO in the nation. With respect to air quality planning, SCAG has prepared the Regional Comprehensive Plan and Guide (RCPOG) for the SCAG region that includes Growth Management and Regional Mobility chapters that form the basis for the land use and transportation components of the AQMP. These chapters are utilized in the preparation of air quality forecasts and the consistency that is included in the AQMP.

South Coast Air Quality Management District

As discussed above, air quality is most directly managed by the SCAQMD, a subsidiary of the CARB. As the local pollution control district, the SCAQMD is responsible for establishing and enforcing local air quality rules and regulations that address the requirements of Federal and State air quality laws. Enforcement is partially accomplished by the maintenance of the Air Quality Management Plan (AQMP) that provides a comprehensive framework for the SCAQMD to bring attainment areas into compliance with all Federal and State air quality planning requirements. The SCAQMD rules and regulations specify the actions and practices that the district employs to reach the goals and objectives of the AQMP. The California CAA requires the AQMPs to be updated triennially to incorporate the most recent available technical information; additionally, the EPA requires that transportation conformity budgets be established based on the most recent planning assumptions. *(City's certified/adopted December 13, 2011 GP)*

The currently available AQMP is the 2012 Air Quality Management Plan was adopted by the SCAQMD Governing Board on December 7, 2012. It incorporates the latest scientific and technological information and planning assumptions, including the 2012 Regional Transportation Plan/Sustainable Communities Strategy and updated emission inventory methodologies for various source categories. The 2012 AQMP included the new and changing

federal requirements, implementation of new technology measures, and the continued development of economically sound, flexible compliance approaches. Control measure IND-01 was approved for adoption and inclusion in the Final 2012 AQMP at the February 1, 2013 Governing Board meeting.

The 2012 AQMP proposes Basin-wide PM2.5 measures that will be implemented by the 2014 attainment date, episodic control measures to achieve air quality improvements (would only apply during high PM2.5 days), Section 182(e)(5) implementation measures (to maintain progress toward meeting the 2023 8-hour ozone national standard), and transportation control measures. Most of the control measures focus on incentives, outreach, and education.

Proposed PM2.5 reduction measures in the 2012 AQMP include the following:

- Further NOX reductions from RECLAIM.
- Further reductions from residential wood-burning devices.
- Further reductions from open burning.
- Emission reductions from under-fired charbroilers.
- Further ammonia reductions from livestock waste.
- Backstop measures for indirect sources of emissions from ports and port-related sources.
- Further criteria pollutant reductions from education, outreach, and incentives.

The Project relates to the SCAQMD's Air Quality Management Plan (AQMP) through the land use and growth assumptions used to forecast projected air pollution emissions in the Basin. The SCAQMD's AQMP provides a blueprint as to how the SCAQMD expects to bring the Basin into attainment for all NAAQS and CAAQS.

The AQMP is based on the designated land use for a project site as described in the various approved General Plans throughout the Basin. When a project is consistent with the growth assumptions in a General Plan, it is also considered consistent with the SCAQMD's AQMP. Such consistency implies that a project would not create any significant regional air quality impacts because such impacts have already been anticipated within the framework of the regional air quality planning process. However, it is recommended in the AQMP that, although incompatibility with the AQMP is a source of potentially significant impact, compatibility is not a sufficient basis for a finding of less than significant impact. Therefore, impact significance is evaluated on a project-specific basis using SCAQMD's *California Environmental Quality Act (CEQA) Air Quality Handbook* (1993) significance thresholds and other guidance in addition to the NAAQS and CAAQS.

The SCAQMD's *CEQA Air Quality Handbook* (1993) states that any project in the District with daily emissions that exceed any of the thresholds identified in TABLE 4.8-5 should be considered as having an individually and cumulatively significant air quality impact.

TABLE 4.8-5 - SCAQMD DAILY EMISSIONS THRESHOLDS

Pollutant	Thresholds (lbs/day)	
	Construction	Operational
ROG	75	55
Nitrogen Oxides (NO_x)	100	55
Particulate Matter (PM_{10})	150	150
Particulate Matter ($PM_{2.5}$)	55	55
Sulfur Oxides (SO_x)	150	150
Carbon Monoxide (CO)	550	550
Source: SCAQMD CEQA Air Quality Handbook 1993, 1998, 2002.		

Per SCAQMD guidelines, during construction and operations activity, if a daily emission threshold is exceeded the project is determined to have a significant air quality impact. Therefore, a conservative approach is used to evaluate construction and operation emissions based on daily emissions.

SCAQMD Rules
Additionally, projects must adhere to SCAQMD Rules 403 (Fugitive Dust Control), 431.2 (Low Sulfur Fuel), 1113 (Architectural Coatings), and 1186/1186.1 (Street Sweepers) during construction-related activities.

SCAQMD Rule 403 includes a menu of fugitive dust control measures. The Project must adhere to these fugitive dust control measures that include, but are not limited to:

- Active construction areas shall be watered at least three times daily;
- All haul trucks shall be covered or shall maintain at least two feet of freeboard;
- All unpaved parking or staging areas shall be watered four times daily;
- Site access points shall be swept or washed within 30 minutes of any visible dirt deposition on any public roadway;
- On-site stockpiles of debris, dirt, or other dusty material shall be covered or watered three times daily;
- Operations on any unpaved surface shall be suspended if winds exceed 25 miles per hour; and/or,
- Any cleared area that is to remain inactive for more than 96 hours, after clearing, shall be stabilized.

Rule 431.2 limits the sulfur content in liquid fuels and prohibits the purchase or sale of fuels that do not comply with this rule. Rule 1113 limits the volatile organic compound (VOC) content of architectural coatings by providing numeric standards for VOC concentrations per volume of coating. The applicability of this rule includes any person who applies or solicits the application of any architectural coatings used within the SCAQMD. Rule 1186 lists maintenance guidelines for paved and unpaved public roads, with a goal of reducing the amount

of particulate matter generated as a result of vehicular travel on public roads. Rule 1186.1 further stipulates that any street sweepers used in compliance with Rule 1186 be fueled by alternative fuel or less-polluting sweepers shall be obtained. *(City's certified/adopted December 13, 2011 GP)*

In addition, the Project would be required to comply with SCAQMD Rule 402 to prevent occurrences of public nuisances. Rule 402 states that "A person 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." *(City's certified/adopted December 13, 2011 GP)*

Furthermore, CARB imposes a requirement that heavy duty trucks accessing the site shall not idle for greater than five minutes, as codified in Title 13, Chapter 10, Section 2485, Division 3 of the California Code of Regulations.

Localized Significance Thresholds (LSTs) were developed by SCAQMD in response to the Governing Board's Environmental Justice Enhancement Initiative I-4 and are only applicable to general development for the following criteria pollutants: NO_x, CO, PM_{10}, and $PM_{2.5}$ during construction. LSTs represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable Federal or State ambient air quality standard, and are developed based on the ambient concentrations of that pollutant for each source receptor area and distance to the nearest sensitive receptor. For PM_{10}, LSTs were derived based on requirements in SCAQMD Rule 403, Fugitive Dust.

County of Riverside/City of Lake Elsinore

At the local level, air quality conditions are managed through the City's and County's land use and development planning practices/regulations. Land use and development must generally comply with the SCAQMD's AQMP and other air quality rules and regulations. Implementation of the AQMP's strategies requires a cooperative partnership of governmental agencies at the Federal, State, regional, and local level. Local governments (cities and counties) are responsible in the support of the plan through participation in voluntary programs and also are responsible for implementing several plan measures as described within the 2003, 2007, and 2012 SCAQMD Air Quality Management Plans.

In addition to their mandatory compliance with the AQMP regulations, local governments have the authority to control or mitigate air pollution locally through the establishment and enforcement of ordinances and general plan policies. A new proposed control measure, Emission Growth Management, addresses emission reduction from new or redevelopment projects. Since all new development projects will evaluate significant air emissions pursuant to CEQA, the SCAQMD will encourage developers and local agencies to participate in a mitigation program. The purpose of this new proposed control measure is two-fold: 1) compliance with the 'all feasible measures' requirements of the State law; and, 2) capturing emission reduction opportunities during project development phases.

4.8.2.4 City's General Plan

The City of Lake Elsinore's General Plan established air quality goals, policies and implementation programs that their intent is to improve regional air quality. These air quality goals, policies and implementation programs that are applicable to the Project are summarized as follows:

General Plan 3.2.3 Air Quality Goals, Policies and Implementation Programs

Goal 1 **Continue to coordinate with the Air Quality Management District and the City's Building Division, Community Development Department, to reduce the amount of fugitive dust that is emitted into the atmosphere from unpaved areas, parking lots, and construction sites.**

Policy:

1.1 - Continue to implement requirements identified in the National Pollutant Discharge Elimination System (NPDES).

Implementation Program: The City shall continue to condition projects to comply with the South Coast Air Quality Management District rules and regulations.

Agency/Department: Community Development Department

Goal 2 **Work with regional and state governments to develop effective mitigation measures to improve air quality.**

Policy:

2.1 - Support the SCAQMD in its development of improved ambient air quality monitoring capabilities and establishment of standards, thresholds, and rules to address, and where necessary mitigate, the air quality impacts of new development.

Implementation Program: The City shall continue to condition projects to comply with the South Coast Air Quality Management District rules and regulations.

Agency/Department: Community Development Department

4.8.3 PROJECT IMPACT ANALYSIS

4.8.3.1 Thresholds of Significance

Air quality impacts are considered 'significant' if they cause clean air standards to be violated where they are currently met, or if they 'substantially' contribute to an existing violation of standards. Any substantial emissions of air contaminants when there is no safe exposure, or nuisance emissions such as dust or odors, would also be considered a significant impact.

The City of Lake Elsinore has not established local CEQA significance thresholds as described in Section 15064.7 of the *State CEQA Guidelines*. However, the City of Lake Elsinore's 'Environmental Checklist' for the subject Project (see Appendix A of this document) which is based on Appendix G of the *State CEQA Guidelines* indicates that impacts to 'air quality and greenhouse gas emissions' may be considered potentially significant if the Project would:

- Conflict with or obstruct implementation of the applicable air quality plan;
- Violate any air quality standard or contribute substantially to an existing or projected air quality violation;
- Result in a cumulatively considerable net increase of any criteria pollutant when the project region is non-attainment under an applicable Federal or State ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors);
- Expose sensitive receptors to substantial pollutant concentrations; and,
- Create objectionable odors affecting a substantial number of people.

4.8.3.2 Environmental Impacts

Impact 4.8-1 Threshold: Would the project conflict with or obstruct implementation of the applicable air quality plan?

The SCAQMD is required, pursuant to the Clean Air Act to reduce emissions of criteria pollutants for which the Basin is in non-attainment. The Project would be subject to the SCAQMD's current AQMP. The AQMP contains a comprehensive list of pollution control strategies directed at reducing emissions and achieving ambient air quality standards. These strategies are developed, in part, based on regional population, housing, and employment projections prepared by SCAG.

A project is consistent with the AQMP if it is consistent with the population, housing and employment assumptions which were used in the development of the AQMP. The 2012 AQMP, the most-recent AQMP adopted by the SCAQMD, incorporates SCAG's Regional

Transportation Plan (RTP) socioeconomic forecast projections of regional population and employment growth.

The City of Lake Elsinore General Plan recognizes that Lake Elsinore has the potential to triple in population from existing levels. The City of Lake Elsinore General Plan's build-out of population, housing and employment figures have anticipated development of the Project site with a maximum of 8,244 dwelling units (at 6 dwelling units/acre).

That assumption was carried forward into the current version of the AQMP. Although the Alberhill Villages Specific Plan ("Project") is a very large project, it does not constitute an unanticipated source of air pollution in a regional sense. Development of the Project site would result in the adoption of a "Specific Plan" through a General Plan Amendment, and Zoning Change that is consistent with the land use specified in the City of Lake Elsinore's General Plan and has the following goal as it relates to the Project area:

Goal 1 *The primary goal of the Alberhill District is to support and maintain a healthy transition from extractive/mining activities to a network of residential communities with a balanced mix of residential, commercial, light industrial, business professional, and institutional/public uses that provide a sense of place and high quality of life.*

The AQMP contains a number of land uses and transportation control measures (TCMs) that are divided into three categories: 1) High Occupancy Vehicle (HOV) measures; 2) Transit and Systems Management measures; and, 3) Information-based measures.

These measures cannot be implemented by any single development, but require an integration of all development and all transportation planning. AQMP consistency on a single development basis is thus more a matter of facilitating or providing the infrastructure for TCM implementation rather than being required to carry out regionally comprehensive AQMP measures.

As noted above, conformity with adopted plans, forecasts and programs relative to population, housing, employment and land use is the primary yardstick by that impact significance of master planned growth is determined. If a given project incorporates any available transportation control measures that can be implemented on a project-specific basis, and if the scope and phasing of a project are consistent with adopted forecasts as shown in the Regional Comprehensive Plan (RCP), then the regional air quality impact of project growth would not be significant.

Based on the above analysis, the Project is regionally growth-accommodating and not regionally growth-inducing. While the air quality impact is considered potentially significant because of the sheer scope of the Project, it has several design features that actually are air quality positive. For example, the Project promotes alternative transportation/shorter trip lengths though a mixed-use land use plan. The Project will be built with an enhanced level of energy conservation to be consistent with the City of Lake Elsinore Climate Action Plan (CAP).

The reduced reliance on fossil-fueled energy resources will create a reduction in combustion pollution from energy providers. To the extent that the Project becomes a 'green' community, it will be consistent with the goals and measures of the AQMP.

The Project will implement General Plan Air Quality Goal 2 and Policy 2.1.

Based on the analysis above, the Project is consistent with the AQMP and will not jeopardize attainment of clean air standards.

Impact 4.8-2 Threshold: Does the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?

Construction Impacts
As noted in Table 4.8.5 above, the following CEQA significance thresholds for construction emissions have been established by the SCAQMD for the Basin:

75 pounds per day of reactive organic compounds (ROC).

100 pounds per day of NO_X.

550 pounds per day of CO.

150 pounds per day of PM_{10}.

150 pounds per day of SO_2.

55 pounds per day of $PM_{2.5}$.

Projects in the Basin with construction-related emissions that exceed any of the emission thresholds are considered to be significant under CEQA.

Construction-related emissions are expected from various activities associated with the construction of the project such as rough grading, infrastructure construction, asphalt paving, building construction, architectural coatings, and construction workers commuting. Construction emissions for construction worker vehicles traveling to and from the project site, in addition to vendor trips (construction materials delivered to the project site) and haul trips (dump trucks and concrete trucks) were also accounted for in the analysis.

The *California Emission Estimator Model* (CalEEMod) was developed by the SCAQMD and provides a model to calculate both construction emissions and operational emissions from a commercial and residential land use project. It calculates both the daily maximum and annual average emissions for criteria pollutants. The CalEEMod 2011.1.1 computer model was used to calculate emissions based on the following construction equipment fleet a shown in Table 4.8.6.

TABLE 4.8-6 - TYPICAL CONSTRUCTION EQUIPMENT

Site Preparation	3 Dozers
	4 Tractor/Loader/Backhoes
Grading	2 Excavators
	1 Grader
	1 Dozer
	2 Scrapers
	2 Tractor/Loader/Backhoes
Paving	2 Pavers
	2 Rollers
	2 Paving Equipment
Construction	1 Welders
	3 Forklifts
	3 Tractor/Loader/Backhoes
	1 Generator Set
	1 Crane

The Project is comprised of six development phases. Assuming that construction of each phase would require five year duration to complete the 30 year build-out cycle for construction and that phasing is sequential, the following construction time frames were modeled:

- Phase 1 2017 - 2021;
- Phase 2 2022 - 2026;
- Phase 3 2027 - 2031;
- Phase 4 2032 - 2036;
- Phase 5 2037 - 2041; and,
- Phase 6 2042 - 2046.

Utilizing the indicated equipment fleet and construction durations, the construction activity emissions were calculated by CalEEMod. Each five-year construction development phase was assumed to consist of site preparation, grading, construction, paving and painting. For simplicity, the first year of construction activity per phase was assumed to consist entirely of site preparation, the next year grading, the next two years construction and painting and paving were both assumed to span the final of the five year phase. The data in the appendix shows the construction emissions detail for each of the possible 30 years of construction, however it is not expected that each activity will necessarily take place in the indicated interval. It is likely that some grading will be occurring while some painting of an already completed phase is occurring. Therefore, the five years of activity were summed and divided by five to obtain an average or typical year of activity, as shown in Table 4.8-7.

Table 4.8-7 – Construction Activity Emissions (pounds/day)

Activity	ROG	NOx	CO	SO_2	PM-10	PM-2.5
Phase 1 2017 - 2021						
No Mitigation	71.0	66.8	92.5	0.3	26.9	6.0
With Mitigation	71.0	66.8	92.5	0.3	23.6	4.4
Phase 2 2022 - 2026						
No Mitigation	26.0	33.8	49.7	0.2	16.5	4.3
With Mitigation	26.0	33.8	49.7	0.2	12.8	2.7
Phase 3 2027 - 2031						
No Mitigation	4.3	27.4	32.0	0.1	7.0	3.6
With Mitigation	4.3	27.4	32.0	0.1	4.0	2.0
Phase 4 2032 - 2036						
No Mitigation	31.8	24.0	44.5	0.2	17.2	3.7
With Mitigation	31.8	24.0	44.5	0.2	13.3	2.1
Phase 5 2037 -2041						
No Mitigation	12.1	13.7	30.0	0.1	8.6	3.1
With Mitigation	12.1	13.7	30.0	0.1	5.2	1.5
Phase 6 2042 -2046						
No Mitigation	19.7	14.2	31.9	0.1	9.2	3.1
With Mitigation	19.7	14.2	31.9	0.1	6.3	1.5
SCAQMD Threshold	**75**	**100**	**550**	**150**	**150**	**55**

Viewed as a five-year average, no construction emissions will exceed thresholds. However, when painting and coating is condensed into a shorter time frame (a single calendar year for each phase), ROG emissions could exceed thresholds.

The Project will implement General Plan Air Quality Goal 1 and Policy 1.1. However, given the possibility of activity overlap, ***ROG impacts will be significant and unavoidable during construction*** even with mandatory compliance with SCAQMD Rule 1113 – *Architectural Coatings*. Rule 1113 governs the sale of architectural coatings and limits the VOCs in paints and paint solvents. Because the degree of overlap or activity concentration into specific years cannot be predicted with certainty, the feasibility of mitigation (Rule 1113) to a less than significant level cannot be guaranteed.

Operational Impacts

As noted in Table 4.8.5 above, the following CEQA significance thresholds for operational emissions have been established by the SCAQMD for the Basin:

55 pounds per day of reactive organic compounds (ROC).
55 pounds per day of NO_X.
550 pounds per day of CO.
150 pounds per day of PM_{10}.
150 pounds per day of SO_2.
55 pounds per day of $PM_{2.5}$.

The greatest project-related air quality concern derives from the new vehicle trips that will be generated by residential and other uses at project completion. At project build-out, proposed residential, commercial, office, recreational and educational uses at the Project site may generate the following daily trips assuming a 36% internal capture rate identified in the Traffic Impact Analysis prepared for the Project in 2010.

Phase 1	39,989 ADT
Phase 2	12,918 ADT
Phase 3	168 ADT
Phase 4	22,666 ADT
Phase 5	5,561 ADT
Phase 6	20,410 ADT
Total	101,712 ADT

Operational emissions for project-related traffic were calculated using the CalEEMod model using the trip generation factors specified by the Project's Traffic Impact Analysis. The model was used to calculate area source emissions and the resulting vehicular operational emissions for an assumed Project build-out year of 2046. The only mitigation measure modeled was use of gas hearths rather than wood burning fireplaces for residential uses. The results are shown in TABLE 4.8-8 at the end of each of six development phases.

TABLE 4.8-8 - PROJECT-RELATED OPERATIONAL EMISSIONS

	Phase 1 Emissions (lbs./day)						
Year 2021	**ROG**	**NOx**	**CO**	**SO_2**	**PM-10**	**PM-2.5**	
Area Sources	130.6	2.5	213.1	0.0	4.20	4.2	
Energy	1.8	15.4	8.5	0.1	1.20	1.2	
Mobile Sources	127.0	271.7	1,086.1	2.8	315.1	18.1	
Total	259.4	289.6	1,307.7	2.9	320.5	23.5	
SCAQMD Threshold	55	55	550	150	150	55	
Exceeds Threshold?	**Yes**	**Yes**	**Yes**	**No**	**Yes**	**No**	**-**

	Phase 2 Emissions (lbs./day)						
Year 2026	77.2	2.2	188.6	0.0	3.8	3.7	
Area Sources	1.5	12.8	5.6	0.1	1.0	1.0	
Energy	39.4	86.5	332.7	1.1	122.2	6.7	
Mobile Sources	118.1	101.5	526.9	1.2	127.0	11.4	
Total	**236.2**	**203.0**	**1053.8**	2.4	**254.0**	22.8	
SCAQMD Threshold	55	55	550	150	150	55	-
Exceeds Threshold?	**Yes**	**Yes**	**Yes**	**No**	**Yes**	**No**	-

	Phase 3 Emissions (lbs./day)						
Year 2031	**ROG**	**NOx**	**CO**	**SO_2**	**PM-10**	**PM-2.5**	
Area Sources	2.6	0.0	2.2	0.0	1.1	1.1	
Energy	0.0	0.2	0.1	0.0	0.0	0.0	
Mobile Sources	0.5	1.0	3.7	0.0	1.6	0.1	
Total	3.1	1.2	6.0	0.0	2.7	1.2	
SCAQMD Threshold	55	55	550	150	150	55	-
Exceeds Threshold?	**No**	**No**	**No**	**No**	**No**	**No**	-

	Phase 4 Emissions (lbs./day)						
Year 2036	**ROG**	**NOx**	**CO**	**SO_2**	**PM-10**	**PM-2.5**	
Area Sources	93.6	2.3	203.6	0.0	4.1	4.1	
Energy	1.9	15.8	6.8	0.1	1.3	1.3	
Mobile Sources	48.1	122.5	388.3	1.7	183.3	9.9	
Total	**143.6**	**140.6**	**598.7**	1.8	**188.7**	15.3	
SCAQMD Threshold	55	55	550	150	150	55	-
Exceeds Threshold?	**Yes**	**Yes**	**Yes**	**No**	**Yes**	**No**	-

	Phase 5 Emissions (lbs./day)						
Year 2041	ROG	NOx	CO	SO_2	PM-10	PM-2.5	
Area Sources	26.7	0.5	47.4	0.0	0.9	0.9	
Energy	0.6	5.0	2.4	0.0	0.4	0.4	
Mobile Sources	11.1	31.6	93.5	0.5	48.1	2.6	
Total	38.4	37.1	143.3	0.5	49.4	3.9	
SCAQMD Threshold	55	55	550	150	150	55	-
Exceeds Threshold?	**No**	**No**	**No**	**No**	**No**	**No**	-

	Phase 6 Emissions (lbs./day)						
Year 2046	**ROG**	**NOx**	**CO**	**SO_2**	**PM-10**	**PM-2.5**	
Area Sources	15.5	0.2	16.6	0.0	0.3	0.3	
Energy	0.2	1.4	0.7	0.0	0.1	0.1	
Mobile Sources	17.1	51.4	136.3	0.6	66.2	3.6	
Total	32.8	53.0	153.6	0.6	66.6	4.0	
SCAQMD Threshold	55	55	550	150	150	55	-
Exceeds Threshold?	**No**	**No**	**No**	**No**	**No**	**No**	-

As shown in TABLE 4.8-8, emissions of CO, ROG, NOx and PM_{10} are all forecast to exceed the SCAQMD's significance thresholds at the completion of Phases 1, 2 and 4.

The project will implement Air Quality Goal 1 and 2 and Policies 1.1 and 2.1. In addition, Mitigation Measures AQ-2 through AQ-6 are required to reduce impacts to the maximum extent feasible.

In addition to mobile sources, the Project causes air pollution to be generated from on-site energy consumption (natural gas combustion) and from other 'area source' emissions. Area source emissions for those phases with large residential development by themselves will exceed

the ROG significance threshold by more than 650 percent. The inclusion of such emissions contributes to the total significant project-related emissions burden as shown in TABLE 4.8-8.

The Project will implement General Plan Goal 2 and Policy 2.1. However, impacts will still be significant.

Based on the analysis above, ROG, NOx, CO, and PM_{10} operational emissions for Phases 1, 2, and 4 are significant and unavoidable.

It should be noted that the analysis above was based on a total of 101,712 Average Daily Trips. Subsequent to the preparation of the air quality modeling, trip generation was further refined though the updated *Traffic Impact Analysis* prepared by Linscott, Law, and Greenspan dated October 14, 2015 which identified 150,415 Average Daily Trips. At the lower trip generation scenario, operational impacts for Phases 1, 2, and 4 exceed SCAQMD thresholds and impacts are significant and unavoidable. This conclusion remains the same for the higher trip generation scenario.

Combined Operational and Construction Emissions

Project construction is predicted to commence in 2017 and continue through year 2047. Following completion of Phase 1, residents and workers may occupy homes and work space during Phase 2 construction. Because of the temporary nature of construction activity emissions, any combined construction and operational project emissions are not typically compared to the recommended SCAQMD operational CEQA significant threshold. However, because phased construction activities will span up to thirty years, they will function similar to operational emissions in terms of regional air quality. Because regional air quality impacts are identified as significant from the completion of Phase 1 forward, inclusion of 30 years of construction activity emissions will further exacerbate the degree of 'excess' emissions.

The Project will implement General Plan Goal 1 and Policy 1.1 and General Plan Goal 2 and Policy 2.1. However, impacts will still be significant.

Based on the above analysis, impacts are significant and unavoidable for ROG, NOx, CO, and PM_{10} for combined operational and construction emissions.

<u>Impact 4.8-3 Threshold</u>: Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?

The South Coast Air Basin is designated by CARB as a non-attainment area for Federal and State O_3 and PM_{10} standards, as well as state $PM_{2.5}$ standards. As shown in the analysis above, the Project exceeds SCAQMD significance thresholds for ROG (an ozone precursor) during construction, PM_{10} and $PM_{2.5}$ operations at the completion of Phase I, 2, and 4, and for ROG, PM_{10} and $PM_{2.5}$ for combined construction and operations. In addition, as shown in Table 4.8-9, the Project will exceed emissions for ROG, NOXx, PM_{10}, $PM_{2.5}$ and CO at buildout.

TABLE 4.8-9 - TOTAL PROJECT-RELATED OPERATIONAL EMISSIONS BURDEN AT BUILDOUT

Year 2046	ROG	NOx	CO	SO_2	PM-10	PM-2.5
Area Sources*	359.9	7.9	685.8	0.0	13.8	13.7
Energy	7.0	60.1	28.7	0.4	4.8	4.8
Mobile Sources	188.7	548.3	1,551.5	7.3	780.7	42.6
Total	**555.6**	**616.3**	**2,266.0**	7.7	**799.3**	**61.1**
SCAQMD Threshold	55	55	550	150	150	55
Exceeds Threshold?	**Yes**	**Yes**	**Yes**	**No**	**Yes**	**Yes**

Implementation of Mitigation Measures AQ-1 through AQ-6 would reduce these impacts; however, emissions would still exceed the SCAQMD daily significance thresholds. Because the project exceeds thresholds for criteria pollutants that the Basin is currently in nonattainment, the proposed Project would result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment. ***Therefore, impacts are significant and unavoidable.***

Impact 4.8-4 Threshold: Does the project expose sensitive receptors to substantial pollutant concentrations?

Localized Construction Impacts

The SCAQMD does not generally require the analysis of construction related diesel emissions relative to health risk due to the short period when the majority of diesel exhaust would occur. The majority of diesel exhaust would occur during the grading phase which typically lasts for a period of approximately 3 months for any individual project. Health risk analyses are typically assessed over a 9-, 30-, or 70-year time frame and not over a period of months due to the lack of health risk associated with such a brief exposure. In order to best protect public health, the SCAQMD has developed local significance thresholds (LSTs). LSTs are the level of air pollution that would cause a new violation of standards (CO and NOx), or substantially worsen an existing violation (PM-10 and PM-2.5). LSTs depend upon background air pollution levels within a given Source-Receptor Area (SRA) of the air basin. They also depend upon the exact geometrical relationship between a source of air pollution and a downwind receptor. For general development (residential/commercial), LSTs normally only apply to construction activities.

As noted earlier, SCAQMD also recommends that the potential impacts on localized ambient air concentrations due to project-level construction emissions be evaluated. The LST methodology and associated mass rates are applicable to projects at the project-specific level (such as the Project's implementing projects) and are not applicable to regional projects such as this Project. An LST evaluation requires that anticipated ambient air concentrations, determined using a computer-based air quality dispersion model, be compared to the LST for PM_{10}, $PM_{2.5}$, NO_2, and CO. Because LSTs are not applicable to regional projects, an LST analysis was not be done for the Project, as project-specific level information is not available. However, prior to implementing project approval, applicants for implementing projects shall be required to conduct an LST analysis.

The Project will involve the future construction of sensitive receptors, as described below. Based upon the phasing of the Project there is a potential that sensitive receptors may be constructed within the proximity to substantial pollutant concentrations.

Air quality impacts are analyzed relative to those persons with the greatest sensitivity to air pollution exposure. Such persons are called 'sensitive receptors'. Sensitive population groups include young children, the elderly and the acutely and chronically ill (especially those with cardio-respiratory disease).

Residential areas are considered to be sensitive to air pollution exposure because they may be occupied for extended periods, and residents may be outdoors when exposure is highest. Schools are similarly considered to be sensitive receptors. The Project site abuts existing residential uses to the southeast and northwest. There are no sensitive receptors immediately adjacent to the north or south of the Project site. The Project is anticipated to be built out over an extended period of time. Construction activities for new development may occur adjacent to already completed residential uses. Such uses may also be built in close proximity to the I-15. Some Project residences may therefore be considered as sensitive receptors and exposed to pollutant concentrations. As required by Mitigation Measure AQ-6, prior to consideration of a Phased Development Plan, Subdivision Map, or Design Review application, a health risk assessment or LST analysis may be required if sensitive receptors are in close proximity to mining activities or Project construction activities.

CO Hotspot Analysis

Micro-scale air quality impacts have traditionally been analyzed in environmental documents when the air basin was a non-attainment area for carbon monoxide (CO). However, the SCAQMD has demonstrated in the CO attainment re-designation request to EPA that there are no 'hot spots' anywhere in the air basin, even at intersections with much higher volumes, much worse congestion, and much higher background CO levels than anywhere in the Project area. If the worst-case intersections in the air basin have no 'hotspot' potential, any local impacts near the Project site will be well below thresholds with an even larger margin of safety.

To verify this conclusion, a CO screening analysis was performed at intersections surrounding the Project. One-hour CO concentrations were calculated on the sidewalks adjacent to these intersections. The A.M. and P.M. peak one-hour levels (ppm above background) are shown in TABLE 4.8-10.

TABLE 4.8-10 - PROJECT-RELATED ONE-HOUR CO CONCENTRATION (ppm) ABOVE BACKGROUND A.M. AND P.M. PEAK ONE-HOUR LEVELS

Intersection: A.M.		Existing	Build-Out	Build-Out & Project
Horsethief Canyon Rd./	Temescal Canyon Rd.	0.2	0.5	0.5
Lake Street/	I-15 NB Ramps	0.6	0.4	0.6
Lake Street/	I-15 SB Ramps	0.6	0.8	1.2
Lake Street/	Temescal Canyon Rd.	0.7	NA	NA
Lake Street/	Nichols Rd.	0.5	0.5	0.8

Intersection: A.M.		Existing	Build-Out	Build-Out & Project
Lake Street/	Alberhill Ranch Rd.	0.5	0.3	0.3
Lake Street/	Mountain St.	0.6	0.4	0.4
Lake Street/	Lakeshore Dr.	0.6	0.5	0.6
Grand Ave./	Lincoln St.	0.4	0.3	0.4
Terra Cotta Rd./	Lakeshore Dr.	0.4	0.6	0.6
Collier Ave/	Nichols Rd.	0.2	0.7	1.0
I-15 SB Ramps/	Nichols Rd.	0.2	0.8	0.8
I-15 NB Ramps/	Nichols Rd.	0.2	1.0	1.1
Temescal Canyon Rd./	Street 'A'	NA	0.4	0.6
Temescal Canyon Rd./	Street 'B'	NA	NA	0.3
Temescal Canyon Rd./	Street 'F'	NA	NA	0.2
Temescal Canyon Rd./	Nichols Rd	NA	0.1	0.2
Street 'C'/	Street 'B'	NA	NA	0.2
Street 'C'/	Nichols Rd.	NA	NA	0.2
Street 'D'/	Nichols Rd.	NA	NA	0.2
Lake Street/	Street 'A'	NA	0.5	1.4
Lake Street/	Street 'B'	NA	0.3	0.5
Lake Street/	Street 'D'	NA	0.4	0.6
Lake Street/	Street 'D'	NA	NA	0.4
Alberhill Ranch Rd./	Nichols Rd.	NA	0.2	0.4
Terra Cotta Rd./	Nichols Rd.	NA	0.5	0.6
Horsethief Canyon Rd/	Temescal Canyon Rd	0.2	1.0	1.0
Lake Street/	I-15 NB Ramps	0.2	0.3	0.5
Lake Street/	I-15 SB Ramps	0.5	1.1	1.5
Lake Street/	Temescal Canyon Rd	0.6	NA	NA
Lake Street/	Nichols Rd	0.6	1.0	1.1
Lake Street/	Alberhill Ranch Rd	0.5	0.4	0.5
Lake Street/	Mountain St.	0.6	0.6	0.7
Lake Street/	Lakeshore Dr.	0.4	0.6	0.9
Grand Ave./	Lincoln St.	0.5	0.7	0.9
Terra Cotta Rd./	Lakeshore Dr.	0.4	0.9	1.1
Collier Ave./	Nichols Rd.	0.3	1.0	1.2
I-15 SB Ramps/	Nichols Rd.	0.3	1.3	1.2
I-15 NB Ramps/	Nichols Rd.	0.2	1.4	1.5
Temescal Canyon Rd./	Street 'A'	NA	0.7	0.9
Temescal Canyon Rd./	Street 'B'	NA	NA	0.5
Temescal Canyon Rd./	Street 'F'	NA	NA	0.4
Temescal Canyon Rd./	Nichols Rd.	NA	0.2	0.4
Street 'C'/	Street 'B'	NA	NA	0.2
Street 'C'/	Nichols Rd.	NA	NA	0.3
Street 'D'/	Nichols Rd.	NA	NA	0.3
Lake Street/	Street 'A'	NA	1.0	1.3
Lake Street/	Street 'B'	NA	0.5	0.6
Lake Street/	Street 'D'	NA	0.6	1.1
Lake Street/	Street 'D'	NA	NA	0.5
Alberhill Ranch Rd./	Nichols Rd.	NA	0.7	1.1
Terra Cotta Rd./	Nichols Rd.	NA	1.1	1.3

NA=Not Available

As shown in Table 4.8-10, the existing peak one-hour local CO background levels in 2008 in the Project vicinity were 3.0 ppm. Combined worst-case background (3.0 ppm) plus local (1.5 ppm) concentrations equate to one-hour CO levels of 4.5 ppm that are far below the one-hour standard of 20 ppm. Micro-scale impacts are not significant. ***Therefore, the Project's site impact (CO Hotspot") would be at a less than significant level.***

Toxic Air Containments

The primary source Toxic Air Containments (TAC) impacting the Project would primarily be from the diesel Particulate Matter (DPM) generated by on-going hauling of mined resources and fugitive dust from mining operations. The aggregate operations are located where trucks may pass through completed/occupied development on their way to the I-15. Aggregate trucks contribute to roadway congestion, the emit diesel exhaust, and material from their loads may blow off. Trucking activity may bring the impacts to sensitive on-site receptors are some point in the future. Implementing projects that could be impacted by TAC's and dust emissions is speculative at this time because of the exact location of these implementing projects in relation to mining activities are unknown so emissions cannot be precisely quantified.

In addition to toxic air impacts from mining activities, toxic air impacts from the I-15 Freeway are possible because the northern boundary of the Project site is within 500 feet of the I-15 Freeway. The Project is proposing mixed-use development (University Town Center) in the northern portion of the site. Potential land uses within 500 feet of the I-15 Freeway may include sensitive receptors such as age-restricted housing, student housing, live/work lofts, and residential condominiums. Because of the exact location of sensitive receptors in relation to I-15 Freeway are unknown at this time, emissions cannot be precisely quantified. Mitigation Measure AQ-5 is required to address impacts once more site specific information is available.

As required by the Project, a Phased Development Plan (PDP) must be processed concurrent with or prior to the processing of Subdivision Maps, and/or Design Review site plans. The purpose of the PDPs is to delineate the specific goals, objectives, refined development regulations, and design guidelines for each phase of the Project while maintaining flexibility as the Project area builds out incrementally over time. Each PDP will delineate the applicable Villages and Planning Areas it covers into smaller Subareas. Adjacent Subareas within the same Planning Area not scheduled for current development will continue to be designated as mining areas. These adjacent Subareas containing ongoing mining activity will be included is a subsequent PDP once development in these areas become known. "Transitional Edges" will be implemented that consider the ongoing mining operations according to the Chapter 17.144 "*M-3 Mineral Resources and Related Manufacturing District*" of the Municipal Code to ensure compliance with all applicable State and Federal regulations pertaining to odor, dust, smoke gas, and hazardous waste. In addition, Mitigation Measure AQ-5 is required to address impacts once more site specific information is available.

Based on the above analysis, with implementation of General Plan Policy Goal 2 and Policy 2.1 and Mitigation Measures AQ-1 *Exhaust Emissions* and AQ-5 which requires a health risk assessment and/or Localized Significance Threshold analysis (if necessary) prior to the approval

of a Phased Development Plan, Subdivision Map, or Design review application, ***the Project's impacts would be mitigated to a level less than significant.***

Impact 4.8-5 Threshold: Does the project create objectionable odors affecting a substantial number of people?

Land uses general associates with odor complaints include: agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting operations, refineries, landfills, dairies, and fiberglass molding facilities. The Project does not contain land uses typically associated with emitting objectionable odors; therefore, the Project is unlikely to create objectionable odors. Any odors, in the form of construction-related exhaust and odors related to roadway construction, and those generated during the phase-out of mining and during Project construction, would be short-term and would terminate upon completion of each construction phases of the Project. ***Project activities are unlikely to create objectionable odors affecting a substantial number of people, and therefore, the Project's impact would be at a level less than significant.***

4.8.4 CUMULATIVE IMPACTS

Cumulative impacts related to air quality are addressed in the General Plan EIR which is incorporated by reference into this AVSP PEIR. The Project, in combination with other projects in the vicinity would contribute to the cumulative degradation of regional air quality due to increased population, increased vehicle traffic and travel time, increased idling times and indirectly to energy consumption. Impacts can be mitigated through provisions for alternative transportation opportunities and implementation control measures as set forth by the California Air Resources Board (CARB) and the South Coast Air Quality Management District (SCAQMD). In compliance with California State Assembly Bill AB32, Executive Order S-3-05, California Environmental Quality Act (*CEQA) Guidelines*, and Chapter 4.0 - Resource Protection and Preservation of the City of Lake Elsinore (City) General Plan, the City adopted a Climate Action Plan (CAP) on December 13, 2011. The purpose of the CAP is to reduce Greenhouse Gas Emissions (GHG) from all activities within the City limits. The CAP is not intended to limit future development or economic growth, rather, it is a strategy to attain sustainability, reduce GHG emissions, and promote a vibrant livable community. The AVSP is found to be consistent with the City of Lake Elsinore's General Plan and Land Use Plan and is, therefore, considered consistent with the City of Lake Elsinore's CAP.

As stated in SECTION 4.8, of this AVSP PEIR, in conjunction with other related developments projected within the vicinity of the site, would generate increased air emissions. Increased air emissions would result from increased mobile and stationary sources, thereby further hampering the ability to achieve conformance with the SCAQMD air quality significance thresholds. Furthermore, the SCAB is designated by CARB as a non-attainment area for Federal and State O3 and PM10 standards, as well as State PM2.5 standards. Cumulatively, development of the AVSP in conjunction with other development projected within the Project vicinity would continue to exceed SCAQMD cumulative thresholds and impacts to air quality during short-term construction and long-term operational phases.

Future development projects in the City will be evaluated for conformance with the GP policies related to air quality goals and implementation programs. However, implementation of the GP policies related to air quality do not ensure that increased traffic and operational emissions associated with build-out of the GP would not contribute to future nonattainment of Federal and State standards for criteria pollutants. Therefore, the impact of build-out of the GP related to increased air quality emissions is considered to be significant and not fully mitigated.

Mitigation Measures, in addition to the goals, policies and implementation programs identified within this PEIR, and the City's GP would decrease impacts regarding construction-related air quality emissions and odors to a level below significance, in addition to the emissions and other criteria pollutants would be alleviated, however, cumulative impacts would remain significant and unavoidable.

4.8.5 AIR QUALITY ENVIRONMENTAL MITIGATION MEASURES

4.8.5.1 Construction-Related Emissions Mitigation Measures

AQ-1: Construction activities may cause NOx, ROG, PM-10 and PM-2.5 emissions to substantially exceed SCAQMD CEQA thresholds if multiple activities/phases overlap or are compressed into shorter time-frames. Reasonable and feasible mitigation cannot likely reduce impacts to a less than significant level. Mitigation during construction is required to achieve a reduced level of impact; this includes that the contractor shall implement the following measures:

Dust Control

- 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.
- Provide water spray during loading and unloading of earthen materials.
- Install wheel washers, shaker plates and gravel where vehicles enter and exit the construction site onto paved roads or wash off trucks and any equipment leaving the site each trip.
- All streets shall be swept at least once a day using SCAQMD Rule 1186 1186.1 certified street sweepers or roadway washing trucks if visible soil materials are carried to adjacent streets (recommend water sweepers with reclaimed water).

- All trucks hauling dirt, sand, soil, or other loose materials are to be covered.
- Appoint a construction relations officer to act as a community liaison concerning on-site construction activity including resolution of issues related to PM10 generation.

Diesel exhaust particulates and NOx emissions may have a significant impact during construction because of the size scope of the project. Measures to reduce exhaust emissions include:

Exhaust Emissions

- Require 90-day low-NOx tune-ups for off-road equipment.
- Limit allowable idling to 5 minutes for trucks and heavy equipment.
- Utilize equipment whose engines are equipped with diesel oxidation catalysts if available.
- Utilize diesel particulate filter on heavy equipment where feasible.
- If Tier 4 off-road construction equipment is not available, require alternative fueled off-road equipment.
- Configure construction parking to minimize traffic interference.
- Use electricity from power poles rather than temporary diesel or gasoline power generators.
- Provide temporary traffic controls, such as a flag person, during all phases of construction to maintain smooth traffic flow.
- Schedule construction activities that affect traffic flow on the arterial system to off-peak hours to the extent practicable.
- Reroute construction trucks away from congested streets or sensitive receptor areas.
- Provide dedicated turn lanes for movement of construction trucks and equipment on- and off-site.

4.8.5.2 Operation-Related Emissions Mitigation Measures

AQ-2: Prior to the approval of each implementing development application, the applicant shall provide an exhibit demonstrating that the following measures have been incorporated into the overall AVSP design to reduce reliance on the single occupancy vehicle. These provisions shall be made 'Condition of Approval' on implementing development applications.

- Provide for increased utilization of public transit by providing a park-and-ride facility and opportunities on-site for the future shuttle link to the planned Metrolink station in Perris or downtown Lake Elsinore. If the Metrolink station in Perris or

downtown Lake Elsinore is not implemented, the Project would not be required to provide the shuttle link on the Project site.

- Provide one or more secure, convenient bus stop locations, including, where feasible, seating, signage, shelters, and trash receptacles.
- Provide safe, appropriately lighted, and attractively landscaped physical linkages between land uses that encourage bicycling and walking as alternatives to driving through the provision of bike lanes and/or walking paths.
- Off-street bicycle parking shall be distributed throughout the commercial areas of the Alberhill Villages Specific Plan and placed conveniently near building entrances without obstructing pedestrian movement.

AQ-3: Prior to issuance of building permit(s), the applicant shall demonstrate that the following measures to conserve energy have been incorporated into building design:

- Submit plans demonstrating that the new residential buildings shall exceed those California Title 24 energy efficiency requirements in effect at the time of building permit issuance.
- Submit plans demonstrating that the new commercial buildings shall include the following green building design features:
  - Utilize Low-E and ENERGY STAR windows where feasible;
  - Install high-efficiency lighting systems and incorporate advanced lighting controls, such as auto shut-offs, timers, and motion sensors;
  - Install high R-value wall and ceiling insulation; and,
  - Incorporate use of low pressure sodium and/or fluorescent lighting, where practicable.
- Require acquisition of new ENERGY STAR qualified appliances and equipment.
- 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.
- Where appropriate as determined by the City Engineering Division and Building and Safety Division, structures shall be designed to support the added loads of rooftop solar systems and be provided with appropriate utility connections for solar panels, even if installation of panels is not planned during initial construction.

AQ-4: Prior to issuance of a building permit(s), the applicant shall demonstrate that the following water and energy conservation measures have been incorporated into the landscape plan:

- Participate in green waste collection and recycling programs for landscape maintenance.

- Require use of landscaping with low water requirements and fast growth.
- Plant trees or vegetation to shade buildings and thus reduce heating/ cooling demand.

AQ-5: Prior to the approval of a Phased Development Plan, Subdivision Map, or Design Review application by the City's decision-making authority, applicants for proposed new development with sensitive receptors or in close proximity to 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.

4.8.6: SUMMARY OF AIR QUALITY ENVIRONMENTAL EFFECTS AFTER MITIGATION MEASURES ARE IMPLEMENTED

As stated in the analysis above, even with implementation of mitigation measures, impacts are significant and unavoidable for:

- ROG during construction (all phases because of potential painting overlap)
- ROG, NOx, CO, and PM10 construction emissions during Phases 1, 2, and 4.
- ROG, NOx, CO PM_{10}, $PM_{2.5}$ during combined operational and construction emissions.

The Project, in conjunction with other related developments projected within the vicinity of the site, would generate increased air emissions. Increased air emissions would result from increased mobile and stationary sources, thereby further hampering the ability to achieve conformance with the SCAQMD air quality significance thresholds. The Project is sufficiently large in scope such that air pollution emissions from several individual phases would exceed SCAQMD CEQA significance thresholds. The total emissions for an assumed 30-year Project build-out would exceed CEQA thresholds by 1,000 percent for the ozone precursor pollutants of ROG and NOx. In addition, other Lake Elsinore development would cumulatively contribute to the total area-wide emissions burden. Cumulatively, development of the Alberhill Villages Specific Plan, in conjunction with other development in the Project vicinity, would continue to exceed SCAQMD thresholds. ***Implementation of the Project would result in significant and unavoidable individual project-related and cumulative impacts to air quality during short-term construction and long-term operational phases and would result in significant and unavoidable cumulative impacts to air quality during short-term construction and long-term operational phases.***

GREENHOUSE GAS ANALYSIS

4.8.7 ENVIRONMENTAL SETTING

4.8.7.1 Greenhouse Gases and Global Warming/Climate Change

Section 3.7 (Greenhouse Gas Emissions) of the adopted General Plan EIR, explains further and discusses the current regulatory framework related to global change in California. Impacts related to global climate change are analyzed and mitigation measures are provided for any significant impacts. *(City's certified/adopted December 13, 2011 GP)*

The information contained in the Environmental Setting section is based upon information contained in the City of Lake Elsinore Climate Action Plan, which is summarized below and incorporated herein by reference. *(City's certified/adopted December 13, 2011 GP)*

Energy from the Sun drives the Earth's weather and climate. The earth absorbs energy from the Sun and also radiates energy back into space. According to the U.S. Environmental Protection Agency (USEPA), a greenhouse gas (GHG) is any gas that absorbs the energy in the Earth's atmosphere. *(City's certified/adopted December 13, 2011 GP)*

'Greenhouse gases' (so called because of their role in trapping heat near the surface of the earth) emitted by human activity are implicated in global climate change, commonly referred to as 'global warming.' These greenhouse gases contribute to an increase in the temperature (a level higher by about 60ºF than would be in the case of the absence of GHGs) and of the earth's atmosphere transparency to short wavelength visible sunlight, but near opacity to outgoing terrestrial long wavelength heat radiation. *(City's certified/adopted December 13, 2011 GP)*

The principal greenhouse gases are: carbon dioxide (CO_2), methane (CH_4), nitrous oxide (N_2O), sulfur hexafluoride (SF_6), perfluorocarbons (PFCs), hydrofluorocarbons (HFCs), hydrochlorofluorocarbons (HCFCs), ozone (O_3) and water vapor (H_2O). CO_2 is the most common reference gas for climate change. Naturally occurring GHGs include water vapor, CO_2, CH_4, H_2O, and O_3. Human activities add to the levels of most of these naturally occurring GHGs (Intergovernmental Panel on Climate Change [IPCC], 2007). Other GHGs (e.g., HFCs and PFCs) are created and emitted solely through human activities. The principle GHGs that enter the atmosphere because of human activities are discussed further below. *(City's certified/adopted December 13, 2011 GP)*

Increasing levels of GHGs in the atmosphere result in the increase in the temperature of the Earth's lower atmosphere, a phenomenon which is commonly referred to as 'global warming.' Warming of the Earth's lower atmosphere induces a suite of additional changes including changes in: global precipitation patterns; ocean circulation, temperature and acidity; wind patterns; and, storms. These large-scale changes over an extended period of time are collectively referred to as 'climate change.' *(City's certified/adopted December 13, 2011 GP)*

The Greenhouse Effect Explained:

- Natural Warming - The greenhouse effect is a natural warming process. Carbon dioxide (CO_2) and certain other gases are always present in the atmosphere. These gases create a warming effect that has some similarity to the warming inside a greenhouse, hence the name 'greenhouse effect.' *(City's certified/adopted December 13, 2011 GP)*

- Amplified Warming - Increasing the amount of greenhouse gases intensifies the greenhouse effect. Higher concentrations of CO_2 and other greenhouse gases trap more infrared energy in the atmosphere than occurs naturally. The additional heat further warms the atmosphere and Earth's surface. *(City's certified/adopted December 13, 2011 GP)*

- Sunlight brings energy into the climate system; most of it is absorbed by the oceans and land. *(City's certified/adopted December 13, 2011 GP)*

- Then, in the Greenhouse Effect: 1) heat (infrared energy) radiates outward from the warmed surface of the Earth; 2) some of the infrared energy is absorbed by greenhouse gases in the atmosphere, which re-emit the energy in all directions; 3) some of the infrared energy further warms the earth; and, 4) some of the infrared energy is emitted into space. *(City's certified/adopted December 13, 2011 GP)*

- In the Amplified Greenhouse Effect, higher concentrations of CO_2 and other 'greenhouse' gases trap more infrared energy in the atmosphere than naturally occurs. The additional heat further warms the atmosphere and Earth's surface. *(City's certified/adopted December 13, 2011 GP)*

In 1998, the United Nations Environment Program and the World Meteorological Organization established the Intergovernmental Panel on Climate Change (IPCC) which was established to assess scientific, technical and socioeconomic information relevant to the understanding of climate change, its potential impacts, and options for adaptation and mitigation. As the head authority on climate change science, the IPCC draws upon hundreds of the world's expert scientists as authors and thousands as expert reviewers. According to the IPCC's Fourth Assessment Report (2007), over the past 150 years, since the industrial era, activities such as the use of fossil fuels (i.e., coal, natural gas, oil and gasoline) to power cars, factories, utilities and appliances have substantially added to the amount of GHGs in the atmosphere. For example, carbon dioxide concentrations rose from 280 part per million (ppm) in 1750 to over 391 ppm in 2011, and are rising on an average 1.66 ppm per year (IPCC, 2007; National Oceanic and Atmospheric Association [NOAA], 2011). The annual growth rate of carbon dioxide has also increased, averaging about 1.43 ppm per year before 1995 and 1.91 ppm per year thereafter. This increase in carbon dioxide and other GHGs - including methane, nitrous oxide, and fluorinated gases - correlates with the recent increase in global average temperature (which has risen approximately 1.4ºF since the early 20th century) (IPCC, 2007; NOAA, 2009). *(City's certified/adopted December 13, 2011 GP)*

The principle GHGs that enter the atmosphere, as a result of human activities, include:

Carbon dioxide (CO_2) is released into the atmosphere through the burning of fossil fuels (oil, natural gas, and coal), solid waste, trees and wood products, and also as a result of other chemical reactions (e.g., manufacture of cement). Carbon dioxide is also removed from the atmosphere (or 'sequestered') when it is absorbed by plants as part of the biological carbon cycle. Since the Industrial Revolution in the 1700's, human activities, such as the burning of oil, coal and gas, and deforestation, have increased CO_2 concentrations in the atmosphere. In 2005, global atmospheric concentrations of CO_2 were 35% higher than they were before the Industrial Revolution. CO_2 is one of the six greenhouse gases identified in the California Global Warming Solutions Act. *(City's certified/adopted December 13, 2011 GP)*

Methane (CH_4) is emitted from a variety of both human-related (anthropogenic) and natural sources. Human-related activities include fossil fuel production, animal husbandry (enteric fermentation in livestock and manure management), rice cultivation, biomass burning, and waste management. These activities release significant quantities of methane to the atmosphere. It is estimated that more than 50 percent of global methane emissions are related to human-related activities. Natural sources of methane include wetlands, gas hydrates, permafrost, termites, oceans, freshwater bodies, non-wetland soils, and other sources such as wildfires. CH_4 is one of the six greenhouse gases identified in the California Global Warming Solutions Act. *(City's certified/adopted December 13, 2011 GP)*

Nitrous oxide (N_2O) is produced by both natural and human-related sources. Primary human-related sources of N_2O are agricultural soil management and animal manure management, sewer treatment, mobile and stationary combustion of fossil fuel, adipic acid production, and nitric acid production. Nitrous oxide is also produced naturally from a wide variety of biological sources in soil and water, particularly microbial action in wet tropical forests. Nitrous oxide emission levels from a source can vary significantly from one country or region to another, depending on many factors such as industrial and agricultural production characteristics, combustion technologies, waste management practices, and climate. N_2O is one of the six greenhouse gases identified in the California Global Warming Solutions Act. *(City's certified/adopted December 13, 2011 GP)*

Fluorinated gases (i.e., hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride) are emitted from a variety of industrial processes including aluminum production, semiconductor manufacturing, electric power transmission, magnesium production and processing, and the production of HCFC-22. In addition, some high Global Warming Potential (GWP) gases are being used to replace ozone-depleting substitutes (i.e., chlorofluorocarbons (CFCs), hydrochlorofluorocarbons (HCFCs) and halons) allowing the rapid phase out of these gases. The gasses are typically emitted in smaller quantities but are generally very strong GHGs. *(City's certified/adopted December 13, 2011 GP)*

- **Hydro-Fluorocarbons (HFCs)** - These HFC chemicals were introduced as alternatives to ozone-depleting substances in many industrial, commercial, and personal products. HFCs are emitted as by-products of industrial processes and are also used in

manufacturing. They do not significantly deplete the stratosphere ozone layer, but they are powerful greenhouse gases with a GWP ranging from 140 (HFC-152a) to 12,100 (HFC-23). HFCs are one of the six greenhouse gases identified in the California Global Warming Solutions Act. *(City's certified/adopted December 13, 2011 GP)*

- **Per-Fluorocarbons (PFCs)** - PFCs are a group of human-made chemicals composed of carbon and fluorine only CF4 and C2F6. These chemicals, specifically CF4 and C2F6, were introduced as alternatives to ozone-depleting substances. In addition, they are emitted as by-products or industrial processes and are also used in manufacturing. PFCs do not harm the stratospheric ozone layer, but they are powerful greenhouse gases. CF4 has a GWP of 6,300 and C2F6 has a GWP of 12,500. PFCs are one of the six greenhouse gases identified in the California Global Warming Solutions Act. *(City's certified/adopted December 13, 2011 GP)*

- **Sulfur Hexafluoride (SF_6)** - SF_6 is generally emitted from various industrial processes, including aluminum smelting, semiconductor manufacturing, electric power transmission and distribution, and magnesium casting. SF_6 is a colorless, odorless, nonflammable liquefied gas. SF_6 is typically emitted in smaller quantities, but because it is a potent greenhouse gas, it is sometimes referred to as a High Global Warming Potential gas. SF_6 is one of the six greenhouse gases identified in the California Global Warming Solutions Act. *(City's certified/adopted December 13, 2011 GP)*

Global Warming Potentials

Each of the GHGs listed above differs in its ability to absorb heat in the atmosphere, or in its 'global warming potential' (GWP). The GWP of the various GHGs is based upon a comparison with carbon dioxide, which is set at one. For example, methane absorbs 21 times more heat per molecule than carbon dioxide and nitrous oxide absorbs 310 times more heat per molecule than carbon dioxide. Therefore, it is common practice to report emissions in term of carbon dioxide equivalents (CO_2e) by multiplying the amount of each GHG by its GWP. *(City's certified/adopted December 13, 2011 GP)*

To account for the warming potential of GHGs, GHG emissions are often quantified and reported as CO_2 equivalent (CO_2e). Large emission sources are reported in million metric tons of CO_2e ($MMTCO_2e$). As reported previously, fossil fuel consumption in the transportation sector (on-road motor vehicles, off-highway mobile sources, and aircraft) is the single largest source of GHG emissions, accounting for approximately half of GHG emissions globally. Industrial and commercial sources are the second largest contributors of GHG emissions with about one-fourth of total emissions. Emissions of CO_2 and N_2O are byproducts of fossil fuel combustion, among other sources. CH_4 results from off-gassing associated with agricultural practices and landfills, among other sources. Sinks[1] of CO_2 include vegetation and the ocean. Greenhouse gasses with relatively long atmospheric lifetimes (e.g., CO_2, CH_4, N_2O, HFCs, PFCs, and SF_6) tend to be evenly distributed throughout the atmosphere, and consequently

[1] A CO_2 sink is a resource that absorbs CO_2 from the atmosphere. The classic example of a sink is a forest in which vegetation absorbs CO_2 and produces oxygen through photosynthesis.

global average concentrations can be determined. The short-lived gasses such as water vapor, carbon monoxide, tropospheric ozone, ozone precursors (e.g., NOx, and VOCs), and tropospheric aerosols (e.g., SO_2 products and carbonaceous particles), however, vary regionally, and consequently it is difficult to quantify their global impacts. No GWP values are attributed to these gases that are short-lived and spatially inhomogeneous in the atmosphere. *(City's certified/adopted December 13, 2011 GP)*

TABLE 4.8-11 - GLOBAL WARMING POTENTIALS AND ATMOSPHERIC LIFETIMES shows the global warming potential and atmospheric lifetimes of various greenhouse gases with relatively long atmospheric lifetimes.

TABLE 4.8-11 - GLOBAL WARMING POTENTIALS AND ATMOSPHERIC LIFETIMES

GAS	ATMOSPHERIC LIFETIME (YEARS)	GLOBAL WARMING POTENTIAL (100-YEAR TIME HORIZON)
Carbon Dioxide (CO_2)	50-200	1
Methane (CH_4)	12 ±3	21
Nitrous Oxide (N_2O)	120	310
Hydrofluorocarbons		
HFC-23	264	11,700
HFC-32	5.6	650
HFC-125	32.6	2,800
HFC-134a	14.6	1,300
HFC-143a	48.3	3,800
HFC-152a	1.5	140
HFC-227ea	36.5	2,900
HFC-236fa	209	6,300
HFC-4310mee	17.1	1,300
Perfluoromethane (CF_4)	50,000	6,500
Perfluoroethane (C_2F_6)	10,000	9,200
Perfluorobutane (C_4F_{10})	2,600	7,000
Perfluorohexane (C_6F_{14})	3,200	7,400
Sulfur Hexaflouride (SF_6)	3,200	23,900
Source: U.S. EPA, Inventory of U.S. Greenhouse Gas Emissions and Sinks, Table 1-2		

Effects of Climate Change

Greenhouse gas concentrations in the atmosphere will increase during the next century unless GHG emissions decrease substantially from present levels. Increased GHG concentrations are very likely[2] to raise the Earth's average temperature, influence precipitation and some storm patterns and raise sea levels (IPCC, 2007). The magnitude of these changes, however, is uncertain.

[2] The use of "very likely" conveys a 90-99% chance the result is true. Other terms used to communicate confidence include "extremely likely" (greater than 95% chance the result is true); "likely" (greater than 66% chance the result is true). These judgmental estimates originate from the Intergovernmental Panel on Climate Change (IPCC, 2007).

The amounts and speed of future climate changes will ultimately depend on:

- Whether GHGs and aerosol concentrations increase, stay the same or decrease.
- How strongly features of the climate (e.g., temperatures, precipitation and sea level) respond to changes in GHG concentrations.
- How much the climate varies as a result of natural influences (e.g., from volcanic activity and changes in the sun's intensity) and its internal variability (referring to random changes in the circulation of the atmosphere and oceans). *(City's certified/adopted December 13, 2011 GP)*

Long-term scenarios (through 2100) developed by the IPCC indicate that the carbon dioxide concentration will continue to rise, likely reaching between two and three times its early-20th--century level of 300 ppm by 2100 (553 to 983 ppm), depending on the level and timeliness of preventative actions taken around the world. In addition, the IPCC estimates that the average surface temperature of the Earth is likely to increase by 2 to 11.5ºF by the end of the 21st century, relative to 1980-1990, with a best estimate of 3.2 to 7.2ºF. The average rate of warming over each inhabited continent is very likely to be at least twice as large as that experienced during the 20th century, which would have significant consequences worldwide that will vary in nature and severity depending on location (IPCC, 2007). *(City's certified/adopted December 13, 2011 GP)*

TABLE 4.8-12 - SUMMARY OF PROJECTED GLOBAL WARMING IMPACT

Summary of Projected Global Warming Impact, 2070-2099 (as compared with 1961-1990)

Emission Scenarios	Warming Range	Impacts
Higher	**Higher (8-10.5ºF)**	**-- 90% loss in Sierra snow pack -- 22-30 inches of sea level rise -- 3-4 times as many heat wave days in major urban centers -- 4-6 times as many heat-related deaths in major urban centers -- 2-5 times more critically dry years -- 20% increase in energy demand**
Medium High	**Medium (5.5-8ºF)**	**-- 70-80% loss in Sierra snow pack -- 14-22 inches of sea level rise -- 2.5-4 times as many heat wave days in major urban centers -- 2-6 times as many heat-related deaths in major urban centers --75-85% increase in days conducive to ozone formation -- 2-2.5 times more critically dry years -- 10% increase in electricity demand -- 30% decrease in forest yields (pine) -- 55% increase in the expected risk of large wildfires**
Lower	**Lower (3-5.5ºF)**	**-- 30-60% loss in Sierra snow pack -- 6-14 inches of sea level rise -- 2-2.5 times as many heat wave days in major urban centers -- 2-3 times as many heat-related deaths in major urban centers -- 25-35% increase in days conducive to ozone formation -- Up to 1.5 times more critically dry years -- 3-6% increase in electricity demand -- 7-14% decrease in forest yields (pine) -- 10-35% increase in the expected risk of large wildfires**
Source: City of Lake Elsinore General Plan Update, Figure 3.7-2 (CEC 2006a)		

To determine potential future impacts of climate change on California, advanced climate modeling was performed for the California Energy Commission under three different scenarios: a low emissions scenario that assumes aggressive action taken to reduce GHG emissions, a medium emissions scenario assuming a moderate level of GHG reductions, and a high emissions scenario that assumes little action is taken to reduce emissions. The scenarios and associates impacts are shown in TABLE 4.8-12 and also summarized in the paragraphs that follow. (City's certified/adopted December 13, 2011 GP)

Higher Temperature - The average higher temperature in California has increased by approximately 1.5ºF over the past century (California Climate Action Team [CAT], 2010). As the atmospheric concentration of GHGs increases, California's average annual temperature is projected to rise by 1 to 2ºF in the next few decades and by as much as 10ºF by the end of the century. In addition, extreme heat events are also projected to increase in frequency, magnitude and duration from the historical period (CAT 2010). Historically, heat waves in California have occurred most often in July and August, but these events are predicted to appear earlier in the season and continue through the fall. As a result, California could face a corresponding rise in illness and death from extreme heat. *(City's certified/adopted December 13, 2011 GP)*

Precipitation - Most of California, including Lake Elsinore, is characterized by a Mediterranean precipitation pattern, with most of the annual precipitation falling in the cooler parts of the year between November and March. Current projections indicate that California is likely to retain this typical seasonal pattern of relatively cool wet winters and hot, dry summers (California Natural Resources Agency [CRNA], 2009). The model-driven climate simulations, however, predict a high degree of variability from year to year in annual precipitation with increased vulnerability to drought by the mid-21st century, the potential of higher temperatures would increase evaporative water loss, producing overall drier conditions, as well as increased drought conditions. Additional reductions in precipitation would exacerbate the challenges associated with increased evaporative water loss. *(City's certified/adopted December 13, 2011 GP)*

Water Supply - During the winter, snow accumulates in a deep pack high in the Sierra Nevada mountain range. If winter temperatures are warmer, more precipitation will fall as rain, decreasing the size of the snow pack. The result would likely be reductions in spring runoff from a smaller snow pack that would reduce the amount of water available. According to the California Climate Change Center (May 2009), evidence of this impact already exists. Throughout the 20th century, annual April to July spring runoff in the Sierra Nevada range has been decreasing, with water runoff declining by about ten percent over the last 100 years. The Sierra snowpack accounts for approximately 60% of the water supply for southern California. Reductions in and early melting of the snow pack would aggravate the State's already overstretched water resources and cause increased flooding. Sierra snowpack could potentially be reduced by as much as 25 to 40% by 2050 (California Climate Change Center, March 2009). *(City's certified/adopted December 13, 2011 GP)*

Sea Level Rise - According to the California Climate Change Center (March 2009), the sea level along California's coast has risen nearly 8 inches in the past century. In addition, the total sea level rise and rate of rise in future decades are expected to increase substantially. By 2025, sea

levels could rise 16 inches higher than 2000 levels and by 2100, 3.3 to 4.75 feet higher. A 4.6 foot sea level could put 480,000 people at risk of flooding by 2100 and threaten $100 billion in property and infrastructure, including roadways, buildings, hazardous waste sites, power plants and other facilities. *(City's certified/adopted December 13, 2011 GP)*

As sea levels rise, erosion along California's coastlines and saltwater intrusion into the State's delta and levee systems will increase. Saltwater contamination of the Sacramento/San Joaquin Delta will threaten wildlife and the source of drinking water for 20 million Californians. In addition, coastal erosion could lead to a loss of more than half a million beach visits annually by 2100 and have a significant impact on California's ocean-dependent economy that is estimated to be $46 billion per year. *(City's certified/adopted December 13, 2011 GP)*

Air Quality - Higher temperatures are conducive to an increase in air pollution as more fuel evaporates, engines work harder, and demands for electric power increase. Higher temperatures, strong sunlight and stable air mass are ideal conditions for ground-level ozone formation, the most health-damaging component of smog. Climate model projections of future temperature rise combined with the historical ozone trends indicate that the number of days with high ozone conditions will markedly increase. *(City's certified/adopted December 13, 2011 GP)*

If higher temperatures are accompanied by drier conditions, the potential for large wildfires could increase that in turn, would worsen the air quality. Today's fire season in the western United States already lasts for 78 days, 64% longer than it did during the 1970s and 1980s. Large wildfires that were once a week in duration are now much more frequent and burn for up to five weeks. The frequency and size of forest fires is likely to increase, perhaps several fold, by the end of the century. Additionally, severe heat accompanied by drier conditions and poor air quality could increase the number of heat-related deaths, illness, and asthma attacks throughout the State (CAT, 2010). *(City's certified/adopted December 13, 2011 GP)*

Agriculture and Food Supply - California has a $30 billion agricultural industry that produces half of the country's fruit and vegetables. Higher carbon dioxide levels can stimulate plant production and increase plant water-use efficiency. However, if temperatures rise and drier conditions prevail, water demand could increase; crop-yield could be threatened by a less reliable water supply; and, greater ozone pollution could render plants more susceptible to pest and disease outbreaks. In addition, temperatures increases could change the time of year certain crops, such as wine grapes, bloom or ripen, thereby affecting their quality (CAT, 2006). *(City's certified/adopted December 13, 2011 GP)*

Ecosystems and Biodiversity - Climate change will adversely affect plant and wildlife habitats and the ability of the State's varied ecosystem to support clean water supplies, wildlife, fish timber, and other goods and services important for human well-being. These impacts are already occurring: the lower edge forests in the Sierra Nevada have been retreating upslope over the past 60 years; in Yosemite National Park, small mammals are now found at different elevations compared to earlier in the century; and, butterflies in the Central Valley have been arriving earlier in the spring over the past four decades (CAT,2010). Habitat modification and

destruction also impacts ecosystem process, such as carbon cycling and storage. *(City's certified/adopted December 13, 2011 GP)*

Worldwide, National and Statewide GHG Emissions

The below TABLE 4.8-13, presents estimated GHG emissions from California, the United States, and from world sources. The results are presented in units of million metric tons per year of CO_2 equivalents ($MMTCO_2Eq$). *(City's certified/adopted December 13, 2011 GP)*

TABLE 4.8-13 - WORLDWIDE, NATIONAL AND STATEWIDE GHG EMISSIONS (MMTCO2Eq)

Geographic Region	CO_2	CH_4	N_2O	HFCs	PCFs	SF_6
Worldwide GHG Emissions for Calendar Year 2005*	27,568.6	6,407.5	3,285.6	380.6	107.9	59.5
United States GHG Emissions for Calendar Year 2009**	5,505.2	686.3	295.6	125.7	5.6	14.8
California GHG Emissions for Calendar Year 2004***	355.9	27.9	33.3	14.2		

$MMTCO_2Eq$ means million metric tons per year of CO_2 equivalent, using Global Warming Potential (GWP) values provided by IPCC in its Fourth Assessment Report (TAR) as shown in TABLE 4.8-6.
* Worldwide GHG emissions taken from Climate Analysis Indicators Tool (CAIT) version 8.0. Washington, D.C.: World Resources Institute, 2010. Available at http:/ /cait.wri.org/ .
** United States GHG emissions taken from the United States Environmental Protection Agency, *Inventory of U.S. Greenhouse Gas Emissions and Sinks: 1990-2009*, Table ES-2.
*** California GHG emissions taken from Inventory of California Greenhouse Emissions and Sinks: 1990 to 2004, Table 6.

California Emissions of Greenhouse Gases

In 2002, California was estimated to be the 16th largest emitter of CO_2 and was responsible for approximately 2 percent of the world's CO_2 emissions. The California Energy Commission's Inventory of California Greenhouse Gas Emissions and Sinks: 1990 to 2004 estimated that California was the second largest emitter of GHG emissions of the United States behind Texas (CEC, 2006b). *(City's certified/adopted December 13, 2011 GP)*

In 2004, California produced 492 million metric tons of CO_2-equivalent GHG emissions, including emissions associated with imported electricity. Of this total, 81 percent were emissions of CO_2 from fossil fuel combustion, 2.8 percent were from other sources of CO_2, 5.7 percent were from methane, and 6.8 percent were from Nitrous oxide. The remaining source of GHG emissions was high GWP gases, 2.9 percent (CEC, 2006b). *(City's certified/adopted December 13, 2011 GP)*

4.8.7.2 City of Lake Elsinore GHG Emissions

Community-Wide GHG Emissions Inventory

In 2008, the community of Lake Elsinore emitted 506,727 metric tons (MT) CO_2e from energy (residential, commercial, and industrial uses), transportation, solid waste, and recreation sectors. This equates to 8.5 MT CO_2e per resident or employee in the City's service population[3]. The transportation sector was the largest emitter of GHG emissions, producing 60.6% of the total community-wide emissions. Transportation-related emissions include emissions from gasoline and diesel vehicles traveling on local and state roads and highways. Gasoline vehicles accounted for 94.4% of transportation-related emissions, and diesel vehicles constitutes the remaining 5.6% of emissions. *(City's certified/adopted December 13, 2011 GP)*

The energy sector (residential, commercial, and industrial uses) generated 32% of the total community-wide emissions. Energy-related emissions include emissions from the combustion of fossil fuels to produce electricity and natural gas consumed within Lake Elsinore. These emissions are primarily attributed to energy consumption that occurs in residential, commercial, and industrial buildings. Residential uses accounted for 53.1% of the energy sector emissions; commercial uses accounted for 41.7% of the energy sector emissions; and, industrial uses accounted for 5.3% of the energy emissions. *(City's certified/adopted December 13, 2011 GP)*

The solid waste sector contributed to 4.3% of the total community-wide emissions. This includes GHG emissions from organic waste sent to landfills. The recreation sector accounted for the remaining 2.7% of the total community-wide emissions. Emissions in this sector are attributed to fuel consumption from boats on Lake Elsinore. TABLE 4.8-14, below, shows the community-wide GHG emissions from all major sectors and the percentage each contributed to the total community-wide emissions in 2008. *(City's certified/adopted December 13, 2011 GP)*

TABLE 4.8-14 - COMMUNITY-WIDE EMISSIONS BY SECTOR (2008)

SECTOR	MT CO_{2E}	PERCENTAGE OF TOTAL
Energy	**164,311**	**32.4%**
Residential	87,196	17.2%
Commercial	68,461	13.5%
Industrial	8,654	1.7%
Transportation	**306,955**	**60.6%**
Local Roads	85,871	16.9%
State Highways	221,084	43.6%
Solid Waste	**21,622**	**4.3%**
Recreation	**13,839**	**2.7%**
TOTAL	**506,727**	**100.0%**
Emissions per Service Population	**8.5**	**100.0%**

Source: Appendix G (City of Lake Elsinore Climate Action Plan, Table 3-2); (City's certified/adopted December 13, 2011 GP)

[3] In 2008, the City of Lake Elsinore's service population was 59,815, with 49,528 residents (California Department of Finance, 2010) and 10,287 jobs (Southern California Association of Governments, May 2009). *(GP)*

Municipal Operations

In 2008, Lake Elsinore's municipal operations generated 4,324 MT CO2e. This constitutes 0.9% of Lake Elsinore's total emissions. The majority of the City's municipal emissions are related to energy use for City-operated buildings and facilities that represent 83.9% of the total emissions (refer to TABLE 4.8-15, below, for municipal emissions by sector). *(City's certified/adopted December 13, 2011 GP)*

TABLE 4.8-15 - MUNICIPAL EMISSIONS BY SECTOR (2008)

SECTOR	MT CO_{2E}	PERCENTAGE OF TOTAL
Buildings and Facilities	**3,627**	**83.9%**
Buildings and Other Facilities	2,340	54.1%
Parks, Recreation, Landscape, Irrigation	803	18.6%
Streetlights, Safety Lights	484	11.2%
Transportation	**697**	**16.1%**
Vehicle Fleet	349	8.1%
Employee Commute	348	8.0%
TOTAL	**4,324**	**100.0%**
Source: Appendix G (City of Lake Elsinore Climate Action Plan, Table 3-3); *(City's December 13, 2011 adopted GP)*		

4.8.8 APPLICABLE PLANS AND REGULATIONS

4.8.8.1 Federal Regulations - Greenhouse Gases

Supreme Court Ruling

The USEPA is the Federal agency responsible for implementing the Clean Air Act. The United States Supreme Court ruled in its decision in *Massachusetts et al. v. Environmental Protection Agency et al*. ([2007] 549 U.S. 05-1120), issued on April 2, 2007, that carbon dioxide is an air pollutant as defined under the Clean Air Act and that the EPA has the authority to regulate emissions of GHGs as pollutants. To date, the EPA has not developed a regulatory program for GHG emissions.

Energy Independence and Security Act

The Energy Independence and Security Act of 2007 include several key provisions that will increase energy efficiency and the availability of renewable energy that will reduce GHG emissions as a result. First, the Act sets a Renewable Fuel Standard that requires fuel producers to use at least 36 billion gallons of biofuel by 2022. Second, it increased Corporate Average Fuel Economy (CAFE) Standards to require a minimum average fuel economy of 35 miles per gallon for the combined fleet of cars and light trucks by 2020. Third, the adopted bill includes a variety of new standards for lighting and for residential and commercial appliance equipment. The equipment includes residential refrigerators, freezers, refrigerator-freezers, metal halide lamps, and commercial walk-in coolers and freezers.

4.8.8.2 State Regulations - Greenhouse Gases

California has passed several bills and the Governor has signed at least three executive orders regarding greenhouse gases. The Governor's Office of Planning and Research is in the process of developing CEQA significance thresholds for GHG emissions, but thresholds have yet to be established. In addition, the California Air Pollution Control Officers Association (CAPCOA) issued a white paper suggesting various approaches to determining significance entitled "*CEQA and Climate Change: Evaluating and Addressing Greenhouse Gas Emissions from Projects Subject to California Environmental Quality Act*" (January 2008).

SB 1368 required California Public Utilities Commission to establish a GHG emission performance standard for base load generation from investor-owned utilities. EO S-20-06 requires reduction in GHG emissions through motor vehicle emission standards, the Renewable Portfolio Standard that requires 20 percent electricity to be supplied by renewable power by 2010, world leading energy efficiency standards and programs, solid waste diversion and reuse programs, expanding the use of alternative fuels, and investing in the hydrogen highway. EO S-1-07, the Low Carbon Fuel Standard, calls for reduction of at least 10 percent in the Carbon intensity of California's transportation fuel.

California Global Warming Solutions Act of 2006 (Assembly Bill 32)

AB 32 codified the State's 2020 GHG emissions target by directing the California Air Resources Board (CARB) to reduce California's statewide emissions to 1990 levels by 2020. In December 2007, CARB identified the 2020 target (equal to statewide emissions in 1990) of 426.6 million metric tons of carbon dioxide equivalent (MMT CO_2E) gases.

In addition to identifying the 2020 target, AB 32 also required CARB to develop a policy plan for reaching the 2020 emissions target and to adopt and enforce regulations to implement the plan. The resulting AB 32 *Climate Change Scoping Plan* (herein referred to as the 'Scoping Plan') was adopted by CARB in December 2008. Key elements of the plan for achieving the 2020 target include:

- Adopting and implementing measures pursuant to existing State laws and policies, including California's goods movement measures and the Low Carbon Fuel Standard;
- Expanding energy efficiency programs and green building practices;
- Reducing methane emissions at landfills;
- Developing a California cap-and-trade program;
- Establishing and seeking to achieve reduction targets for transportation-related GHG emissions;
- Increasing waste diversion, composting, and commercial recycling toward zero-waste;
- Strengthening water efficiency programs; and,

- Preserving forests that sequester carbon dioxide.

Although the Scoping Plan does not identify specific reductions for local governments, it identifies overall reductions from local government operations and land use decisions as a strategy to meet the 2020 target. The Scoping Plan states that land use planning and urban growth decisions will play an important role in the State's GHG reductions because local governments have primary authority to plan, zone, approve, and permit how land is developed to accommodate population growth and the changing needs of their jurisdictions. It further acknowledges that decisions on how land is used will have large impacts on the GHG emissions that will result from the transportation, housing, industry, forestry, water, agriculture, electricity, and natural gas emission sectors. However, AB 32 stopped short of setting mandatory targets for local government compliance. It encourages local governments to adopt a reduction target for municipal and community-wide emissions that parallels the AB 32 goal. Given that identifying 1990 emissions levels can be difficult for some local governments, a reduction of approximately 15% below 2005 levels is given as a rough equivalency where a local government has grown roughly at the same rate as the State (1% per year). *(City's certified/adopted December 13, 2011 GP)*

Senate Bill 1078, Senate Bill 107, and Senate Bill 2X (Renewable Portfolio Standard)

Established in 2002 under SB 1078, and accelerated in 2006 under SB 107, California's Renewables Portfolio Standard (RPS) required investor-owned utilities, electric service providers, and community choice aggregators to increase procurement from eligible renewable energy resources by at least 1% of their retail sales annually, until they achieved 20% by 2010. SB2X raised the target from the current 20%, requiring private and public utilities to obtain 33% of their electricity from renewable energy sources by 2020. Increased use of renewable energy sources will decrease California's reliance on fossil fuels, reducing emissions of GHGs from the energy sector. *(City's certified/adopted December 13, 2011 GP)*

Assembly Bill 1493 (Pavley Regulations)

AB 1493 (referred to as Pavley I) required CARB to develop and adopt standards for vehicle manufacturers to reduce GHG emissions coming from passenger vehicles and light-duty trucks at a 'maximum feasible and cost effective reduction' by January 1, 2005. Pavley I took effect for model years starting in 2009 to 2016, and Pavley II that is now referred to as 'LEV (Low Emission Vehicle) III GHG' will cover 2012 to 2025. Fleet average emission standards would reach 22% reduction by 2012 and 30% by 2016. *(City's certified/adopted December 13, 2011 GP)*

Executive Order S-1-07 (Low Carbon Fuel Standard)

This 2007 order will require fuel providers (e.g., producers, importers, refiners, and blenders) to ensure that the mix of fuels they sell in California meets the statewide goal to reduce the carbon intensity of California's transportation fuels by at least 10% by the 2020 target. *(City's certified/adopted December 13, 2011 GP)*

Executive Order S-3-05

Executive Order S-3-05, issued June 2005, established GHG emissions targets for the State, as well as a process to ensure the targets are met. As a result of this Executive Order, the California Climate Action Team, led by the Secretary of the California EPA, was formed. The California Climate Action Team reported several recommendations and strategies for reducing GHG emissions and reaching the targets established in the Executive Order.[4] The GHG targets are as follows:

- By 2010, reduce to 2000 emission levels;
- By 2020, reduce to 1990 emission levels; and,
- By 2050, reduce to 80 percent below 1990 levels.

This Executive Order is binding only for State agencies and has no force of law for local governments. However, S-3-05 is important for two reasons. First, it obligated State agencies to implement GHG emission reduction strategies. Second, the signing of the Order sent a clear signal to the Legislature about the framework and content for legislation to reduce GHG emissions as a necessary step toward climate stabilization. *(City's certified/adopted December 13, 2011 GP)*

Senate Bill 97

Senate Bill 97 (SB 97), passed in August 2007, is designed to work in conjunction with CEQA and AB 32. SB 97 requires the Office of Planning and Research (OPR) to prepare and develop guidelines for the mitigation of GHG emissions or the effects thereof, including but not limited to, effects associated with transportation and energy consumption.

The Natural Resources Agency adopted amendments to the *CEQA Guidelines* on December 30, 2009 in order to implement the requirements of Senate Bill 97 pertaining to the effects of greenhouse gas emissions. The amendments to the CEQA Guidelines implementing Senate Bill 97 became effective on March 18, 2010. As a result, Lead Agencies must analyze the greenhouse gas emissions of proposed projects, and must reach a conclusion regarding the significance of those emissions. (Ref. *CEQA Guidelines §15064.4*.)

Assembly Bill 811

AB 811 (2008) authorize California cities and counties to designate districts within which willing property owners may enter into contractual assessments to finance the installation of renewable energy regeneration and energy efficiency improvements that are permanently fixed to the property. Those financing arrangements would allow property owners to finance renewable energy generation and energy efficiency improvements through low-interest loans that would be repaid as an item on the property owner's property tax bill. *(City's certified/adopted December 13, 2011 GP)*

[4] California Climate Action Team, Climate Action Team Report to Governor Schwarzenegger and the Legislature, March 2006.

Senate Bill 375

Senate Bill 375 was passed by the State Assembly on August 25, 2008, by the State Senate on August 30, 2008, and signed by the Governor on September 30, 2008. This legislation links regional planning for housing and transportation with the GHG reduction goals outlined in AB 32. Specifically, SB 375 directed CARB to set regional GHG emissions targets for passenger vehicles and light trucks for the years 2020 and 2035 for each Metropolitan Planning Organization (MPO) region that were adopted in February 2011.

For the Southern California Association of Governments (SCAG), the City of Lake Elsinore's MPO, CARB issued an 8% per capita reduction target from 2005 levels by 2020 and a 13% per capita reduction target from 2005 levels by 2035. These targets apply to the SCAG region as a whole, and not to individual cities or sub regions. Furthermore, SB 375 requires each MPO to prepare a 'sustainable communities strategy (SCS)' that demonstrates how the region will meet its GHG reduction target through integrated land use, housing and transportation planning. If the combination of measures in the SCS will not meet the region's target, the MPO must prepare a separate 'Alternative Planning Strategy (APS)' to meet the target. On April 4, 2012, the Regional Council of the Southern California Association of Governments (SCAG) adopted the 2012-2035 *Regional Transportation Plan/ Sustainable Communities Strategy (RTP/SCS): Towards a Sustainable Future.*
GP)

Executive Order S-13-08

Executive Order S-13-08, signed on November 14, 2008, directs California to develop methods for adapting to climate change impacts through preparation of a statewide plan. In response to this order, the California Natural Resources Agency developed the California Climate Adaptation Strategy that was adopted in September 2009. This document summarizes the best known science on climate change impacts in seven specific sectors and provides recommendations on how to manage against those threats. *(City's certified/adopted December 13, 2011 GP)*

Senate Bill 1368

SB 1368 (2006) directs the California Energy Commission and the California Public Utilities Commission to adopt a performance standard for GHG emissions for future electricity used in California, regardless of whether it is generated in-state or purchased from other states. *(City's certified/adopted December 13, 2011 GP)*

California Green Building Code

The California Green Building Code (2008) referred to as 'CalGreen,' is the first state-wide green building code. It was developed to provide a consistent, approach for green building within California. Taking effect January 2011, it lays out minimum requirements for newly constructed buildings in California that will reduce GHG emissions through improved efficiency and process improvements. It requires builders to install plumbing that cuts indoor water use by as much as 20%, to divert 50% of construction waste from landfills to recycling, and to use low-pollutant paints, carpets, and floors. *(City's certified/adopted December 13, 2011 GP)*The most recent edition is the California Green Building Code (2013)

Senate Bill 1 (Million Solar Roofs)

SB 1 (2006) sets a goal to install 3,000 megawatts of new solar capacity by 2017 - moving the State toward a cleaner energy future and helping lower the cost of solar systems for consumers. The Million Solar Roofs Program is a ratepayer-financed incentive program aimed at transforming the market for rooftop solar systems by driving down costs over time. It provides up to $3.3 billion in financial incentives that decline over time. *(City's certified/adopted December 13, 2011 GP)*

4.8.8.3 Local Regulations - Greenhouse Gases

Southern California Association of Governments

The City of Lake Elsinore is part of the Southern California Association of Governments (SCAG). SCAG undertakes planning and policy initiatives that affect the greater Southern California region with the goal of encouraging a more sustainable Southern California. In 2004, SCAG adopted its *Compass Blueprint Growth Vision Report* to encourage sustainable development that reduces GHG emissions. The Compass Blueprint is a preferred vision for growth for the region; it has been incorporated into immediate housing allocation and transportation planning decisions. It provides a framework to help SCAG jurisdictions address growth management cooperatively and coordinate regional land use and transportation planning.

SCAG's 2008 *Regional Comprehensive Plan* is an advisory document to local agencies that builds on the Compass Blueprint's vision and addresses important regional issues such as housing, traffic/transportation, water, air quality, and energy throughout the six-county area. The *Regional Comprehensive Plan* includes goals, outcomes, and policies that address regional compliance with AB 32, as well as other State and Federal regulations, including green building standards, regional fossil fuel consumption, and other CARB measures discussed above. *(City's certified/adopted December 13, 2011 GP)*

South Coast Air Quality Management District

Lake Elsinore is also located within the South Coast Air Basin. The South Coast Air Quality Management District (SCAQMD) is the agency principally responsible for comprehensive air pollution control in the Basin. In 2008, SCAQMD released its *Draft Greenhouse Gas Guidance Document* to provide emissions analysis guidance to local jurisdictions within the Basin. This document proposes a tiered approach, whereby the level of detail and refinement needed to determine significance increases with a project's total GHG emissions. The tiered approach defines projects that are exempt from conducting GHG analyses under CEQA and projects that are within a GHG emissions reduction plan, or climate action plan, as less than significant. In September 2010, SCAQMD staff proposed to change the Tier 4 performance standards for plan-level projects, recommending the use of a 6.6 MT CO_2E/SP target for 2020, as well as a year 2035 target of 4.1 MT CO_2E/SP.

The SCAQMD recently adopted Rule 2702 that creates a voluntary GHG reduction program within the District. Through this rule, the District will fund projects through contracts in

response to requests for proposals or purchase reductions from other parties. Reductions obtained by the program may be purchased by persons for a variety of uses.

On December 5, 2008 the SCAQMD Governing Board adopted an Interim quantitative GHG Significance Threshold for industrial projects where the SCAQMD is the lead agency (e.g., stationary source permit projects, rules, plans, or similar) of 10,000 Metric Tons MT CO_2 equivalent/ year. In September 2010, the Working Group released revisions that recommended a threshold of 3,000 MT CO_2e for mixed-use projects. This 3,000 MT/year recommendation has been used as a guideline for the analysis in Section 4.8.3 .

CEQA guidelines allow the lead agency to 'select the model or methodology it considers most appropriate.' The most common practice for transportation/combustion GHG emissions quantification is to use a computer model such as CalEEMod, as was used in the ensuing analysis.

City of Lake Elsinore Climate Action Plan

In compliance with State Assembly Bill AB32 and Executive Order S-3-05, the City of Lake Elsinore adopted a Climate Action Plan (CAP) on December 13, 2011. The City's CAP is a long range plan designed to reduce community-wide greenhouse gas (GHG) emissions from activities within the City limits. Specifically, the CAP is designed to:

- Benchmark Lake Elsinore's existing (2008) GHG emissions and projected emissions relative to state-wide emissions targets;

- Establish GHG emissions reduction strategies and measures to reduce the City's proportionate share of emissions to meet the state-wide targets identified in Assembly Bill 32 (AB32), and Executive Order S-3-05;

- Set forth procedures to monitor and verify the effectiveness of the CAP and require amendment if the CAP is not achieving targeted levels of emissions;

- Mitigate Lake Elsinore's GHG emissions impacts (by reducing GHG emissions consistent with the State of California via the California Environmental Quality Act (CEQA) Guidelines, AB32, and Executive Order S-3-05). The CEQA Guidelines encourage the adoption of plans or mitigation programs as a means of comprehensively addressing the cumulative impacts of projects (see CEQA Guidelines, Sections 15064(h)(3) and 15130(c); and,

- Serve as the programmatic tiering document for the purposes of CEQA within the City of Lake Elsinore for GHG emissions, and what applicable projects will be reviewed. If a proposed development project can demonstrate it is consistent with the applicable emissions reduction measures included in the CAP, the programs and standards that would be implemented as a result of the CAPO, and the General Plan Update growth

projections, the project's environmental review pertaining to GHG impacts may be streamlined as allowed by CEQA Guidelines Sections 15152 and 15183.5.

The CAP is not intended to limit future development or economic growth within Lake Elsinore; rather, by adopting a CAP, the City has established the compliance and performance standards that a project is to meet in order to satisfy State mandates. Discussions of the Project's consistency with the CAP's Greenhouse Gas Reduction Measures are discussed in Section 4.8.3.

The City of Lake Elsinore's CAP has a GHG emissions target that is specifically intended for use in evaluating the significance of GHG emissions from community-wide emissions. The City selected efficiency-based targets for the years governed by the General Plan to reduce community-wide emissions to 6.6 MT CO2e per service population per year by 2020 (a 22.3% reduction from the 2008 rate of 8.5 MT CO2e/SP) and to 4.4 MT CO2e per service population per year by 2030 (a 48.2% reduction from the 2008 rate of 8.5 MT CO2e/SP). These efficiency-based targets (the 'governing threshold of significance') represent the AB 32 and Executive Order S-3-05 targeted emissions levels for 2020 and 2030 on a per service population basis and they were derived by dividing the state-wide AB 32 targeted emissions level for 2020 and state-wide Executive Order S-3-05 targeted emissions level for 2030 by the 2020 and 2030 state-wide service population respectively. Therefore, these targets represent the maximum quantity of emissions each resident and employee in the State of California could emit in 2020 and 2030 based on emissions levels necessary to achieve the state-wide AB 32 and Executive Order S-3-05 GHG emissions reduction goals. *(GP EIR, Appendix G (CAP), Section 4.1*)

In order to meet the state-wide efficiency metric targets, the CAP must demonstrate that it can reduce community-wide emissions to 6.6 MT CO2e/SP (or 944,737 MT CO2e total based on an estimated 2020 service population of 143,142) by 2020 and 4.4 MT CO2e/SP (or 1,334,243 MT CO2e based on an estimated 2030 service population of 303,237) by 2030. *(GP EIR, Appendix G (CAP), Section 4.2)*

General Plan 4.9.2 Sustainable Environment Goal, Policies and Implementation Program

<u>Goal 14</u> - Reduce greenhouse gas emissions from all activities within the City boundaries to support the State's efforts under the AB-32 and to mitigate the impact of climate change on the City, State and world.

<u>Policies</u>:

14.1 - By 2020, the City will reduce greenhouse gas emissions from within its boundaries to 1990 levels consistent with AB 32.

14.2 - Measures shall be established that aim to reduce emissions generated from City uses, community uses (community actions) and new development (City discretionary actions).

Implementation Program: The City shall prepare, adopt and implement a Climate Action Plan that provides a baseline greenhouse gas emissions inventory for municipal facilities and operations and community-wide activities, analyzes the cost and benefits of methodologies for reduction, and establishes to meet state-wide reduction goals.

4.8.8.4 City's Climate Action Plan

The Climate Action Plan includes strategies and measures that the City of Lake Elsinore will implement to achieve its GHG emissions targets over the next two decades. As described in the Climate Action Plan, the strategies and measures were selected to build on the policy direction set forth by the General Plan, capitalize on existing emission reduction opportunities within the community, and maintain consistency with the AB 32 Scoping Plan. They were developed taking into consideration existing community conditions, planned City capital improvements, policies and strategies of neighboring jurisdictions and regional agencies, regional and state-wide best practices, costs and future savings, City staff input, public comments, and other information provided by residents and stakeholders during the public outreach process. These Strategies and Measures are listed in TABLE 4.8-16, and as described in more detail in Chapter 5.0 of the City's Climate Action Plan that is located in Appendix G of the General Plan.

TABLE 4.8-16 - CLIMATE ACTION PLAN STRATEGIES AND MEASURES

CLIMATE ACTION PLAN'S STRATEGIES AND MEASURES
Strategy T-1: Increase bicycle, pedestrian and public transit travel.
Measure T-1.1: Safe Routes to School. Continue to pursue and utilize grant funding when needed to construct safe pedestrian and bicycle routes within two mile radius of schools where applicable.
Measure T-1.2: Pedestrian Infrastructure. Through the development review process, require the installation of sidewalks along new and reconstructed streets. Also require new subdivisions and large developments to provide sidewalks or paths to internally link all uses where applicable and provide connections to neighborhood activity centers, major destinations, and transit facilities contiguous with the project site; improvement through conditions of approval.
Measure T-1.3: Street and Sidewalk Maintenance and Improvements. Continue, through the Pavement Management and Curb, Gutter, and Sidewalk Repair programs, to preserve the pedestrian and bicycle circulation system by annually identifying and scheduling street and sidewalk improvement and maintenance projects.
Measure T-1.4: Bicycle Infrastructure. Through the development review process, require new development, as applicable, to implement and connect to the network of Class I, II and III bikeways, trails and safety features identified in the General Plan, Bike Lane Master Plan, Trails Master Plan and Western Riverside County Non-Motorized Transportation plan; implement through conditions of approval. The City will also continue to pursue and utilize funding when needed to implement portions of the plan.
Measure T-1.5: Bicycle Parking Standards. Through the development review process, enforce the following short-term and long-term bicycle parking standards for new non-residential development (consistent with 2010 California Green Building Code [CalGreen], Section 5.106.4), and implement through conditions of approval.
Measure T-1.6: Public Transit Incentives. Coordinate with the Riverside Transit Agency to implement regional transit strategies in Lake Elsinore, expand transit routes, and provide public transit incentives to residents and employees, such as free or reduced-cost monthly transit passes.
Strategy T-2: Manage vehicle parking.
Measure T-2.1: Designated Parking for Fuel-Efficient Vehicles. Amend the Municipal Code to require that new non-residential development designate 10% of total parking spaces for any combination of low-emitting, fuel-efficient and carpool/vanpool vehicles (consistent with CalGreen Tier 1, Sections A5.106.5.1 and A5.106.5.3), and implement through conditions of approval. Parking stalls shall be marked 'Clean Air Vehicle'.
Strategy T-3: Increase in efficiency of land use patterns.

CLIMATE ACTION PLAN'S STRATEGIES AND MEASURES
Measure T-3.1: Mixed-Use, High Density, Infill and Transit Oriented Development. As part of the General Plan Update process, revise the Land Use Map and Municipal Code to allow for and/or increase the amount of mixed-use, high density, infill and transit oriented development. Mixed-use projects should be targeted in the Historic and Ballpark Districts, as well as other areas where services are within walking distance. High density projects should be located in urbanized areas adjacent to services and transportation. Update the Municipal Code or consistency between zoning regulations and General Plan land use designations.
Measure T-3.2: Mixed-Use, Infill, and Transit Oriented Development Incentives. Identify and provide incentives to promote mixed-use, infill and transit oriented development, such as: a streamlined permitting process, less restrictive parking requirements, less restrictive height limits, lower permit fees and/or reduced impact fees.
Measure T-3.3: Density Bonus Incentive. Amend the Municipal Code to allow for a Density Bonus Incentive for a residential project that is located within 1,500 feet of a regular bus stop or rapid transit system stop, is located within a quarter mile from a public park or community center; or, is located within a half mile from school grounds/facilities open to the general public, a full service grocery store, hospital, medical clinic, or pharmacy.
Measure T-3.4: Neighborhood Commercial Centers. Identify potential neighborhood commercial center sites and rezone identified areas to Neighborhood Commercial as part of the General Plan Update.
Strategy T-4: Reduce Trips.
Measure T-4.1: Commute Trip Reduction Program. Amend the Municipal Code to institute a commute trip reduction program for employees with fewer than 100 employees (below the requirements of the existing Transportation Demand Management Program). Provide information, training, and incentives to encourage participation.
Strategy T-5: Increase the use of low- and zero-emissions vehicles.
Measure T-5.1: Hybrid and Fuel-Efficient Vehicle Incentives. Facilitate the voluntary replacement of inefficient vehicles with hybrids, plug-in electric, and other low- and zero-emissions vehicles by connecting residents and businesses with technical and financial assistance through the City's web-site.
Measure T-5.2: Municipal Fleet Vehicle Purchasing Policy. Develop and adopt a low- and zero-emissions replacement/purchasing policy for new and replaced official City vehicles and equipment.
Strategy E-1: Reduce energy demand of new construction.
Measure E-1.1: Tree Planting Requirements. Through the development review process, require new development to plant a minimum of one 15-gallon non-deciduous, umbrella-form tree per 30 linear feet of boundary length near buildings, per the Municipal Code. Trees shall be planted in strategic locations around buildings or to shade pavement in parking lots and streets.
Measure E-1.2: Cool Roof Requirements. Amend the City Municipal Code to require new non-residential development to use roofing materials having solar reflective, thermal emittance or Solar Reflectance Index (SRI)3 consistent with CalGreen Tier 1 values (Table A5.106.11.2.1), and implement through conditions of approval.
Measure E-1.3: Energy Efficient Building Standards. Adopt an ordinance requiring that all new construction exceed the California Energy Code requirements, based on the 2008 Energy Efficiency Standards by 15% (consistent with the CalGreen Tier 1), through either the performance based or prescriptive approach described in the California Green Building Code; implement through conditions of approval. Alternately, a solar photovoltaic system and/or solar water heating may be used to assist in meeting all or portion of the 15% requirement.
Strategy E-2: Increase energy efficiency of existing buildings.
Measure E-2.1: Energy Efficient Upgrades and Retrofits. Facilitate voluntary energy efficiency upgrades and retrofits in existing residential, commercial and industrial buildings by connecting residents and businesses with technical and financial assistance through the City website.
Measure E-2.2: Green Business Certification Program. Establish and administer a voluntary Green Business Certification Program to recognize businesses that voluntarily develop and implement energy conservation programs, including energy efficiency improvements, energy-efficient heating and cooling systems, and co-generation systems (e.g., solar energy arrays).
Measure E-2.3: Compact Fluorescent Light Bulb (CFL) Distribution Program. Partner with Southern California Edison or a local business to sponsor a CFL distribution program; distribute at least 4,000 CFLs.

CLIMATE ACTION PLAN'S STRATEGIES AND MEASURES
Strategy E-3: Increase energy efficiency of municipal buildings and facilities by 15% by 2020 and 20% by 2030.
Measure E-3.1: City HVACs. Upgrade the HVAC systems at City facilities to reduce overall energy use.
Measure E-3.2: Energy Efficient Street and Traffic Signal Lights. Work with Southern California Edison to replace existing high pressure sodium lights and traffic lights with high efficiency alternatives, such as Low Emitting Diode (LED) lights. Replace existing City owned traffic lights with LED lights. Require and new street and traffic lights to be LED and implement through conditions of approval.
Measure E-3.3: Street Light Automatic Daylighting Control Devices. Work with Southern California Edison to install astronomical time-switch controls on street lights that automatically turns off the outdoor lighting when daylight is available.
Measure E-3.4: Energy Efficient Lights, Ballasts, and Occupancy Sensors at City Facilities. Install energy efficient lights, ballasts and occupancy sensors at all City facilities.
Strategy E-4: Decrease water consumption.
Measure E-4.1: Landscaping Ordinance. Through the development review process, enforce the City's Assembly Bill 1881 Landscaping Ordinance; implement through conditions of approval.
Measure E-4.2: Indoor Water Conservation Requirements. Amend the City's Uniform Building Code to require development projects to reduce indoor water consumption by 30% (consistent with CalGreen Tier 1, Section A5.303.2.3.1), and implement through conditions of approval.
Strategy E-5: Increase renewable energy opportunities.
Measure E-5.1: Renewable Energy Incentives. Facilitate the voluntary installation of small-scale renewable energy systems, such as solar photovoltaic (PV) and solar hot water systems, by connecting residents and business with technical and financial assistance through the City website. The City will also revise the permit processes and fees as appropriate to remove barriers to and incentives the installation of renewable energy systems, in accordance with applicable safety and environmental standards.
Strategy S-1: Increase solid waste diversion.
Measure S-1.1: Commercial Recycling. Renegotiate the contract with the waste provider to require curbside recycling for all commercial land uses to divert 65% of commercial solid waste by 2020 and 75% of commercial solid waste by 2030.
Measure S-1.2: Tiered Solid Waste Rate Structure. Renegotiate the contract with the waste provider to require curbside recycling for all commercial land uses to divert 65% of commercial solid waste by 2020 and 75% of commercial solid waste by 2030.
Measure S-1.3: Recycling Receptacles at City Buildings and Facilities. Provide recycling containers at all City buildings and facilities and to all employees; divert 65% of municipal solid waste by 2020 and 75% of municipal solid waste by 2030.
Measure S-1.4: Construction and Demolition Waste Diversion. Amend the Municipal Code to require development projects to divert, recycle or salvage at least 65% of non-hazardous construction and demolition debris generated at the site by 2020 (consistent with the CalGreen Tier 1, Section A5.408.3.1). Require all construction and demolition projects to be accompanied by a waste management plan for the project and a copy of the completed waste management report shall be provided upon completion.
Measure S-1.5: Green Waste Program. Renegotiate the contract with the waste provider to provide green waste bins and split off the green waste from the trash stream.
Strategy S-2: Decrease solid waste generated.
Measure S-2.1: Municipal Purchasing Policy. Develop and adopt an Environmentally Preferable Purchasing policy for municipal operations.
Strategy EO-1: Expand Community Education and Outreach.
Measure EO-1.1: Green Page on City's Website. Create and regularly maintain a 'green' page on the City's website to provide educational materials, and information of incentive programs and rebates.
Measure EO-1.2: Quarter Mailer with Specific Emissions Reduction Information. Create a quarterly mailer to send to residents and business providing educational information, information about what the City is doing to reduce emissions, ways for the public and businesses to reduce emissions, and incentives and rebate programs. Each quarterly mailer will cover a different topic. Topics include Energy Efficiency and Conservation,

CLIMATE ACTION PLAN'S STRATEGIES AND MEASURES
Alternative Energy, Transportation, Solid Waste Reduction and Recycling, Water Conservation, Mixed-Use and Transit Oriented Development, and Green Building. A portion of each mailer can be used to recognize and publicize actions that local businesses have taken and new developments that implement CAP actions for the particular topic.
Measure EO-1.3: Themed Outreach. Promote different methods for reducing GHG emissions throughout the year. Themes should be integrated into one event each year, as well as the City website, quarterly mailers, informational kiosks, and displays at City facilities. Example themes include: energy efficiency (e.g., partner with local contractors to hold workshops and demonstrations about home and office weatherization techniques and other ways that reduce energy consumption within a home or office) and alternative transportation (e.g., create a cycling and walking commute campaign, or hold cycling and walking events and activities, particularly on trails and cycling routes).
Measure EO-1.4: Multi-Modal Transportation Access Guide. Produce a Multi-Modal Transportation Access Guide that concisely describes and provides maps on how to reach a major destination in Lake Elsinore by foot, bicycle, transit, rideshare, or similar. This information can be provided online, at City buildings, and major destinations in Lake Elsinore.
Source: City of Lake Elsinore's GP for the Climate Action Plan.

4.8.8.5 AVSP Performance Standards

The AVSP is designed to comply with the City General Plan and Climate Action Plan goal to achieve a five-percent (5%) GHG reduction through the inclusion of design and performance measures in the following areas:

- Transportation and Land Use Measures:
  - Safe Routes to Schools.
  - Pedestrian Infrastructure.
  - Street and Sidewalk Maintenance and Improvements.
  - Bicycle Infrastructure.
  - Bicycle Parking Standards.
  - Public Transit Incentives.
  - Manage Vehicle Parking:
    - Designated Parking for Fuel Efficient Vehicles.
  - Increase in Efficiency in Land Use Patterns.
    - Mixed-Use, High Density, Infill and Transit Oriented Development Incentives.
    - Density Bonus Incentives.
    - Neighborhood Commercial Center.
  - Reduce Trips:
    - Commute Trip Reduction Program.
  - Increase the Use of Low to Zero Emission Vehicles:
    - Hybrid and Fuel-Efficient Vehicle Incentives.
    - Municipal Fleet Vehicle Purchasing Policy.

- Energy and Land Use Measures:
  - Reduce Energy Demand of New Construction:
    - Tree Planting Requirements.

- Cool Roof Requirements.
- Energy Efficient Building Standards.

- Water Efficient Landscape Standards/Ordinance.
- Indoor Water Conserving Requirements.
- Renewable Energy Incentives.
- Increase Solid Waste Diversion:
  - Construction and Demolition Waste Diversion.
  - Green Waste Program.
  - Decrease Solid Waste Generated.

The GHG and climate change, as addressed within the City of Lake Elsinore's General Plan, has produced numerous Strategies and Measures for each strategy. Project design to comply with these goals will likely achieve the local 5 percent GHG reduction needed for AB-32 compliance. These goals, strategies and measures and the project level opportunities to meet these objectives are listed from the General Plan and are in TABLE 4.8-17 that would result from the State-level and local measures. The required targets are displayed in TABLE 4.8-18 for reduced emissions.

Although these below-mentioned Measures are focused on municipal operations, they are applicable in order to show a 5% reduction for local effort from implementation of the Alberhill Villages Specific Plan.

TABLE 4.8-17 - SUMMARY OF GREENHOUSE GAS EMISSIONS REDUCTION TOTAL
Summary of Greenhouse Gas Reduction Measure Potential

Measure Number and Title	2020 GHG Reduction Potential (MT CO2e)	2030 GHG Reduction Potential (MT CO2e)
STATE-LEVEL MEASURES		
AB 1493 (Pavley)	118,167	225,199
Low Carbon Fuel Standards	46,841	89,268
Heavy/Medium Duty Efficiency	1,065	2,029
Passenger Vehicle Efficiency	17,033	32,461
Renewable Portfolio Standard	56,422	107,527
TOTAL REDUCTIONS FROM STATE MEASURES	**239,528**	**456,484**
ENERGY MEASURES		
Strategy E-1: Reduce energy demand of new construction		
Measure E-1.1: Tree Planting Requirements	378	757
Measure E-1.2: Cool Roof Requirements	5,934	11,868
Measure E-1.3: Energy Efficient Building Standards	41,302	82,604
Strategy & Measures for E-2 Increase energy efficiency of existing buildings		
Measure E-2.1: Energy efficient Upgrades and Retrofits	26,528	53,057
Measure E-2.2: Green Business Certification Program (Included in 2.1)	(2,998)	(5,997)

Measure Number and Title	2020 GHG Reduction Potential (MT CO2e)	2030 GHG Reduction Potential (MT CO2e)
ENERGY MEASURES (CON'T.)		
Measure E-2.3: Compact Fluorescent Light Bulb (CFL) Distribution Program (Included in 2.1)	(60)	(604)
Strategy E-3: Increase in energy efficiency of municipal buildings and facilities by 15% by 2020 and 20% by 2030		
Measure E-3.1: City HVACs	3	3
Measure E-3.2: Energy Efficient Street and Traffic Signal Lights	274	548
Measure E-3.3: Street Light Automatic Day lighting Control Devices	100	100
Measure E-3.4: Energy Efficient Lights, Ballasts, and Occupancy Sensors at City Facilities	33	33
Measure E-3.5: Municipal Energy Efficiency Upgrades and Purchasing Standards	471	629
Strategy E-4: Reduce water consumption		
Measure E-4.1: Landscaping Ordinance	3,602	7,205
Measure E-4.2: Indoor Water Conservation Requirements	6,940	13,881
Strategy E-5: Increase the use of renewable energy		
Measure E-5.1:Renewable Energy Incentives	3,566	7,132
Subtotal Energy	*89,131*	*177,817*
Solid Waste Measures		
Strategy S-1.1: Increase solid waste diversion		
Measure S-1.1: Commercial Recycling	6,366	7,074
Measure S-1.2: Tiered Solid Waste Rate Structure	1,696	1,884
Measure S-1.3: Recycling Receptacles at City Buildings and Facilities	<1	1
Measure S-1.4: Construction and Demolition Waste Diversion	152	152
Measure S-1.5: Green Waste Program	212	414
Strategy S-2: Decrease waste generated		
Measure S-2.1: Municipal Purchasing Policy	<1	<1
Subtotal Solid Waste	*8,427*	*9,525*
Strategy EO-1: Expand Community Education and Outreach		
Measure EO-1.1: Green Page on City's Webpage	Contribute to transportation, energy, and solid waste measures.	
Measure EO-1.2: Quarterly Brochures with Emissions Reduction Information	Contribute to transportation, energy, and solid waste measures.	
Measure EO-1.3: Themed Events	Contribute to transportation, energy, and solid waste measures.	
Measure EO-1.4: Multi-Modal Transportation Access Guide	Contribute to transportation measures.	
Subtotal Public Education and Outreach		
TOTAL REDUCTION FROM LOCAL MEASURES	159,696	311
TOTAL REDUCTION FROM STATE AND LOCAL MEASURES	**399,244**	**786,105**

Source: **City's** General Plan

TABLE 4.8-18 - REDUCTIONS RELATIVE TO TARGETS

	2020 (MT CO_2e)	2020 (MT CO_2e/SP[5])	2030 (MT CO_2e)	2030 (MT CO_2e/SP)
Total Projected Business-as-Usual Emissions	1,064,565	7.4	2,028,819	6.7
Total Reduction from State and Local Measures	399,224	2.8	768,105	2.5
Total Projected Emissions with CAP	665,341	4.6	1,260,714	4.2
GHG Emissions Target	944,737	6.6	1,334,243	4.4
Reductions Exceeding Target	**279,396**	**2.0**	**73,529**	**0.2**

Source: **City's** General Plan

4.8.9 PROJECT IMPACT ANALYSIS

4.8.9.1 Thresholds of Significance

The City of Lake Elsinore has not established local CEQA significance thresholds as described in Section 15064.7 of the *State CEQA Guidelines*. However, the City of Lake Elsinore's 'Environmental Checklist' for the subject Project (see Appendix A of this document) which is based on Appendix G of the *State CEQA Guidelines* indicates that impacts from greenhouse gas (GHG) emissions may be considered potentially significant if the Project would:

- Generate greenhouse gas emissions that may have a significant impact on the environment, either directly or indirectly; or,

- Conflict with an applicable plan, policy or regulation adopted or the purpose of reducing the emissions of greenhouse gases.

Impact 4.8-6 Threshold: Does the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

The SCAQMD has not adopted thresholds for the determination of significance with respect to GHG emissions for residential or commercial projects. Therefore, the GHG emission levels will be compared to the AB 32 reduction goal of returning to 1990 levels by 2020. The 2008 Scoping Plan indicates that a reduction of 28.5 percent below the BAU scenario is required to meet the goals of AB 323. Therefore, if the project can reduce its GHG emissions by at least 28.5 percent from the BAU scenario, impacts would be considered less than significant.

Development occurring as a result of the Project would also result in secondary operational increases in GHG emissions as a result of electricity generation to meet project-related increases in energy demand. Electricity generation in California is mainly from natural gas-fired power

[5] SP = Service Population; 2020 service population = 143,142; 2030 service population = 303,237

plants. However, since California imports about 20 to 25 percent of its total electricity (mainly from the northwestern and southwestern states), GHG emissions associated with electricity generation could also occur outside of California. Space or water heating, water delivery, wastewater processing and solid waste disposal also generate GHG emissions. Short-term GHG emissions will also derive from construction activities.

The General Reporting Protocol (GRP) in the California Climate Action Registry (CCAR) divides project-related operational GHG emissions into three categories. These three sources include the following:

Source 1 - On-site combustion of fossil fuels (space and water heating, fireplaces, landscape utility equipment, or similar);

Source 2 - Consumption of purchased energy (electricity); and,

Source 3 - Indirect emissions (transportation, solid waste disposal, fresh water and waste water conveyance and treatment).

For general residential and commercial development projects such as the Project, Source 3 is typically a much larger contributor to the GHG burden than Sources 1 and 2. For convenience, Alberhill Villages Specific Plan project-related GHG emissions were aggregated into transportation and non-transportation sources.

Construction Activity GHG Emissions

The build-out timetable for this Project will depend upon market conditions. It is anticipated that full build-out may occur over 30 years. For ease of calculations, various construction elements were assigned to discrete years. Whether such activities would occur exactly within assumed years is speculative. For each generic construction activity, the CalEEMod computer model predicts that the following activities will generate the following total CO_2 emissions per phase:

TABLE 4.8-19 – TOTAL CO_2 EMISSIONS PER PHASE

Activity	CO_2 (e) in Metric Tons
Phase 1 (2021)	14,233.3
Phase 2 (2026)	8,203.6
Phase 3 (2031)	5,309.8
Phase 4 (2036)	8,693.1
Phase 5 (2041)	4,988.5
Phase 6 (2046)	5,780.5
Total	**47,208.5**

SCAQMD GHG emissions policy from construction activities is to amortize emissions over a 30-year lifetime. The amortized level from 47,209 metric tons CO_2(e) is 1,574 metric tons per year.**.** Additionally construction emissions will cease after the Project is completely built out.

Because construction emissions are amortized over 30 years, they are included in the overall operational emissions a shown in Table 4.8-20 for purposes of estimating overall GHG emissions.

Project Operational GHG Emissions

At the November 19, 2009 SCAQMD Board meeting, staff recommended 3,000 $MTCO_2e$ per year screening threshold for mixed-use projects. If a project's GHG emissions exceed the 3,000 $MTCO_2e$ per year screening threshold screening threshold, the project would move to a "Tier 4" analysis. Tier 4 establishes a decision tree approach that includes compliance options for projects that have incorporated design features into the project and/or implement GHG mitigation measures.

Project-related operational GHG emissions were based upon CalEEMod output. As shown in Table 4.8-20, given the size/scope of the Project, the annual GHG emissions burden exceeds the threshold screening level of 3,000 MTCO2e per year and is required to implement GHG reduction measures.

.TABLE 4.8-20 - PROPOSED OPERATIONAL EMISSIONS

Phase 1 Proposed Operational Emissions (2021)

Consumption Source	MT CO_2(e) tons/year
Area	1,724.7
Energy	14,126.6
Mobile Source	37,911.4
Solid Waste	1,653.8
Water	2,352.7
Annualized Construction	1,573.6
Total	**59,342.80**

Phase 2 Proposed Operational Emissions (2026)

Consumption Source	MT CO_2(e) tons/year
Area	1,530.9
Energy	6,429.9
Mobile Source	14,147.2
Solid Waste	3,283.9
Water	1,091.4
Annualized Construction	1,573.6
Total	**28,056.9**

Phase 3 Proposed Operational Emissions (2031)

Consumption Source	MT CO_2(e) tons/year
Area	570.8
Energy	98.8
Mobile Source	182.0
Solid Waste	466.9
Water	446.3
Annualized Construction	1,573.6
Total	**3,338.4**

Phase 4 Proposed Operational Emissions (2036)

Consumption Source	MT CO_2(e) tons/year
Area	1,656.9
Energy	8,996.9
Mobile Source	21,003.0
Solid Waste	1,058.3
Water	1,535.5
Annualized Construction	1,573.6
Total	**35,824.2**

Phase 5 Proposed Operational Emissions (2041)

Consumption Source	MT CO2(e) tons/year
Area	386.3
Energy	2,647.9
Mobile Source	5,011.1
Solid Waste	2,820.6
Water	310.5
Annualized Construction	1,573.6
Total	**12,750.00**

Phase 6 Proposed Operational Emissions (2046)

Consumption Source	MT CO_2(e) tons/year
Area	271.1
Energy	4275.7
Mobile Source	15,134.0
Solid Waste	448.0
Water	700.9
Annualized Construction	1,573.6
Total	**22,403.30**

Total Operational Emissions at Project Completion

Consumption Source	MT CO_2(e) tons/year
Area	5,586.8
Energy	39,713.4
Mobile Source	86,460.2
Solid Waste	10,235.8
Water	6,064.9
Annualized Construction	1,573.6
Total	**149,634.7**

The Project either directly or indirectly will generate greenhouse gas emissions that may have a potentially significant impact on the environment. The City's CAP addresses greenhouse gases and has emission reduction strategies and measures to reduce emissions to meet the statewide targets identified in Assembly Bill (AB) 32 and Executive Order S-3-05.

With implementation of Mitigation Measure GHG-1 and GH-2, impacts will be less than significant.

The following CAP measures as binding and enforceable upon implementing projects as required by the CAP:

T-1.2 Pedestrian Infrastructure

- Implementing projects shall be required to provide sidewalks along new and reconstructed streets.
- Implementing projects shall provide sidewalks or paths to internally link all uses in a project where applicable.
- Implementing projects shall provide connections to neighborhood activity centers, major destinations, and transit contiguous to site.

T-1.4 Bicycle Infrastructure

- Where applicable, implementing projects shall implement a network of Class I, II and II bikeways, trails and safety features identified in the General Plan, Bike Lane Master Plan, Trails Master Plan and Western Riverside County Non-Motorized Transportation plan. Where applicable, the implementing project shall provide connections to the network identified in these plans.

T-1.5 Bicycle Parking

- New, non-residential development that is anticipated to generate visitor traffic shall provide permanently anchored bicycle racks within 200 feet of the visitor entrance, readily visible to passers-by, for 5% of visitor motorized vehicle parking capacity, with a minimum of one two-bike capacity rack.
- For an implementing project proposing a building with over 10 tenant spaces, secure bicycle parking for 5% of tenant-occupied motorized vehicle parking capacity, with a minimum of one space shall be provided.

T-2.1 Designated Parking for Fuel-Efficient Vehicles

- A non-residential implementing project shall designate 10% of its total parking spaces for "Clean Air Vehicles."

E-1.1 Tree Planting

- Implementing projects shall provide a 15-gal non-deciduous, umbrella-form tree per 30 linear feet of boundary length, near buildings, or to shade pavement in parking lots and streets.

E-1.2 Cool Roof Requirements

- A non-residential implementing project shall use roofing materials having solar reflectance, thermal emittance or Solar Reflectance Index 3 per CalGreen Tier 1 values.

E-1.3 Energy Efficient Building Standards

- Implementing projects shall achieve CalGreen Tier 1 energy efficiency standards.

E-3.2 Energy Efficient Street and Traffic Signal Lights

- If an implementing project involves the installation of street or traffic signal lights, such lighting shall consist of Low Emitting Diode (LED) lights.

E-4.1 Landscaping

- An implementing project shall comply with the City's AB 1881 Landscaping Ordinance.

E-4.2 Indoor Water Conservation Requirements

- Implementing projects shall reduce indoor water consumption by 30%, consistent with CalGreen Tier 1, Section A5.303.2.3.1.

S-1.4: Construction and Demolition Waste Diversion

- An implementing project accompanied by a waste management plan shall demonstrates how 65% of the nonhazardous construction and demolition debris generated at the site will be recycled or salvaged.

Implementing projects that are in compliance with the above mandatory CAP GHG reduction measures would result in a decrease of GHG emissions. In addition to State-wide mandatory measures, implementing projects are expected to result in a reduction in emissions of in excess of 28.5 percent, respectively compared to baseline development built in accordance with the minimum standards in place before AB 32 (so called "business as usual"). This exceeds the 28.5 percent below Business as Usual Reduction Target.

The Project will implement General Plan Goal 14 and Policies 14.1 and 14.2.

In addition, the AVSP Performance Standards identified is Section 4.8.8.5 above will be applied to the Project to reduce GHG emissions.

Based on the above analysis, impacts are less than significant.

Impact 4.8-7 Threshold: Does the project conflict with an Applicable Plan, Policy or Regulation Adopted for the Purpose of Reducing the Emissions of Greenhouse Gases?

The City has prepared and adopted the Climate Action Plan (CAP) that is a long-range plan to reduce community-wide greenhouse gas (GHG) emissions from activities within the City limits. Specifically the CAP is designed to:

- Benchmark Lake Elsinore's existing (2008) GHG emissions and projected emissions relative to state-wide emissions targets;

- Establish GHG emissions reduction strategies and measures to reduce the City's proportionate share of emissions to meet the state-wide targets identified in Assembly Bill (AB) 32 and Executive Order S-3-05;
- Set forth procedures to monitor and verify the effectiveness of the CAP and require amendment if the CAP is not achieving targeted levels of emissions;
- Mitigate Lake Elsinore's GHG emissions (by reducing GHG emissions consistent with the State of California via the California Environmental Quality Act *[CEQA] Guidelines*, AB 32, and Executive Order S-3-05). The *CEQA Guidelines* encourage the adoption of plans or mitigation programs as a means of comprehensively addressing the cumulative impacts of projects (See *CEQA Guidelines*, Sections 15064(h)(3), 15130 (c)); *and,*
- Serve as the programmatic tiering document for the purposes of CEQA within the City of Lake Elsinore for GHG emissions, from what the applicable projects will be reviewed. If a proposed development project can demonstrate it is consistent with the applicable emissions reduction measures included in the CAP, the programs and standards that would be implemented as a result of the CAP, and the General Plan Update growth projections, the project's environmental review pertaining to GHG impacts may be streamlined as allowed by *CEQA Guidelines* Sections 15152 and 15183.5.

The City of Lake Elsinore Climate Action Plan (CAP) is a comprehensive and program-level document to ensure that the City reduces community-wide GHG emissions consistent with AB 32 and Executive Order S-3-05. Once the CAP is adopted following environmental review, later projects consistent with the General Plan growth potential and CAP may tier from and/or incorporate the CAP by reference in their cumulative GHG impact analyses.

Appendix D of the CAP contains a project level worksheet that an applicant may use to demonstrate consistency with the General Plan growth potential and CAP. The following are the criteria for determining consistency with the CAP:

1. Is the project consistent with the General Plan land use designation?
Determination: Development of the Project site would result in the adoption of a "Specific Plan" through a General Plan Amendment that is consistent with the land uses specified in the City of Lake Elsinore's General Plan. Therefore, the project meets this criterion.

2. Is the project consistent with the General Plan population and employment projections for the site, upon which the CAP modeling is based?

Determination: The City of Lake Elsinore General Plan's build-out of population, housing and employment figures have anticipated development of the Project site with a maximum of 8,244 dwelling units (at 6 dwelling units/acre). This buildout projection was used in the preparation of the CAP. Therefore, the project meets this criterion.

3. Does the project incorporate the following CAP measures as binding and enforceable components of the project? Until these measures have been formally adopted by the City and incorporated in to applicable codes, the requirements must be incorporated as mitigation measures applicable to the project (CEQA Guidelines, Section 15183.5(b)(2)).

Determination: Mitigation Measure GHG-1 and GH-2 requires that the Project implement CAP measures T-1.2, T-1.4, T-1.5, T-2.1, E-1.1, E-1.2, E-3.2, E-4.1, E-4.2, and S-1.4. Therefore, the Project meets this criterion.

Based on the analysis above, with implementation of the CAP GHG reduction measures, the Project will be consistent with and will be built upon the goals, policies and implementation programs contained in the adopted City's CAP. ***Therefore, the AVSP Project will be consistent and not conflict with an applicable GHG reduction plan, policy or regulations adopted for the purpose of reducing the emissions of greenhouse gases with compliance with Mitigation Measures GHG-1 and GHG-2.***

4.8.10 CUMULATIVE IMPACTS

The cumulative analysis relies on the CAP for its cumulative impact analysis and identifies the CAP measures that apply to the project and demonstrate how the project incorporates or is consistent with them. Because the project is in compliance with the CAP, ***the Project's GHG cumulative impacts are less than significant.***

4.8.11 ENVIRONMENTAL MITIGATION MEASURES

GHG-1: The following CAP measures as binding and enforceable upon implementing projects as required by the CAP and shall be verified by the City prior to approval of implementing project plans or prior to occupancy as appropriate:

T-1.2 Pedestrian Infrastructure

- Implementing projects shall be required to provide sidewalks along new and reconstructed streets.

- Implementing projects shall provide sidewalks or paths to internally link all uses in a project where applicable.
- Implementing projects shall provide connections to neighborhood activity centers, major destinations, and transit contiguous to site.

T-1.4 Bicycle Infrastructure

- Where applicable, implementing projects shall implement a network of Class I, II and II bikeways, trails and safety features identified in the General Plan, Bike Lane Master Plan, Trails Master Plan and Western Riverside County Non-Motorized Transportation plan. Where applicable,

the implementing project shall provide connections to the network identified in these plans.

T-1.5 Bicycle Parking

- New, non-residential development that is anticipated to generate visitor traffic shall provide permanently anchored bicycle racks within 200 feet of the visitor entrance, readily visible to passers-by, for 5% of visitor motorized vehicle parking capacity, with a minimum of one two-bike capacity rack.
- For an implementing project proposing a building with over 10 tenant spaces, secure bicycle parking for 5% of tenant-occupied motorized vehicle parking capacity, with a minimum of one space shall be provided.

T-2.1 Designated Parking for Fuel-Efficient Vehicles

- A non-residential implementing project shall designate 10% of its total parking spaces for "Clean Air Vehicles."

E-1.1 Tree Planting

- Implementing projects shall provide a 15-gal non-deciduous, umbrella-form tree per 30 linear feet of boundary length, near buildings, or to shade pavement in parking lots and streets.

E-1.2 Cool Roof Requirements

- A non-residential implementing project shall use roofing materials having solar reflectance, thermal emittance or Solar Reflectance Index 3 per CalGreen Tier 1 values.

E-1.3 Energy Efficient Building Standards

- Implementing projects shall achieve CalGreen Tier 1 energy efficiency standards.

E-3.2 Energy Efficient Street and Traffic Signal Lights

- If an implementing project involves the installation of street or traffic signal lights, such lighting shall consist of Low Emitting Diode (LED) lights.

E-4.1 Landscaping

- An implementing project shall comply with the City's AB 1881 Landscaping Ordinance.

E-4.2 Indoor Water Conservation Requirements

- Implementing projects shall reduce indoor water consumption by 30%, consistent with CalGreen Tier 1, Section A5.303.2.3.1.

S-1.4: Construction and Demolition Waste Diversion

- An implementing project accompanied by a waste management plan shall demonstrate how 65% of the nonhazardous construction and demolition debris generated at the site will be recycled or salvaged.

GHG-2: Prior to the issuance of any discretionary developments for the AVSP (including grading, and/or similar) the Project applicant shall submit a CAP compliance document to the Director of Community Development. The Climate Action Plan Compliance Report has been prepared and is located within Chapter 7 of the Alberhill Villages Specific Plan.

- The auditing mechanism for the CAP is discussed further within Chapter 6.0, sub-section 6.2.2 - Measure Implementation and Performance. The City staff shall evaluate measures every five years, identifying achievement of the performance indicators, participation rates, implementation costs, and community benefits realized, remaining barriers to implementation, and recommendations for changes to the CAP.

- This evaluation may be submitted to the City Council in conjunction with the General Plan status report for that year as required by State Government Code Section 65400.

- In addition, measure review will include an assessment of the implementation of applicable Scoping Plan measures to determine if adjustments to the CAP must be made to account for any shortfalls in Scoping Plan implementation.

4.8.12 SUMMARY OF ENVIRONMENTAL EFFECTS AFTER MITIGATION MEASURES ARE IMPLEMENTED

With implementation of Mitigation Measures GHG-1 and GHG-2, and implementation of the Alberhill Villages Specific Plan Performance Standards: *Transportation and Land Use Measures and Energy and Land Use Measures,* ***impacts will be less than significant.***

4.9 NOISE

Information from the following documents was used in the preparation of this SECTION:

- Giroux & Associates. 2010, 2012, 2014 & 2015. *Noise Impact Analysis, Alberhill Villages Specific Plan, City of Lake Elsinore, California.* June 2, 2010 and Giroux & Associated updated this SECTION 4.8 - NOISE text in October 2015, February, 2014 and previously in October, 2012. (The June 2, 2012 report is included in Appendix F of this Program Environmental Impact Report - Program EIR (PEIR).);

- Urban Crossroads. 2011. *Pacific Aggregates Noise Analysis. Prepared for City of Lake Elsinore, California.* May 9, 2011. (This report is included within Appendix F of this Program EIR.);

- City of Lake Elsinore. 2011. *City of Lake Elsinore General Plan (GP).* Certified/adopted by City of Lake Elsinore December 13, 2011. (This document is located and available for Public Review at the City of Lake Elsinore, and at the City of Lake Elsinore web-site: http://www.lake-elsinore.org; Accessed web-site May 15, 2012.);

- City of Lake Elsinore. 2011. *City of Lake Elsinore General Plan Update Recirculated Draft Program EIR.* August 2011 and was certified/adopted by City of Lake Elsinore as Final on December 13, 2011. (This document is located and available for Public Review at the City of Lake Elsinore, and at the City of Lake Elsinore web-site: http://www.lake-elsinore.org; Accessed web-site May 15, 2012.);

- City of Lake Elsinore. 2012. *City of Lake Elsinore Municipal Code - Title 17 Zoning.* The Municipal Code is current through Ordinance 1297-U and legislation passed through January 10, 2012. (This document is located and available for Public Review at the City of Lake Elsinore, and at the City of Lake Elsinore web-site: http://www.lake-elsinore.org, as well as, http://www.codepublishing.com/CA/lakeelsinore/html/LakeElsinore17/LakeElsinore17.html; Accessed City web-site May 15, 2012.); and,

- Linscott, Law & Greenspan, Engineers. 2015. *Traffic Impact Analysis Report, Alberhill Villages Specific Plan.* Lake Elsinore, California. October 14, 2015. (This report is available within Appendix D of this Program EIR).

This SECTION 4.9 - NOISE discusses the potential noise impacts associated with the Project. Discussions of impacts related to construction and operational noise are provided. The following discussion presents a programmatic analysis of noise issues associated with implementation of the Project. The assessment of noise-related impacts is a review of existing and projected noise levels within the City, including the proposed project site with a determination of whether the Project includes adequate provisions to address these impacts.

4.9.1 ENVIRONMENTAL SETTING

4.9.1.1 General Noise Concepts

Sound is mechanical energy transmitted by pressure waves in a compressible medium such as air. Noise is generally defined as unwanted sound. Sound is characterized by various parameters that describe the rate of oscillation of sound waves, the distance between successive troughs or crests, the speed of propagation, and the pressure level or energy content of a given sound wave. In particular, the sound pressure level has become the most common descriptor used to characterize the loudness of an ambient sound level.

Range of Noise, Perceived Noise Levels & Noise Descriptors

The unit of sound pressure expressed as a ratio to the lowest sound level detectable by a young person with good auditory acuity is called a decibel (dB). Because sound or noise can vary in intensity by over one million times within the range of human hearing, decibels are a logarithmic progression used to keep sound intensity numbers at a convenient and manageable level. Since the human ear is not equally sensitive to all sound frequencies within the entire spectrum, noise levels at maximum human sensitivity are factored more heavily into sound descriptions in a process called "A-weighting" written as dBA. Any further reference to decibels written as "dB" should be understood to be A-weighted.

Time variations in noise exposure are normally expressed in terms of a steady-state energy level equal to the energy content of the time varying period (called Leq), or, alternately, as a statistical description of the sound level that is exceeded over some fraction of a given observation period. Finally, because community receptors are more sensitive to unwanted noise intrusion during the evening and at night, state law requires that, for planning purposes, an artificial dB increment be added to quiet time noise levels in a 24-hour noise descriptor called the Community Noise Equivalent Level (CNEL).

CNEL also differs from Leq in that it applies a time-weighted factor designed to emphasize noise events that occur during the evening and nighttime hours (when quiet time and sleep disturbance is of particular concern). Noise occurring during the daytime period (7:00 AM to 7:00 PM) receives no penalty. Noise produced during the evening time period (7:00 PM to 10:00 PM) is penalized by 5 dBA, while nighttime noise (10:00 PM to 7:00 AM) is penalized by 10 dBA.

A similar noise planning metric is called the 'day-night level' (Ldn). Ldn is equivalent to CNEL except that the evening hours (7:00 PM to 10:00 PM) are not adjusted. In practice, CNEL and Ldn differ by less than one decibel. They are considered interchangeable in the following analysis.

Traffic Noise

The level of traffic noise depends on three factors: (1) the volume of the traffic; (2) the speed of the traffic; and, (3) the number of trucks in the flow of traffic. Generally, the loudness of traffic noise is increased by heavier traffic volumes, higher speeds, and greater number of trucks.

Due to the logarithmic nature of traffic noise levels, a doubling of the traffic (assuming that the speed and truck mix do not change) results in a noise level increase of 3 dBA. Based on the Federal Highway Administration (FHWA) community noise assessment criteria, this change is considered 'barely perceptible'.

Vibration

As with noise, the perception of vibration is described by both its amplitude and frequency. Amplitude may be characterized by displacement (distance), distance over time, velocity, and/or acceleration (measured in the 'g' force) are used to describe vibration. Vibration can be felt outdoors, but the perceived intensity of vibration impacts are much greater indoors due to structural shaking. The most common source of vibration in the Lake Elsinore planning areas are transit vehicles, construction equipment, and other large vehicles. Several land uses are especially sensitive to vibration, and therefore have a lower vibration threshold. These uses include, but are not limited to, concert halls, hospitals, libraries, vibration-sensitive research operations, residential areas, schools and offices. Because the major causes of vibration within the Project site planning area are vehicular, the major concern for vibration impacts is along roadways; construction and mining sites can also serve as a temporary source of significant vibration impacts. *(City's certified/adopted December 13, 2011 GP)*

TABLE 4.9-1, below, presents estimated human reaction to various levels of peak particle velocity, according to Caltrans standards. Traffic vibrations exhibit a range of frequencies similar to typical construction activities; however, due to their suspension systems, city buses often generate significantly higher frequencies, around 30 Hz, at high vehicle speeds.

TABLE 4.9-1 - HUMAN REACTION TO VARIOUS CONTINUOUS VIBRATION LEVELS

VIBRATION LEVEL PEAK PARTICLE VELOCITY (INCHES PER SECOND)	HUMAN REACTION
0.006 - 0.019	Threshold of perception, possibility of intrusion.
0.08	Vibrations readily perceptible.
0.10	Continuous vibration begins to annoy people.
0.20	Vibrations annoying to people in buildings.
0.40 - 0.60	Vibrations considered unpleasant by people when subjected to continuous vibrations and unacceptable to some people walking on bridges, threshold of structural damage.

Source: *(City's GP);* California Department of Transportation, *Transportation - and Construction-Induces Vibration Guidance Manual, June 2004,* Appendix A, Table 2.

4.9.1.2 Existing Conditions

Traffic Noise

The Project area is currently a predominately undeveloped parcel of land surrounded to the north by Interstate 15 (I-15) Freeway and to the east by Lake Street. The ambient noise environment at the Project site and local vicinity is dominated by noise from transportation sources that includes Lake Street and the I-15 Freeway. Secondary noise sources include traffic from other nearby roadways and stationary-source noise generated at the scattered surrounding residential and commercial uses.

Noise from motor vehicles is generated by engine vibrations, the interaction between tires and the road, and the exhaust system. Reducing the average motor vehicle speed reduces the noise exposure of receptors adjacent to the road. Each reduction of five miles per hour reduces noise by about 1.3 dBA. In order to assess the potential for mobile-source noise impacts, it is necessary to determine the noise currently generated by vehicles traveling on the roadways surrounding the Project area. This data can be modeled utilizing procedures and methodologies as specified by Caltrans and the Federal Highway Administration (FHWA) to determine associated noise levels.

Average daily traffic (ADT) volumes for Lake Street were based on the existing daily traffic volumes provided by Linscott, Law & Greenspan Engineers (LLG) for this Project. (See Appendix D of this Program EIR (PEIR) document.) Existing traffic volumes for the I-15 Freeway in the Project vicinity were obtained from the Department of Transportation (DOT) Traffic Data Branch 2008 traffic counts. The results of this modeling indicate that average noise levels along adjacent Lake Street segments are currently 70 dB CNEL, as calculated at a distance of 50 feet from the centerline of the road. Noise levels from the I-15 Freeway at approximately 250 feet from the Freeway centerline are calculated to be 73.5 dB CNEL.

Mining Noise

In addition, a separate Noise Analysis was completed for the surface mining noise impacts from the Pacific Aggregates mining operations because of complaints from the nearby residents of the Ashbury community located on Poplar Circle in the City of Lake Elsinore. The findings of this analysis, that included the rock crushers, the batch plant hauling trucks within the surface mining facility that would impact the noise associated with Pacific Aggregates surface mining operation, is located within a report prepared by Urban Crossroads, dated May 9, 2011, and can be found within Appendix F of this Program EIR. In summary, the analysis indicated that since the Pacific Aggregates Surface Mine noise levels are lower than the ambient noise conditions during any hour of the day, the existing mining operations are in compliance with the City of Lake Elsinore exterior noise level criteria, as established in Section 17.176.060 of the Chapter 17.176 (Noise Control) of the City of Lake Elsinore's Municipal Code (Title 17). It should be noted that the Pacific Clay processing plant is located more than 4,000 feet east of existing residences with extraction activities located more than 1,000 feet east of the existing residences. As such, mining operations are operating within City noise standards.

Groundborne Vibration
The Project site is currently being used for mining. The primary sources of groundborne vibration from mining activities are from trucks and the use of heavy equipment.

Trucks typically generate groundborne vibration velocity levels of around 63 VdB, and these levels could reach 72 VdB where trucks pass over bumps in the road (Federal Transit Authority - FTA, 2006). In terms of PPV levels, a heavy-duty vehicle traveling at a distance of 50 feet can result in a vibration level of approximately 0.001 inch per second. However, according to the FTA it is also unusual for vibration from vehicular sources (including buses and trucks) to be perceptible, even in locations close to major roads (FTA, 2006).

4.9.2 APPLICABLE PLANS AND STANDARDS

4.9.2.1 Federal Regulations

Noise Control Act of 1972 (Public Law 92 574)
Under the authority of the Noise Control Act of 1972 (Public Law 92 574) the Federal government specifically preempts local control of noise emissions from aircraft, railroad, and interstate highways. The United States Environmental Protection Agency (USEPA) retains major public information and Federal agency coordination roles, but individual Federal agencies retain authority to adopt noise regulations pertaining to agency programs. The USEPA can require other Federal agencies to justify their noise regulations in terms of Federal Noise Control Act policy requirements. Federal agencies that maintain noise standards that could potentially affect projects within the City include Housing and Urban Development (HUD) for federally funded housing projects, Federal Aviation Administration (FAA) for aircraft noise, FHWA for federally funded highway projects, and Federal Transit Authority for federally funded transit projects.

In 1974, in response to the requirements of the Federal Noise Control Act, the USEPA identifies indoor and outdoor noise limits to protect public health and welfare (communication disruption, sleep disturbance, and hearing damage). Outdoor Ldn limits of 55dB and indoor Ldn limits of 45 dB are identified as desirable to protect against speech interference and sleep disturbance for residential, educational, and healthcare areas. Sound-level criteria to protect against hearing damage in commercial and industrial areas are identified as 24-hour Leq values of 70dB (both outdoors and indoors). *(City's certified/adopted December 13, 2011 GP)*

4.9.2.2 State Regulations

State of California General Plan Guidelines (OPR 2003)
The State of California General Plan Guidelines (OPR 2003) identifies requirements for noise standards to be set forth in noise elements of local general plans. The guidelines include a sound level/land use compatibility chart that categorizes various outdoor Ldn ranges into up to four compatibility categories (normal acceptable, conditionally acceptable, normally unacceptable, and clearly unacceptable) by land use. For many land uses, the table shows overlapping Ldn

ranges for two or more compatibility categories. As described below, the City of Lake Elsinore's General Plan has incorporated this table into its noise element (see Table 3-1). *(City's certified/adopted December 13, 2011 GP)*

State of California Code of Regulations Title 24

Title 24 of the California Code of Regulations Part 2 'California Noise Insulation Standards' establishes minimum noise insulation standards for new hotels, motels, dormitories, long-term care facilities, apartment homes, and dwellings other than single-family residences. Under this regulation, interior noise levels attribute to exterior noise sources cannot exceed 45 Ldn in any habitable room. Where such residences are located in an environment where exterior noise is 60 Ldn or greater, an acoustical analysis is required to ensure that interior levels do not exceed the 45 Ldn interior standard. *(City's certified/adopted December 13, 2011 GP)*

4.9.2.3 Local Regulations

County of Riverside

The Riverside County Airport Land Use Commission governs 16 airports in Riverside County, including the Skylark Airport in Lake Elsinore. In November 2004, the ALUC adopted the Riverside County Airport Land Use Compatibility Plan (ALUCP) Policy Department that establishes land use, noise and safety policies in the vicinity of airports throughout Riverside County, including compatibility criteria and maps for the influence areas of individual airports. The ALUCP also establishes procedural requirements for compatibility review of development proposals related to the Skylark Airport Influence Area. *(City's certified/adopted December 13, 2011 GP)*

City of Lake Elsinore General Plan

The City of Lake Elsinore has adopted noise/land use compatibility guidelines for acceptable community noise levels that are based upon the CNEL/Ldn rating scale. The guidelines rank noise/land use compatibility in terms of varying degrees of acceptability of noise levels for various land use types.

TABLE 4.9-2 presents the City of Lake Elsinore General Plan's Noise and Land Use Compatibility Matrix that was adopted and slightly modified from the State of California guidelines. 'Clearly Compatible' levels for proposed project residential uses are up to 60 dB CNEL, and 'Normally Compatible' are up to 70 dB CNEL. Exterior noise levels of 70 dB CNEL are intrusive into conversations of other personal interaction. The City of Lake Elsinore General Plan Noise Element thus recommends mitigation to 60 dB CNEL/Ldn for exterior residential recreational space where possible. The California Building Code requires adequate structural protection to achieve 45 dB CNEL in habitable interior space. In a 'Normally Compatible' noise category, new construction should be undertaken only after a noise analysis has been made and needed noise insulation features have been incorporated.

Conventional construction, with closed windows and fresh air supply systems or air conditioning will normally achieve 25 dB of reduction. In areas of up to 70 dB CNEL, the interior standard of

45 dB CNEL is readily achieved. Typical perimeter walls generally achieve 6-8 dB of noise level reduction. A small amount of additional attenuation (increased set-back, partial structural screening, and grade separation) may be necessary to achieve the 60 dB CNEL exterior goal when exterior levels are as high as 70 dB CNEL. Exterior noise levels of 70 dB CNEL can thus normally be mitigated to within General Plan/Building Code standards. If project residential uses are proposed within noise environments exceeding 70 dB CNEL, extra-ordinary mitigation measures would be required.

The City of Lake Elsinore considers office uses 'Clearly Compatible' with noise environments of 65 dB CNEL or less and 'Normally Compatible' with CNEL's of 75 dB or less. A level of 80 dB CNEL is considered normally compatible for commercial/retail uses. Unless commercial projects include noise-sensitive uses such as outdoor dining, noise exposure is generally not considered a commercial facility siting constraint for typical project area noise. In most instances, commercial uses are conducted in enclosed space such that exterior noise levels are not critical.

Noise Use Compatibility Standards apply to those noise sources not amenable to local control such as on road traffic, aircraft, trains, or similar. For commercial uses, noise issues would center more on noise from on-site operations possibly impacting off-site sensitive receivers rather than from site suitability to the ambient noise environment. On-site noise generation is regulated by the City of Lake Elsinore Municipal Code.

TABLE 4.9-2 - CITY OF LAKE ELSINORE LAND USE COMPATABILITY MATRIX

LAND USE CATEGORIES		DAY-NIGHT NOISE LEVEL (Ldn) dBA						
Categories	**Uses**	**<55**	**60**	**65**	**70**	**75**	**80>**	
RESIDENTIAL	Single Family, Duplex, Multi-Family	A	A	B	B	C	D	D
RESIDENTIAL	Mobile Home	A	A	B	C	C	D	D
COMMERCIAL Regional, District	Hotel, Motel, Transient Lodging	A	A	B	B	C	C	D
COMMERCIAL Regional Village, District Special	Commercial Retail, Bank, Restaurant, Movie Theatre	A	A	A	A	B	B	C
COMMERCIAL, INDUSTRIAL INSTITUTIONAL	Office Building, Research and Development, Professional Offices, City Office Building	A	A	A	B	B	C	D
COMMERCIAL Recreation	Amphitheater, Concert Hall	B	B	C	C	D	D	D
INSTITUTIONAL Civic Center	Auditorium, Meeting Hall							
COMMERCIAL Recreation	Children's Amusement Park, Miniature Golf Course, Go-cart Track, Equestrian Center, Sports Club	A	A	A	B	B	D	D

LAND USE CATEGORIES		DAY-NIGHT NOISE LEVEL (Ldn) dBA						
Categories	**Uses**	**<55**	**60**	**65**	**70**	**75**	**80>**	
COMMERCIAL General, Special INDUSTRIAL, INSTITUTIONAL	Automobile Service Station, Auto Dealership, Manufacturing, Warehousing, Wholesale, Utilities	A	A	A	A	B	B	B
INSTITUTIONAL General	Hospital, Church, Library, Schools Classroom	A	A	B	C	C	D	D
OPEN SPACE	Parks	A	A	A	B	C	D	D
OPEN SPACE	Golf Course, Cemeteries, Nature Centers Wildlife Reserves, Wildlife Habitat	A	A	A	A	B	C	C
AGRICULTURE	Agriculture	A	A	A	A	A	A	A

INTERPRETATION:

Zone A: Clearly Compatible	Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction without any special noise insulation requirements.
Zone B: Normally Compatible	New construction or development should be undertaken only after detailed analysis of the noise reduction requirements are made and needed noise insulation features in the design are determined. Conventional construction, with closed windows and fresh air supply systems or air conditioning, will normally suffice.
Zone C: Normally Incompatible	New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of noise reduction requirements must be made and needed noise insulation features included in the design.
Zone D: Clearly Incompatible	New construction or development should generally not be undertaken.

Additionally, the General Plan includes specific noise standards that represent City policies related to land uses and acceptable noise levels. These standards are listed in TABLE 4.9-3, below.

TABLE 4.9-3 - INTERIOR AND EXTERIOR NOISE STANDARDS

LAND USE CATEGORIES		ENERGY AVERAGE Ldn	
CATEGORIES	**USES**	**INTERIOR**	**EXTERIOR**
Residential	Single Family, Duplex, Multiple Family	45 [3, 5]	60
	Mobile Homes	–	60 [4]
Commercial, Institutional	Hotel, Motel, Transient Lodging	45 [5]	–
	Hospital, School's classroom	45	–
	Church, Library	45	–

Interpretation
1. Indoor environment excluding: Bathrooms, toilets, closets, corridors. 2. Outdoor environment limited to: Private yard of single family, multi-family private patio or balcony that is served by a means of exit from inside, Mobile Home Park. 3. Noise level requirement with closed windows. Mechanical ventilating system or other means of natural ventilation shall be provided as of Chapter 12, SECTION 1205 of UBC. 4. Exterior noise level should be such that interior noise level will not exceed 45 CNEL. 5. As per California Administrative Code, Title 24, Part 6, Division T25, Chapter 1, Subchapter 1, Article 4, SECTION T25-28.

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

Chapter 17.176 (Noise Control) of the City of Lake Elsinore's Zoning Code (Title 17 of the Lake Elsinore Municipal Code) includes policies related to noise production, regulation, and enforcement. Chapter 17.176 establishes base ambient noise levels for receiving land uses that apply according to the land use category and time. These standards are shown in TABLE 4.9-4, below.

TABLE 4.9-4 - MUNICIPAL CODE EXTERIOR NOISE LIMITS

Receiving Land Use	Time	Noise Level That May Not Be Exceeded for More Than a Cumulative Period of:				
		30 min/hr	15 min/hr	5 min/hr	1 min/hr	Anytime
Single-Family Residential	10:00 p.m. – 7:00 a.m.	40	45	50	55	60
	7:00 a.m. – 10:00 p.m.	50	55	60	65	70
Multiple Dwelling Residential	10:00 p.m. – 7:00 a.m.	45	50	65	70	65
	7:00 a.m. – 10:00 p.m.	50	55	60	65	70
Public Space						
Limited Commercial and Office	10:00 p.m. – 7:00 a.m.	55	60	65	70	75
	7:00 a.m. – 10:00 p.m.	60	65	70	75	80
General Commercial	10:00 p.m. – 7:00 a.m.	60	65	70	75	80
	7:00 a.m. – 10:00 p.m.	65	70	75	80	85
Light Industrial	Anytime	70	75	80	85	90
Heavy Industrial	Anytime	75	80	85	90	95

Lake Elsinore Municipal Code Section 17.176.080(F)(1) prohibits construction and demolition activities between the weekday hours of 7:00 p.m. and 7:00 a.m., or at any time on weekends or holidays, such that the sound from such activities creates a noise disturbance across a residential or commercial real property line, except for emergency work of public service utilities or by variance issued by the City. Section 17.176.080(F)(2) of the Municipal Code also establishes maximum noise levels for mobile and stationary equipment used during construction activities. These maximum noise levels for construction activities are described in TABLE 4.9-5, below.

TABLE 4.9-5 - CONSTRUCTION-RELATED EXTERIOR NOISE LIMITS

Noise Restrictions at Affected Structures. When technically and economically feasible, the contractor shall conduct construction activities in such a manner that the maximum noise levels at the affected buildings will not exceed those levels listed in the following schedule:			
AT RESIDENTIAL PROPERTIES			
Mobile Equipment:			
Maximum noise levels for non-scheduled, intermittent, and short-term operation (less than 10 days) of mobile equipment:			
	Single Family Residential	**Multi-family Residential**	**Semi-Residential/ Commercial**
Daily, except Sundays and Legal Holidays, 7:00 a.m. to 7:00 p.m.	75 dBA	80 dBA	85 dBA
Daily, 7:00 p.m. to 7:00 a.m. and all day Sunday and Legal Holidays.	60 dBA	65 dBA	70 dBA

AT RESIDENTIAL PROPERTIES (Con't.)			
Stationary Equipment:			
Maximum noise level for repetitively scheduled and relatively long-term operation (period of 10 days or more) of stationary equipment:			
Daily, except Sundays and Legal Holidays, 7:00 a.m. to 7:00 p.m.	60 dBA	65 dBA	70 dBA
Daily, 7:00 p.m. to 7:00 a.m. and all day Sunday and legal holidays.	50 dBA	55dBA	60 dBA
AT BUSINESS PROPERTIES			
Mobile Equipment:			
Maximum noise levels for non-scheduled, intermittent, short-term operation of mobile equipment: Daily, including Sunday and Legal Holidays, all hours: maximum of 85 dBA.			
Stationary Equipment:			
Maximum noise levels for repetitively scheduled and relatively long-term operation of stationary equipment: Daily, including Sunday and Legal Holidays, all hours: maximum of 75 dBA.			

4.9.2.4 City's General Plan Goals and Policies

The City's General Plan addresses Noise in Chapter 3.0 (Public Safety and Welfare), in the General Plan within Chapter 3.0 (Sub-Section 3.7) and within the Alberhill District. The goals, policies and implementation programs related to noise are listed below. The intent of these goals, policies and implementation programs is to locate new development in areas with compatible noise levels and minimize intrusive noise from existing and new development.

Goal 7 **Maintain an environment for all City residents and visitors free of unhealthy, obtrusive, or otherwise excessive noise conditions.**

Policies:

7.1 Apply the noise levels set forth in the Lake Elsinore Noise and Land Use Compatibility Matrix and Interior and Exterior Noise Standards when considering all new development and redevelopment proposed within the City.

7.2 Require that mixed-use structures and areas be designed to prevent transfer of noise and vibration from commercial areas to residential areas.

7.4 Consider estimated roadway noise based upon FIGURE 4.9-1, CITY OF LAKE ELSINORE NOISE CONTOURS, when making land use design decisions along busy roadways throughout the City.

Implementation Program: Through project review and the CEQA processes, the City shall assess new development and reuse applications for potential hazards, and shall require compliance with noise standards and compatibility criteria where appropriate.

Alberhill District Plan Noise-Related Goals, Policies and Implementation Programs

Goal 1 **The primary Alberhill District is to support and maintain a healthy transition from extractive mining activities to a network of residential communities with a balanced mix of residential, commercial, light industrial, business professional, and institutional/public uses that provide a sense of place and high quality of life.**

Policy:

AH 1.5 Encourage new non-mining land uses adjacent to existing mining operations to provide as adequate buffer, with a buffer distance from mining operations based on an evaluation of: noise, aesthetics, drainage, operating conditions and operating hours, biological resources, topography, lighting, traffic, and air quality.

4.9.3 PROJECT IMPACT ANALYSIS

4.9.3.1 Thresholds of Significance

The City of Lake Elsinore has not established local CEQA significance thresholds, as described within Section 15064.7 of the *State CEQA Guidelines*. However, the City of Lake Elsinore's 'Environmental Checklist' for the subject Project (see Appendix A of this document) based on Appendix G of the *State CEQA Guidelines* indicates that impacts related to 'noise' may be considered potentially significant if the Project would (or cause):

- Exposure of persons to, or generate noise levels in excess of standards established in the local general plan or noise ordinance, or other applicable standards of other agencies;
- Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels;
- Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project;
- Result in substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project;
- Exposure of people residing or working in the project area to excessive noise levels, 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; and,
- Exposure of people residing or working in the project area to excessive noise levels, for a project within the vicinity of a private airstrip.

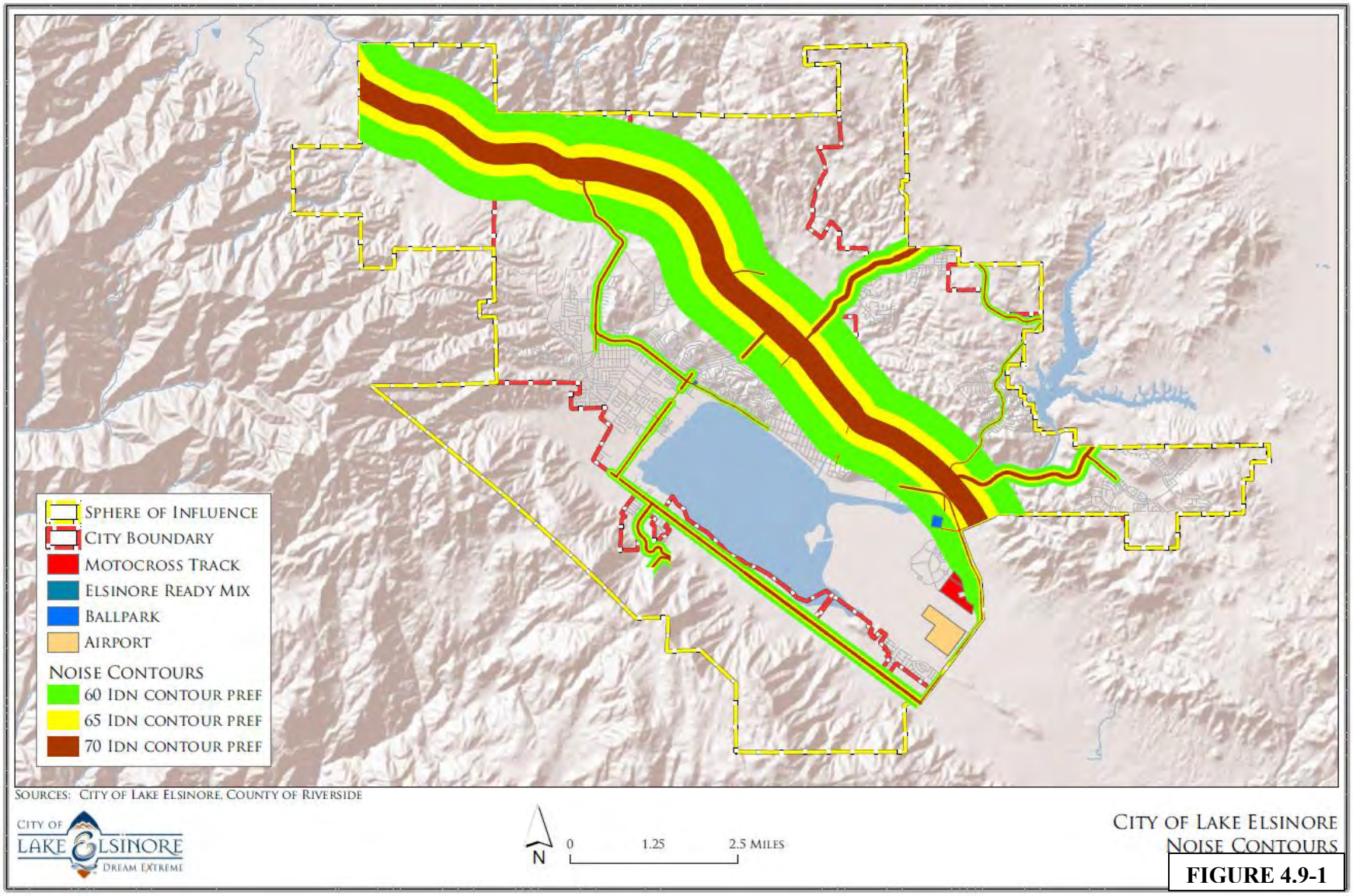

SPHERE OF INFLUENCE
CITY BOUNDARY
MOTOCROSS TRACK
ELSINORE READY MIX
BALLPARK
AIRPORT
NOISE CONTOURS
60 IDN CONTOUR PREF
65 IDN CONTOUR PREF
70 IDN CONTOUR PREF
SOURCES: CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE
CITY OF LAKE ELSINORE
DREAM EXTREME
N
0
1.25
2.5 MILES
CITY OF LAKE ELSINORE
NOISE CONTOURS

FIGURE 4.9-1

CEQA Guidelines identify significant impacts as those that cause standards to be exceeded when the standards are currently met. Impacts are also considered significant if they "substantially" worsen an existing unacceptable noise environment.

"Substantial" is not defined in any guidelines. The accuracy of sound level meters and of sound propagation computer models is no better than ±1 dB. This is also below the human loudness difference discrimination level under ideal laboratory conditions. Most people cannot distinguish a change in the noise environment that differs by less than 3 dB between the pre- and post-project exposure if the change occurs under ambient conditions. For the purposes of this analysis, an increase of +3 dB that creates or worsens an area of noise/land use incompatibility would be considered a significant degradation of noise quality.

Because of the logarithmic relationship between traffic volumes and noise levels, it requires a dramatic increase in traffic to create even a perceptible change in noise levels. A +1 dB increase requires a 25 percent greater traffic volume. A +3 dB noise increase occurs when volumes double. In those areas where traffic levels are already high enough to create a noise concern, few projects would individually cause traffic volumes to double. Off-site traffic noise impacts tend therefore to be more of a cumulative, rather than an individual impact.

4.9.3.2 Environmental Impacts

This section of the EIR examines the short-term and long-term noise impacts of the proposed project on sensitive uses adjacent to the proposed project area and by evaluating the effectiveness of mitigation measures. This includes the potential for the proposed project to result in impacts associated with a substantial temporary and/or permanent increase in ambient noise levels in the vicinity of the project area; exposure of people to excessive noise levels, groundborne vibration, or groundborne noise levels.

The following impacts are not located in this Section, but rather in SECTION 9.0 (Effects Found Not To Be Significant).

- *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?*

- *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?*

Impact 4.9-1 Threshold: Would the project expose persons to, or generate noise levels in excess of standards established in the local general plan or noise ordinance, or other applicable standards of other agencies?

Impact 4.9-2 Threshold: Would the project result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

Impact 4.9-3 Threshold: Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

Two characteristic noise sources are typically identified with land use intensification such as that proposed for the AVSP project. Initially, construction activities, especially heavy equipment, will create short-term noise increases near the Project site. These impacts may be important because there is phased development and one phase will be under construction adjacent to an already completed and occupied phase during the 25 to 30 year buildout period for the Project.

Upon completion, AVSP Project-generated traffic will cause an incremental increase in area-wide noise levels throughout the Project area. Traffic noise impacts are generally analyzed both to insure that the AVSP Project does not adversely impact the acoustic environment of the surrounding community, as well as to insure that the AVSP Project site is not exposed to an unacceptable level of noise resulting from the ambient noise environment acting on the Project. This Project will cause an increase in area-wide traffic, but the increase must be evaluated relative to the overall cumulative traffic projections.

Noise from Mining Operations

Mining activities on-site are required to adhere to the City's overall goal of maintaining an environment free of unhealthy obtrusive, or otherwise excessive noise conditions, as stated within Goal 7 from Section 3.4 (Noise) of General Plan Chapter 3.0 (Public Safety and Welfare). Mining uses would be required to adhere to the City Municipal Code/Zoning Code, including with respect to hours of operation and allowable noise levels. The GP establishes Policy 7.1 from Section 3.4 (Noise) of General Plan Chapter 3.0 (Public Safety and Welfare) requiring noise-generating uses to analyze the off-site reception of noise from their operations, and to incorporate noise-reducing mitigation measures, wherever necessary. In accordance with policy, projects must demonstrate their compliance with the General Plan's Noise and Land Use Compatibility Matrix and the City's Interior and Exterior Noise Standards.

The current noise emanating from the Project site is predominantly influenced by the Pacific Clay mining and the Pacific Aggregates Ready-Mix concrete operations. Additionally, the noise environment in the Project vicinity is influenced by motor vehicle noise from the Interstate 15 Freeway and adjacent roadways including Lake Street and Temescal Canyon Road.

The Project site is currently being used for mineral extraction operations and activities at the Pacific Clay mining facility and Pacific Aggregate Ready-Mix Concrete operations. As new development is proposed, it will be impacted to noise from the existing mining operations to some degree. At the programmatic level of analysis, specific impacts cannot be determined at this time due to the lack of site specific development information. Mitigation Measures NSE-4 through NSE-6 require that future development proposed by a Phased Development Plan (PDP) or Design Review (DR) application, including subdivision maps, conduct more detailed analysis to ensure compliance with the City's noise standards. In addition, Mitigation Measure NSE-8 requires that residential development planned for within 4,800 feet of nocturnal Pacific

Aggregates rock crushing operations shall be approved only if it can be demonstrated that the nocturnal City of Lake Elsinore Zoning Ordinance standard of 40 dB (L_{50}) will not be exceeded at any single family residence. If future crushing activities are restricted to 7 a.m. to 10 p.m., this condition shall apply to proposed residential uses within 2,400 feet of crusher locations. NSE-8 does not apply to the Pacific Clay portion of the site because it does not involve the noise associated with the processing of aggregate.

Therefore, with implementation of Mitigation Measures NSE-4 through NSE-6 and NSE-8, the Project the Project development will adhere to the City of Lake Elsinore standards and the Project will be mitigated, with respect to mitigation the impacts from the existing materials extraction, processing and hauling activities , ***Impacts will be less than significant.***

Construction Noise Impacts

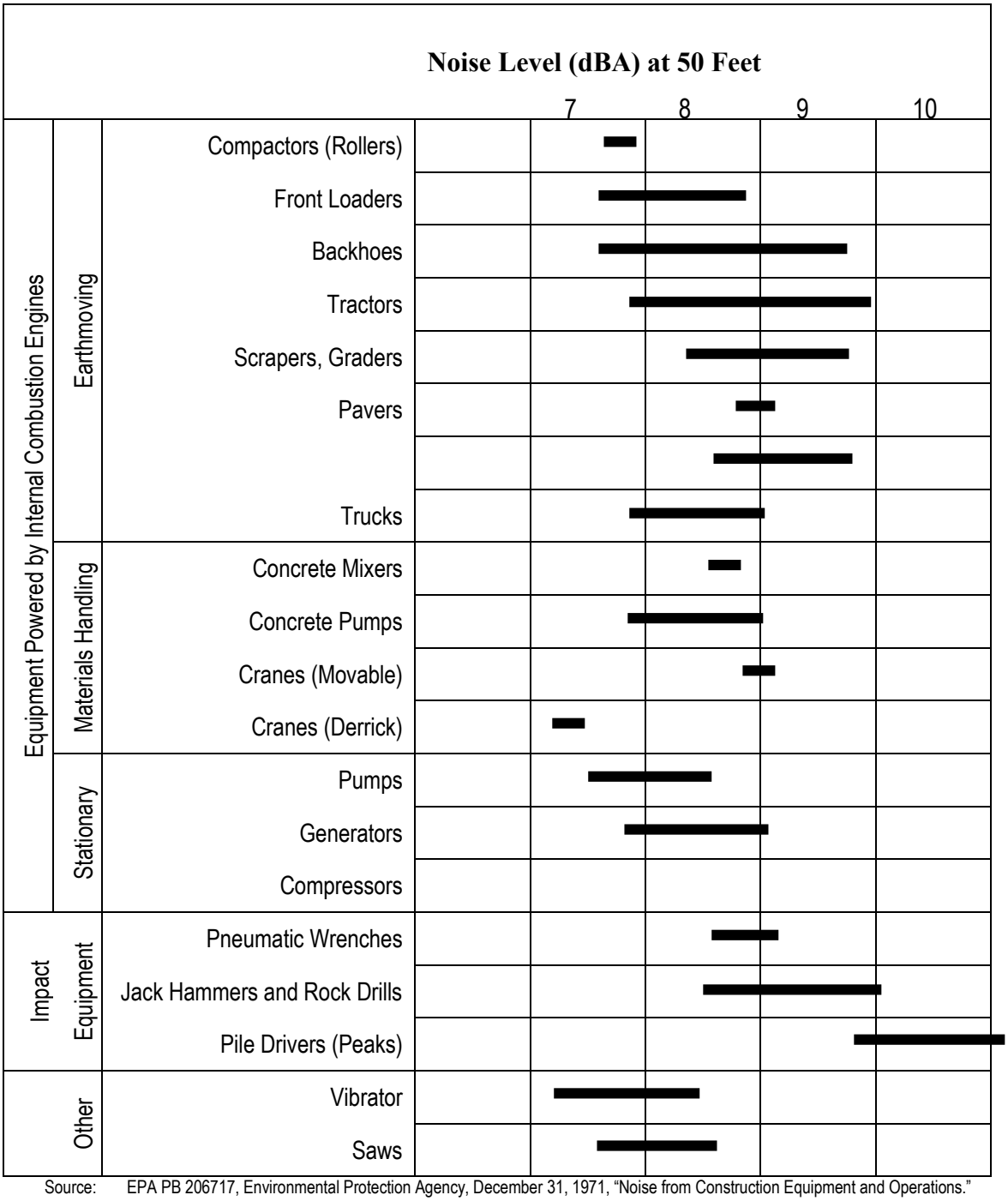
Construction noise impacts vary markedly because the noise strength of construction equipment ranges widely as a function of the equipment used that changes during the course of the Project. Construction noise tends to occur in discrete phases dominated initially by demolition and/or earth-moving sources and later for finish construction. As shown in TABLE 4.9-6 - TYPICAL CONSTRUCTION EQUIPMENT NOISE GENERATIOIN LEVELS, on the below page, heavy equipment noise can exceed 90 dB(A) and averages about 85 dB(A) at 50 feet from the source when the equipment is operating at typical loads. Most heavy equipment operates with varying load cycles over any extended period of time.

Construction noise exposure can be further worsened when several pieces of equipment operate in close proximity. Because of the logarithmic nature of decibel addition, two equally loud pieces of equipment will be +3 dB louder than either one individually. Three simultaneous sources are +5 dB louder than any single source. Thus, while average operational equipment noise levels are perhaps 5 dB less than at peak power, simultaneous equipment operation can still yield an apparent noise strength equal to any individual source at peak noise output. Whereas the average heavy equipment reference noise level is 85 dB(A), short-term levels from either peak power or from several pieces operating in close proximity, and can be as high as 90 dB(A).

Point sources of noise emissions are atmospherically attenuated by a factor of 6 dB per doubling of distance. The loudest construction activities would require 280 feet of distance between mobile source equipment and a nearby receiver to reduce the peak 90 dB source strength to the generally acceptable 75 dB exterior exposure level for existing residential uses closest to Project construction, as specified in Chapter 17.176, Section 17.176.060 of the City Municipal Code.

The closest existing residences are approximately 240 feet to the east from the nearest project site perimeter along Lake Street and may therefore experience construction noise levels just above the allowable envelope if activities occur in daytime hours of lesser noise sensitivity (7 a.m. to 8 p.m.). However, these existing homes are shielded by sound walls and have an extensive landscape buffer that will dampen reflected sound waves. Construction noise at these homes will also be masked by truck traffic noise on Lake Street.

TABLE 4.9-6 - TYPICAL CONSTRUCTION EQUIPMENT NOISE GENERATION LEVELS



Source: EPA PB 206717, Environmental Protection Agency, December 31, 1971, "Noise from Construction Equipment and Operations."

Noise exposure to existing residents closest to the eastern project perimeter at Planning Areas 5b and 6b will be within allowable ordinance limit for mobile source equipment.

The City has an additional construction noise threshold for stationary source construction equipment. Stationary source equipment is reserved for machinery such as rock crushers. The noise performance standard is 60 dB(A). It would require approximately 1,000 feet of distance separation to reduce a peak noise level of 90 dB(A) to 60 dB(A). Since the nearest home is approximately 240 feet from the nearest construction area, impacts would be considered potentially significant if stationary construction equipment were to operate within 1,000 feet of occupied homes.

Since the Project site development is planned to be phased, any on-site residents or tenants of an already completed phase and the existing homes to the west of the Project site may be subject to construction noise from subsequent phases. Discretionary scheduling of noisiest activities may be required to minimize such possible construction noise intrusion. Noise can also be mitigated by locating all stationary noise generating construction equipment as far as practical from existing residences. If impulsive noise generation such as pile driving or jack-hammers is necessary close to noise-sensitive users, activity scheduling to minimize off-site impacts, or erection of temporary barriers, may be necessary. During the process of converting mining/mineral resource properties to more developed uses, operators are required by SMARA to leave the site rough graded for soil stability, proper drainage and future use. Actual future site development on the reclaimed mining areas will typically only requires fine grading using smaller, quieter equipment. Construction on adjacent phases has less of a noise impact if individual sites are left mostly ready for future development.

As new development is proposed, it may create noise to any existing sensitive receptor land uses to some degree. At the programmatic level of analysis, specific impacts cannot be determined at this time due to the lack of site specific development information. Mitigation Measures NSE-4 through NSE-6 require that future development proposed by a Phased Development Plan (PDP) or Design Review (DR) application, including subdivision maps, conduct more detailed analysis to ensure compliance with the City's noise standards. ***Therefore, with implementation of Mitigation Measures NSE-1 through NSE-6 the Project the Project development will adhere to the City of Lake Elsinore standards and the Project will be mitigated, with respect to construction noise, impacts will be less than significant.***

Project-Related Impacts

Project-Related Vehicular Impacts

Long-term noise concerns from the increase of residential uses at the Project site center primarily on vehicular operations on Project area roadways. These concerns were addressed using the California specific vehicle noise curves (CALVENO) in the Federal roadway noise model (the FHWA Highway Traffic Noise Prediction Model, FHWA RD 77-108). This model calculates the Leq noise level for a particular reference set of input conditions, and then makes a series of adjustments for site-specific traffic volumes, distances, speeds, or noise barriers. A travel speed of 45 mph was assumed as an average speed on non-freeway roadways. Noise impacts are evaluated in terms of the increase in traffic or other activity noise impacts created by the project.

Impacts may also be evaluated in terms of the ambient acoustic environment placing any constraints upon project development plans for noise-sensitive land uses.

CEQA requires an analysis of any changes engendered by the project. CEQA guidelines, however, also require an evaluation of the consistency of project plans with noise/land use compatibility standards articulated in local general plans or ordinances. The Lake Elsinore General Plan Noise Element specifies a noise goal of 60 dB CNEL for usable outdoor space for single family residential use and 65 dB CNEL for multi-family uses. The Noise Element further recommends that ambient noise levels for residential uses not exceed 70 dB CNEL unless substantially enhanced noise reduction measures are incorporated into project design. Levels exceeding 75 dB CNEL are considered completely incompatible with noise-sensitive land uses. As previously noted, increases of +3 dB CNEL are considered a substantial (clearly perceptible) change in noise levels even if compatibility thresholds are not exceeded.

TABLE 4.9-7 summarizes the 24-hour CNEL level at 50 feet from the roadway centerline along area roadway segments. The noise analysis utilizes data from the Project traffic analysis, prepared by Linscott, Law & Greenspan, Engineers, for the existing and Project conditions. Build-out traffic volumes were obtained from the City of Lake Elsinore General Plan Circulation Element.

Many of the roadway segments examined in this study are to be built in the future to support this Project, such as Nichols Road and the Temescal Canyon Road realignment, as well as AVSP interior roadways. Since these roadways do not currently exist and will be built to facilitate Project development, a 'with Project' comparison to "existing" traffic noise levels can only be performed on a smaller number of roadways as shown in TABLE 4.9.7. Because the currently undeveloped project area contains few noise-sensitive uses, potentially significant traffic noise impacts will not occur until area-wide buildout.

TABLE 4.9-7 shows that at buildout, almost every area roadway will have noise levels exceeding 70 dB CNEL in close roadway proximity. The City of Lake Elsinore Noise Element goal is to attain noise levels of 60 dB CNEL for usable outdoor space for single family homes and 65 dB CNEL for multi-family residences. In areas of heavy traffic, a standard of 65 dB CNEL/Ldn is generally considered acceptable for all residential occupancies.

Project implementation would contribute to traffic noise levels that substantially exceed that goal. Future traffic noise impacts would be significant by contributing to a substantial permanent increase in ambient noise levels unless mitigated by noise reduction measures. Mitigation Measures NSE- 4 through NSE-6 are required.

For future conditions, project-only impacts can be defined as the difference between build-out without Project traffic noise and build-out with Project traffic noise.

TABLE 4.9-7 - ALBERHILL VILLAGES SPECIFIC PLAN TRAFFIC NOISE IMPACT ANALYSIS (dBA CNEL at 50 feet from centerline)

Segment		Existing no Project	Existing with Project	Build-Out no Project	Build-Out with Project
Temescal Cyn. Rd./	I-15 Frwy.- A St.	63.0	66.5	74.3	74.7
	A St. - F St.	NA	NA	71.1	72.9
	F St. - Nichols	NA	NA	70.1	72.2
	N. of Lake	NA	NA	71.6	72.6
Lake St./	I-15 Frwy.-A St	71.7	74.4	76.5	77.6
	A St. - Nichols	71.3	73.3	73.9	75.2
	Nichols-Alberhill Ranch	71.1	72.9	73.9	74.9
	Alberhill Ranch-Lakeshore	70.7	72.6	74.5	75.4
A St./	W. of Temescal Cyn.	NA	NA	62.6	66.6
	Temescal Cyn. - Lake	NA	NA	72.7	73.1
	Lake - Nichols	NA	NA	NA	68.1
Alberhill Ranch/	Nichols - Lake	NA	NA	<60.0	<60.0
F St./	W. of Temescal Cyn.	NA	NA	NA	61.4
Nichols Rd./	Temescal Cyn. - Lake	NA	NA	64.8	69.9
	Lake - A St.	NA	NA	68.6	71.8
	A St. - Terra Cotta	NA	NA	72.2	74.0
	E. of Terra Cotta	NA	NA	73.6	74.6
Lakeshore Dr./	W. of Lake	NA	NA	<62.6	<62.6
	Lake - Terra Cotta	67.8	70.4	72.0	73.2
	E. of Terra Cotta	NA	NA	NA	73.8

NA=Not Available (roadways only constructed as part of project development)

TABLE 4.9-8 - ALBERHILL VILLAGES SPECIFIC PLAN TRAFFIC NOISE IMPACT (dBA CNEL at 50 feet from centerline)

Segment		Project Only Existing Time Frame	Project Only Build-Out Time Frame	Cumulative Impacts
Temescal Cyn Rd./	I-15 Frwy. - A St.	**3.4**	0.4	**11.6***
	A St. - F St.	NA	1.8	NA
	F St. - Nichols	NA	2.0	NA
	N of Lake	NA	1.0	NA
Lake St./	I-15 Frwy - A St.	2.7	1.1	**5.9***
	A St. - Nichols	2.0	1.2	**3.8**
	Nichols - Alberhill Ranch	1.7	1.0	**3.8**
	Alberhill Ranch - Lakeshore	1.9	0.9	**4.6**
A St./	W. of Temescal Cyn.	NA	4.0	NA
	Temescal Cyn. - Lake	NA	0.4	NA
	Lake - Nichols	NA	NA	NA
Alberhill Ranch/	Nichols - Lake	NA	NA	NA
F St./	W. of Temescal Cyn.	NA	NA	NA
Nichols Rd./	Temescal Cyn -Lake	NA	**5.1**	NA
	Lake - A St.	NA	**3.2**	NA
	A St. - Terra Cotta	NA	1.8	NA
	E. of Terra Cotta	NA	0.9	NA
Lakeshore Dr./	W. of Lake	NA	NA	NA
	Lake - Terra Cotta	2.6	1.2	**5.4**
	E. of Terra Cotta	NA	NA	NA

1) NA=Not Available (roadways only constructed as part of project development).
2) Bolded entries indicate the significance threshold of +3.0 dB CNEL is exceeded; 3) *ambient noise environment along these segments is dominated by I-15 traffic.

As seen in TABLE 4.9-8, several roadway segments are predicted to exceed the +3 dB CNEL significance threshold. However, these segments are all along the yet to be built Nichols Road extension, and will not impact existing sensitive uses. Noise levels are measured on a logarithmic scale. It requires a doubling of traffic volumes to achieve a significant (clearly perceptible) noise level increase. Within project boundaries, an individual project may readily create a potentially significant impact. Beyond the immediate project vicinity, however, even a large development such as Alberhill Village would have only an incremental traffic noise impact that is individually less than significant. The area wide substantial noise level increase would thus derive from multiple planned developments. AVSP development would create traffic that would cause noise levels to exceed City standards in conjunction with all other anticipated growth. That impact would be cumulatively significant on a regional scale. ***Therefore, future residential development is subject to Mitigation Measures NSE-4 through NSE-6, such as walls and setbacks, which would reduce impacts to a level less than significant.***

On-Site Noise Analysis

Freeway Adjacent Planning Areas

Planning Areas (PA) 1b and 1c are located immediately south of the Interstate 15 (I-15) Freeway. These Project areas are to be sited with several differing land uses; residential, office and commercial uses. To determine future traffic noise levels produced by the I-15 Freeway, build-out traffic volumes were obtained from the August 4, 2011 traffic analysis prepared by Urban Crossroads for the Recirculated Program Environmental Impact Report (SCH#2005121019) that was prepared for the City of Lake Elsinore's General Plan Update. Exhibit I in this traffic analysis shows a predicted traffic volume of 255,000 vehicles traveling the I-15 Freeway in the Project vicinity at build-out. This corresponds with a noise level of 82.5 dB CNEL at 100 feet from the roadway centerline using a 70 miles per hour travel speed and standard vehicle mix (see Table 3.59 of the City's Recirculated PEIR).

The closest perimeter of either PA 1b or 1c appear to be approximately 250 feet south of the I-15 centerline. At this distance, roadway noise is attenuated to 77 dB CNEL, still in excess of the recommended 70 dB CNEL residential compatibility standard. Approximately 650 feet of separation distance is required to mitigate traffic noise from 255,000 vehicles per day to below 70 dB CNEL based on distance alone, assuming a completely direct (unobstructed line of sight). It would require more than 2,000 feet of distance separation to reduce traffic noise to below the 60 dB CNEL 'clearly compatible' noise guidelines.

Several design strategies exist to attenuate traffic noise to within recommended compatibility thresholds. The simplest strategy is to place less noise-sensitive uses immediately adjacent to the I-15 Freeway to provide a noise buffer for sensitive uses farther south by creating a break in the line-of-sight. Siting commercial or office uses along the I-15 Freeway perimeter will allow the buildings themselves to shield interior residential structures. Such a design strategy will allow for approximately -10 dB of noise attenuation and provide a noise level within the 70 dB CNEL 'normally compatible' standard, but not the 60 dB CNEL 'clearly compatible' guideline.

Enhanced noise impact mitigation would likely be required if noise-sensitive uses are developed in PA 1b or 1c.

Additionally, residential uses can place their recreational space on the side of the structure away from the I-15 Freeway to afford additional noise protection for exterior recreational uses. In this case, the recreational space for these residences is afforded a noise reduction because of partial noise shielding from the houses themselves. This technique is often very effective if multi-family development were to occur near the I-15 Freeway since pools, spas or tot lots can be screened and the noise standard for apartments is less stringent than for single family uses.

Similarly, development of a cluster of homes surrounding an interior courtyard, or a row of single family homes facing southward, would also allow for noise protection. With such site plan creativity, noise from the I-15 Freeway will not provide an over-whelming constraint to development, but should be evaluated for each implementing development proposal once detailed Project site plans are available. If residential uses are sited immediately adjacent to the I-15 Freeway, although the exterior tier of development will help shield any interior units, the high traffic noise generated by the I-15 Freeway may require additional tiers of homes to be evaluated for possible acoustic impacts.

Project Interior Roadways

Although detailed site plans within the Project site are not yet available, several area roadways will experience traffic noise impacts exceeding 60-70 dB CNEL at 50 feet from roadway centerline and may impact possible adjacent residential uses. Specifically, these roadways are shown in TABLE 4.9-9.

TABLE 4.9-9 - INTERIOR ROADWAY TRAFFIC NOISE
(>70 dB CNEL at 50 feet from Centerline/Build-Out with Project)

Roadway Segment		dB CNEL at 50 feet from centerline	Distance to 60 dB CNEL (feet)	Distance to 65 dB CNEL (feet)	Distance to 70 dB CNEL (feet)
Nichols Rd./	Temescal Cyn - Lake	70	231	108	50
Temescal Cyn. Rd./	I-15 Frwy. - A St.	75	497	231	108
	A St. - F St.	73	370	172	80
	F St. - Nichols	72	314	146	68
	N. of Lake	73	370	172	79
A St/	W. of Temescal Cyn.	67	146	68	<50
	Temescal Cyn.-Lake	73	370	172	79
Lake Street/	I-15 Frwy.- A St.	78	790	368	171
	A St. - Nichols	75	497	231	108
	Nichols - Alberhill Ranch	75	497	231	108

Noise impacts along the above roadway segments would be potentially significant for possible residential uses if built close to the roadway centerline of interior roadways. If it is not possible to meet these setbacks then additional mitigation shall be required. Such mitigation includes taller noise walls, or orienting patios, or outdoor recreational space away from the roadway. The noise reduction benefit of a perimeter sound wall is typically one dB per foot of wall height. Achieving a 60 dB CNEL exposure for single family uses along major project area roadways may require exceedingly tall walls. Increased set-back, grade separation and placement of less noise sensitive land uses may be necessary to achieve City standards. These measures shall be evaluated when a detailed implementing development proposal site plan is available. Residential uses along the other interior roadways not listed above, would not likely require special noise impact mitigation. ***With implementation of Mitigation Measures NSE-4 though NSE-6, traffic noise impacts will be mitigated to a level of less than significant.***

Project-Related Traffic Noise Impacts

Project-Related Traffic Noise Impacts Interior Noise

Planning Area (PA) 1b and 1c are just south of the I-15 Freeway and are planned for mixed-uses. Interior noise levels of 45 dB CNEL are required for residential uses. A noise level of almost 77 dB CNEL is predicted at build-out along the Project's boundary with the I-15 Freeway. If commercial use structures are closest to the I-15 Freeway, they will assist in shielding the residential uses such that the noise loading at residential facades will be less than the maximum projected I-15 Freeway noise levels. As the implementing development Project site plans do not yet exist, the maximum façade noise loading for residential uses in PA 1b and 1c is not known.

Typical noise attenuation with closed, double-paned windows in modern frame and stucco construction is about 25-30 dB. Double-paned windows are a standard requirement for new residential construction in California. With a 70-75 dB CNEL noise loading and with dual-paned windows, interior noise levels can be maintained at 45 dB CNEL or less as required by the building code. No enhanced structural features would be required for planned residences within the Specific Plan other than the ability to close the windows within a 70-75 dB CNEL noise zone.

A supplemental acoustical analysis shall be submitted in conjunction with the issuance of building permits as required by Mitigation Measures NSE-4 through NSE-6 to verify that adequate structural noise protection exists in perimeter residences adjacent to the I-15 Freeway (PA 1b and 1c) to meet the 45 dBA CNEL interior standard. Supplemental ventilation, in conjunction with air conditioning, is required in any livable space where window closure to shut out roadway noise is needed to meet interior standards.

On-Site Noise Generation

In addition to residential uses, the Project proposes the development of residential, educational, commercial, and office land uses within the AVSP areas. Several planning areas will contain mixed-uses, while others are strictly residential. The City will require the developer of this

Specific Plan Project to evaluate any potential noise impacts that may be associated with any commercial land uses that may be proposed. Although detailed users have not yet been identified for the commercial and commercial land uses, they will be restricted to 'Community Commercial Uses' that are typically lower in intensity than larger retail and commercial areas. Typical noises that may be generated by commercial land uses include schools, alarm systems, truck deliveries, landscaping maintenance, and maintenance services.

General Plan Chapter 3.0 (Public Safety and Welfare) Policy 7.3 relates to possible mixed-use noise conflicts and states the following:

> **"7.3 - Require that mixed-use structures and areas be designed to prevent transfer of noise and vibration from commercial areas to residential areas."**

Uses for large and more noise prone commercial uses such as grocery stores or restaurants operate under Conditional Use Permits (CUPs). CUPs contain specific conditions to minimize noise impacts to adjacent uses. Although the exact mix of commercial tenants is unknown, mechanisms, such a permit conditions, are in place to ensure that the future mixed-use nature of the Project site will maintain compatibility with respect to noise generation. The City of Lake Elsinore Municipal Code further restricts the level of noise that may be created upon residential properties from commercial activities. The code restricts the increased level of noise as no more than 5 dB greater than ambient conditions without such a source. While care must be taken in mixed-use communities to minimize noise conflict between dissimilar uses, adequate remedies exist to maintain impact potential at less than significant. Noise from the future commercial area is not anticipated to create a noise nuisance for adjacent residential uses, but should be evaluated once occupancy is known, to assure compatibility as required by Mitigation Measure NSE-7.

Construction activities from Project development should not affect the nearest off-site residential uses. However, compliance with City of Lake Elsinore Noise Standards requires that:

- Construction activities are limited to the hours of 7:00 a.m. and 7:00 p.m. Monday through Saturday. Construction is not permitted on any national holiday or on any Sunday; and,

- All construction equipment shall use properly operating mufflers.

On-site roadway traffic noise levels are compatible for the AVSP Project commercial and office uses, and other City uses.

Several on-site roadway traffic noise levels are predicted to exceed the residential compatibility threshold of 70 dB CNEL at 50 feet from the centerline. Residential uses can remain within recommended compatibility design levels either with site design (adequate setback from the roadway or orienting patios or outdoor recreational space away from the roadway) or supplemental controls (e.g., noise walls) as required by Mitigation Measures NSE-4 through NSE-6.

Noise impacts for possible residential uses along the I-15 Freeway perimeter (PA 1b and 1c) could substantially exceed exterior noise compatibility standards. However, several design strategies exist to attenuate I-15 Freeway-traffic noise to within residential compatibility thresholds. The simplest strategy is to place less noise-sensitive uses immediately adjacent to the I-15 Freeway to provide a noise buffer for sensitive uses farther south. Additionally, residential uses can place their recreational space on the side of the structure away from the I-15 Freeway. In this case, the recreational space for these residences is afforded a noise reduction because of partial noise shielding from the houses themselves. With such site plan creativity, I-15 Freeway noise will not provide a constraint to development, but should be evaluated once detailed site plans are available as required by Mitigation Measures NSE-4 through NSE-6.

Interior noise levels at residences within most of the Alberhill Villages Specific Plan Project areas can achieve the 45 dB CNEL building code standard with standard construction practice and the ability to close windows. Supplemental ventilation, in conjunction with air conditioning, is required in any livable space where window closure to shut out roadway noise is needed to meet interior standards.

Because of proximity to the I-15 Freeway, interior noise levels for residential uses in PA 1b and 1c may require upgraded construction measures. Verification of code compliance for any future residential uses within PA 1b and 1c shall be provided to the Building Department at building plan submittal as required by Mitigation Measures NSE-4 through NSE-6. On-site residential mixed-uses will utilize design measures to minimize conflicts. Additionally, conditional use permits (CUPs) will contain specific conditions to minimize noise impacts to adjacent uses. Mixed-use development may create noise conflicts between noise sensitive residences and less noise-sensitive commercial uses. Since specific development plans have not been prepared for the build-out of the individual Specific Plan Project planning areas, subsequent noise studies may be required on a project-by-project basis and mitigation to meet applicable noise standards may be required once specific development design is known as required by Mitigation Measures NSE-4 through NSE-6.

Off-Site Noise Generation (Mining)

Existing aggregate operations are expected to continue throughout a substantial portion of the AVSP Project development period. The distance separation between the noisiest extraction and processing activities and planned noise-sensitive development will remain adequate to create no noise conflicts likely for several decades. The only evidence of the on-going operations will be heavy haul trucks on Lake Street. However, expanding residential development southward may substantially reduce the buffer distance in the future.

A noise impact study was conducted for the City of Lake Elsinore by Urban Crossroads for the Pacific Aggregates operation (2011) relative to existing off-site Alberhill Ranch homes. Because the Pacific Clay brickyard does not involve rock crushing activities and the nearest homes to the west are more than 1,000 feet away (in addition to being separated from the Pacific Clay site's western boundary by a sound wall and approximately 60-foot wide landscaped setback), noise and impacts are less than significant at this time. The Pacific Aggregates study documented that

the applicable noise performance standard deriving from the City's Zoning Code is 51 dB L_{50} (50^{th} percentile) from 7 a.m. to 10 p.m. and 41 dB L_{50} from 10 p.m. to 7 a.m. These standards recognize the difference in generating versus receiving land uses and also apply a noise penalty for the offensive character of the grinding/crushing noise of rock product. The Pacific Aggregates Noise Study concluded that noise exposures at the closest homes are less than ambient noise levels due to Lake Street traffic.

However, crusher noise can be clearly audible at some Alberhill Ranch homes at 3:30 a.m., when the masking effects of traffic are minimal. The PA Noise Study acknowledges that existing rock crushing activity noise levels at 4:00 a.m. may exceed City of Lake Elsinore standards and citizen noise complaints have been filed. Based upon Pacific Aggregates equipment noise measurements, the following noise levels are to be expected under direct line-of-sight conditions with geometric spreading losses and atmospheric absorption at longer travel distances:

Setback Distance	**L_{50} Level**
100 feet	80 dB
1,000 feet	60 dB
2,000 feet	53 dB
2,400 feet	51 dB
4,000 feet	43 dB
4,800 feet	41 dB

As long as Pacific Aggregates continues nocturnal rock processing, any residential units within 4,800 feet of the crusher should be evaluated to determine if adequate shielding exists (from terrain), or if extra noise barriers are necessary to meet ordinance standards. If the future processing activity is restricted to 7 a.m. to 10 p.m., the impact evaluation distance would be reduced to 2,400 feet.

The peak noise level of a traveling aggregate truck is around 80 dB at 50 feet. This equates to an hourly average of around 50 dB Leq. Background traffic noise on Lake Street is around 60 dB at night and 70 dB by day. The presence of ten aggregate trucks per hour at night or 100 trucks per day would raise vehicle noise by a clearly perceptible (+3 dB) amount. Existing operations do not generate such levels of truck traffic. Any noise issues associated with resource hauling tend to be more single event from use of horns or 'jake brakes.' In the absence of substantial residential uses between Pacific Aggregates and the I-15 Freeway, truck traffic on this roadway segment has not created any substantial conflict. In the future, driver education and enforcement may become necessary as truck traffic and sensitive land use interact more closely. Therefore, with the implementation of Mitigation Measures NSE-8, residential development within close proximity to the Project's on-site mining activities would be mitigated to a level less than significant.

The Project will implement General Plan Goal 3, Policies 7.1, 7.2, and 7.4; and Alberhill Goal 1, Policy AH 1.5.

Based on the above analysis with the implementation of Mitigation Measures NSE-1 through NSE-8 and compliance with all local codes, regulations, ordinances the Project's noise impacts would be mitigated to a level less than significant.

Impact 4.9-4 Threshold: Would the project result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise level?

Vibration of Construction Activities

Construction activity can result in varying degrees of ground vibration, depending on the equipment and methods employed, distance to the affected structures and soil type. The operation of construction equipment can cause vibrations that spread through the ground and diminish in strength with distance. Buildings in the vicinity of the construction site respond to these vibrations with varying results ranging from: no percentile effects (at the lowest levels), low rumbling sounds and percentile vibrations (at the moderate levels), and slight damage (at the highest levels). Ground vibrations from construction activities do not often reach the levels that can damage structures, but they can achieve the audible and feelable ranges in buildings very close to the site. The construction activities that typically generate the most severe vibrations are blasting and impact pile-driving. (See TABLE 4.9-6.) *(City's certified/adopted December 13, 2011 GP)*

Groundborne vibration related to human annoyance is generally related to velocity levels expressed in decibel notation (VdB). However, a major concern with regard to construction vibration is building damage. Consequently, construction vibration is generally assessed in terms of peak particle velocity (PPV). Various types of construction equipment have been measured under a wide variety of construction activities with an average of source levels reported in terms of velocity as shown in TABLE 4.9-10 - VIBRATION SOURCE LEVELS FOR CONSTRUCTION EQUIPMENT, below. Although the TABLE 4.9-10 gives one level for each piece of equipment, it should be noted that there is a considerable variation in reported ground vibration levels from construction activities. The data provides a reasonable estimate for a wide range of soil conditions. *(City's certified/adopted December 13, 2011 GP)*

TABLE 4.9-10 - VIBRATION SOURCE LEVELS FOR CONSTRUCTION EQUIPMENT

EQUIPMENT		PPV AT 25 FT. (INCHES/SECOND)	VDB AT 25 FT.
Pile Driver (Impact)	upper range	1.518	112
	typical	0.644	104
Pile Driver (Sonic)	upper range	0.734	105
	typical	0.170	93
Large Bulldozer		0.089	97
Caisson Drilling		0.089	97
Loaded Trucks		0.076	86
Jackhammer		0.035	79
Small Bulldozer		0.003	58
(City's GP) & Source: Federal Transit Administration, Transit Noise and Vibration Impact Assessment, May 2006, Table 12-2.			

In general, groundborne vibration associated with construction activities attenuates rapidly with distance. Vibration may be noticeable for short periods during construction, but it would be temporary and periodic and would not be excessive. Additionally, construction activity would comply with the following:

- Lake Elsinore Municipal Code Section 17.176.080(F) that prohibits construction and demolition activities between the weekday hours of 7:00 p.m. and 7:00 a.m., or any time on weekends or holidays, such that the sound from such activities creates a noise disturbance across a residential or commercial real property line.

- With respect to vibration, the City's Municipal Code identifies a presumed perception threshold of 0.01 inches per second over the range of one to 100 hertz. Section 17.176.080(G) of the City's Municipal Code prohibits the operation of any device that creates vibration above the vibration perception threshold of any individual at or beyond the property boundary of the source if on private property, or at 150 feet (46 meters) from the source if on a public space or public right-of-way.

Compliance with these regulatory requirements would further minimize potential impacts due to construction-related vibration. In addition, Mitigation Measure NSE-9 is required. *(City's certified/adopted December 13, 2011 GP)*

Vibration from Mining Operations

Mining activities on-site are required to adhere to the City's overall goal of maintaining an environment free of unhealthy obtrusive, or otherwise excessive noise conditions, as stated within Goal 7 from Section 3.4 (Noise) of General Plan Chapter 3.0 (Public Safety and Welfare). Mining uses would be required to adhere to the City of Lake Elsinore Municipal Code/Zoning Code, including with respect to hours of operation and allowable noise levels. The GP establishes Policy 7.1 from Section 3.4 (Noise) of General Plan Chapter 3.0 (Public Safety and Welfare) requiring noise-generating uses to analyze the off-site reception of noise from their operations, and to incorporate noise-reducing mitigation measures, wherever necessary. In accordance with policy, projects must demonstrate their compliance with the General Plan's Noise and Land Use Compatibility Matrix and the City's Interior and Exterior Noise Standards. The present mining on-site does abide and adhere to the City's standards and Zoning Code, and incorporation of project-specific mitigation measures determined as a part of that analysis will ensure the future development of mining uses pursuant to the General Plan. *(City's certified/adopted December 13, 2011 GP)*

Mining operations will continue to occur on-site and will be phased out during the 30 years of construction within the AVSP Project area. Both the construction vibration from mining and other noise-vibration generating operations (vehicles) are temporary. Vibrations may be noticeable for short periods during construction, but it would be temporary and periodic and would not be excessive with implementation of Mitigation Measure MSE-10. Following the Project completion, the Project will not generate excessive ground-borne vibration or ground-borne noise levels.

The Project will implement General Plan Goal 7, Policy 7.2 and Alberhill Goal 1, Policy AH 1.5.

Based on the above analysis, with implementation of Mitigation Measures NSE-9 and NSE-10, the Project will be mitigated to a level less than significant.

4.9.4 CUMULATIVE IMPACTS

Cumulative project construction, phasing, build-out and associated increases in traffic levels would result in an incremental increase in noise levels in the local vicinity. Since all future development would not occur simultaneously, construction noise impacts would be short-term, incremental and can be mitigated to below a level of significance with compliance with the City's noise standards and the implementation of Mitigation Measures NS_1 through NSE-3. The City's noise standards would be applied to other projects in the City. Thus, construction impacts would not be regarded as cumulatively significant.

Cumulative operational noise impacts will be mitigated with implementation of Mitigation Measures.

4.9.5 ENVIRONMENTAL MITIGATION MEASURES

The following mitigation measures are required to reduce potential construction and operational noise impacts to less than significant levels.

Construction Noise

NSE-1 To reduce construction-related noise, site preparation, grading and construction activities shall be limited to those hours as set forth in noise control provisions of the Lake Elsinore Municipal Code.

NSE-2 All construction equipment, fixed and mobile, shall be equipped with properly operating and maintained mufflers.

NSE-3 All stationary noise generating construction equipment and any construction staging areas shall be located as far as practical from existing residences. If impulsive noise generation, such as pile driving or jack-hammers, is necessary close to noise-sensitive users, activity scheduling to minimize off-site impacts, or erection of temporary barriers shall be necessary as determined by the Project specific noise study that verifies compliance with City noise standards.

Future Residential Units Interior/Exterior Noise Levels

NSE-4 As part of an application for a Phased Development Plan, Subdivision Map, or Design Review application, a noise study shall be submitted that evaluates existing and projected noise levels affecting the implementing development proposal. Design

features that may be incorporated within an implementing project may include setbacks from the roadway or noise attenuation that will reduce noise levels to acceptable standards. An exterior level of 60 dB CNEL in usable outdoor space shall be the noise exposure goal for such maximally noise-sensitive uses. If such a level is not attainable with reasonably available noise control measures, the General Plan finds levels up to 65 dB CNEL are acceptable.

In the event that patios and balconies are determined to occur within the 65 dBA noise contour, noise attenuation shall be required to reduce noise levels to 65 dBA CNEL or lower. This may include the use of architectural treatments, barriers, or other noise attenuating measures. Project specific mitigation measures shall provide sound level reductions so that future uses within the AVSP area are consistent with the CNEL levels identified in the Lake Elsinore General Plan and Lake Elsinore Municipal Code.

NSE-5 Prior to the issuance of building permits, the applicant shall submit a detailed acoustical study demonstrating that all the structures will meet applicable City interior noise levels and exterior living area noise levels, in accordance with applicable noise standards and zoning regulations.

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 AVSP design plans have incorporated adequate sound attenuation measures to achieve the applicable noise standards.

NSE-6 Prior to the issuance of any building permits for residential uses, 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 65 dBA for exterior noise levels and 45 dBA for interior noise levels.

NSE-7 Prior to the issuance of building permits for commercial uses, the Project shall incorporate measures to minimize hours of operation and reduce exterior noise levels resulting from potential noise source locations, such as loading docks, speakerphones, music/live entertainment, to 65 dBA CNEL from 7 a.m. to 10 p.m. and 60 dBA from 10 p.m. to 7 a.m. These measures shall be implemented to the satisfaction of the Community Development Director or modified for special events.

Aggregate Operations Noise Impact

NSE-8 AVSP residential development planned for within 4,800 feet of nocturnal Pacific Aggregates rock crushing operations shall be approved only if it can be demonstrated

that the nocturnal City of Lake Elsinore Zoning Ordinance standard of 40 dB (L_{50}) will not be exceeded at any single family residence. If future crushing activities are restricted to 7 a.m. to 10 p.m., this condition shall apply to proposed residential uses within 2,400 feet of crusher locations.

Vibration from Construction Activities

NSE - 9 Projects that have a potential to generate construction-related groundborne vibration (e.g., use of pile drivers, rock drills, and pavement breakers), the City shall require the project applicant to submit a construction-related vibration mitigation plan to the City prior to review and approval. The mitigation plan shall depict the location of the construction equipment and activities and how the vibration from this equipment and activity would be mitigated during construction of the project. The City shall require binding mitigation measures implementing the approved mitigation plan.

Vibration from Industrial and Mining Operations

NSE- 10 For projects proposing new sensitive receptor uses in the vicinity of mining activities, the City shall require the project applicant to demonstrate the new use's compliance with City noise standards. Where project-specific analysis determines there is a potential for significant vibration-related impacts, the City shall require binding mitigation measures that will reduce the vibration received to acceptable levels.

4.9.6 SUMMARY OF ENVIRONMENTAL EFFECTS AFTER MITIGATION MEASURES ARE IMPLEMENTED

Construction activities for the AVSP Project would adhere to the noise control requirements of the Lake Elsinore Municipal Code. In addition, implementation of mitigation measures NSE-1, NSE-2 NSE-3, NSE-9, and NSE-10 would reduce construction-related noise and vibration impacts to below a level of significance.

Future residential uses proposed by the AVSP may be impacted by roadway noise levels. Mitigation Measures NSE- 4 through NSE-7 require that future implementing development projects evaluate project-specific noise impacts and incorporate measures to reduce noise levels to acceptable ranges. Impacts will be less than significant.

With implementation of Mitigation Measure NSE-8, impacts related to aggregate mining will be less than significant.

4.10 PUBLIC SERVICES AND UTILITIES

The information within this SECTION 4.10 - PUBLIC SERVICES AND UTILITIES is based on the below listed technical reports and publications, including:

- KWC Engineers. 2015. *Preliminary Hydrologic Analysis for Alberhill Ranch Specific Plan, for Pacific Clay Project in the City of Lake Elsinore, California.* April, 2015. (This document is located within Appendix I.1 to this Program Environmental Impact Report [EIR].);

- KWC Engineers. 2015. *Preliminary Wastewater Facilities Plan for Alberhill Ranch Specific Plan, for Pacific Clay Project in the City of Lake Elsinore, California*. April, 2015. (This document is located within Appendix I.1 to this Program Environmental Impact Report [EIR].);

- KWC Engineers. 2015. *Preliminary Water Facilities Plan* for Pacific Clay Project in the City of Lake Elsinore, California. October, 2015. (This document is located within Appendix I.1 to this Program EIR -PEIR.);

- City of Lake Elsinore. 2011. *City of Lake Elsinore General Plan Update Recirculated Draft Program EIR (GP).* Certified/adopted by the City of Lake Elsinore on. December 13, 2011. (This document is located and available for Public Review at the City of Lake Elsinore and the City of Lake Elsinore web-site: http://www.lake-elsinore.org; Accessed web-site May 15, 2012.);

- City of Lake Elsinore. 2011. *City of Lake Elsinore General Plan (GP)*. Certified/adopted by City of Lake Elsinore on December 13, 2011. (This document is located and available for Public Review at the City of Lake Elsinore and the City of Lake Elsinore web-site: http://www.lake-elsinore.org; Accessed web-site May 15, 2012.);

- City of Lake Elsinore. 2011. *Climate Action Plan (CAP)*. Certified/adopted by City Council on December 13, 2011. (This document is located and available for Public Review at the City of Lake Elsinore and the City of Lake Elsinore web-site: http://www.lake-elsinore.org; Accessed web-site April 11, 2012.);

- Hogle-Ireland, Inc. for City of Lake Elsinore. 2013. *City of Lake Elsinore Housing Element – For the Period January 2, 2014 to October 1, 2021*. Certified/adopted by the City Council on August 27, 2013. (This document is located and available for Public Review at the City of Lake Elsinore and the City of Lake Elsinore web-site: http://www.lake-elsinore.org/index.aspx?page=729; Accessed web-site November 8, 2013);

- Hogle-Ireland, Inc. 2011. *City of Lake Elsinore Housing Element for the Period July 1, 2008 to June 20, 2014.* Certified/adopted by City Council on December 13, 2011 by

Resolution No. 2011-072. (This document is located and available for Public Review at the City of Lake Elsinore and the City of Lake Elsinore web-site: http://www.lake-elsinore.org; Accessed web-site May 15, 2012.);

- MWH, prepared for EVMWD. 2009. *Elsinore Valley Municipal Water District (EVMWD) Groundwater Management Plan.* March 2009. (This document is located and available for Public Review at the EVMWD.);

- MWH, prepared for EVMWD. 2012. *Alberhill Villages and Alberhill Ridge Water Supply Assessment.* March 2012. (This document is found within Appendix C behind the Preliminary Hydrology Analysis and Project Specific Preliminary Water Quality Management Plan for Alberhill Villages and is also located and available for Public Review at the EVMWD.);

- MWH, prepared for EVMWD. 2008. *Water Distribution System Master Plan.* February 2008. (This document is located and available for Public Review at the EVMWD.);

- Dexter Wilson Engineering. 2006. *Master Plan of Water for Alberhill Ranch - Tract Nos. 28214 and 30836.* March 2006. (This document is located and available for Public Review at the EVMWD.);

- Carollo Engineers, prepared for EVMWD. 2008. *Wastewater Master Plan.* November 2008. (This document is located and available for Public Review at the EVMWD.);

- Kennedy/Jenks Consultants. 2005 & 2006. *Technical Memorandum for the Alberhill Water and Wastewater Facilities Participant Study*. March 2005 and March 2006. (This document is available for Public Review at the EVMWD.);

- Butsko Utility Design, Inc. 2010. *Alberhill Villages – Existing Dry Utility Locations and Future Utility Requirements.* May 2010. (This updated report can be found within Appendix I.1 of this Program EIR.);

- EVMWD. 2012. *Water Supply Assessment.* March 12, 2012. (This document is located and available for Public Review at the EVMWD.);

- EVMWD. 2010. *Urban Water Management Plan.* 2010. (This document is located and available for Public Review at the EVMWD.);

- EVMWD. 2003. *Groundwater Management Plan.* (This report can be found at this EVMWD web-site: http://www.evmwd.com/civica/filebank/blobdload.asp?BlobID=2096; Accessed web-site October 16, 2012.);

- Emmrich, Herb and Hugo Mejia. 2012. *Southern California Gas Company and San Diego Gas Electric Company - Natural Gas Working Group Meeting.* Group Meeting was Held in Sacramento, California. June 7, 2012. (This document can be found at this

web-site: http://www.energy.ca.gov/naturalgas/notices/2012-06-07_meeting/presentation/Herb_; Accessed web-site October 16, 2012.);

- Kavalec, Chris and Tom Gorin. 2009. *California Energy Demand 2010-2020, Adopted Forecast.* Prepared for the California Energy Commission. Publication number: CEC-200-2009-012-CMF. (This report can be found at this web-site: http://www.energy.ca.gov/2009publications/CEC-200-2009/index.html; Accessed web-site October 16, 2012.);

- Kavalec, Chris, Nicholas Fugate, Tom Gorin, Bryan Alcorn, Mark Ciminelli, Asish Gautam, Glen Sharp, and Kate Sullivan. 2012. *Revised California Energy Demand Forecast 2012-2022.* 2012. Prepared for the California Energy Commission Draft Staff Report, Electricity Supply Analysis Division. Publication number: CEC-200-2012-001-SD-V1. (This document can be found at this web-site: http://www.energy.ca.gov/2012publications/CEC-200-2012/CEC-200-2012-001-SD-V1; Accessed web-site October 16, 2012.);

- Kavalec, Chris, Nicholas Fugate, Tom Gorin, Bryan Alcorn, Mark Ciminelli, Asish Gautam, Glen Sharp, and Kate Sullivan. *2012. California Energy Demand Forecast 2012-2022 - Volume 1: Statewide Electricity Demand and Methods, End-User Natural Gas Demand, and Energy Efficiency*. Prepared for the California Energy Commission - Commission Final Report, Publication Number: CEC-200-2012-001-CMF-VI. (This document can be found at this web-site: http://www.energy.ca.gov/2012publications/CEC-200-2012/CEC-200-2012-001-CMF-VI; Accessed web-site October 19, 2012.);

- Kavalec, Chris, Nicholas Fugate, Tom Gorin, Bryan Alcorn, Mark Ciminelli, Asish Gautam, Glen Sharp, and Kate Sullivan. 2012. *California Energy Demand Final Forecast 2012-2022 - Volume II: Electricity Demand by Utility Planning Area*. Prepared for the California Energy Commission - Commission Final Report, Publication Number: CEC-200-2012-001-CMF-VII. (This document can be found at this web-site: http://www.energy.ca.gov/2012publications/CEC-200-2012/CEC-200-2012-001-CMF-VII; Accessed web-site October 19, 2012.);

- Braithwaite, Leon D., Paul Deaver, Robert Kennedy, Ross Miller, Peter Puglia, William Wood. 2011. *2011 Natural Gas Market Assessment: Outlook*. California Energy Commission Draft Staff Report, Electricity Supply Analysis Division. Publication Number: CEC-200-2011-012-SD. (This document can be found at this web-site: http://www.energy.ca.gov/2011publications/CEC-200-2012/CEC-200-2011-012-SD.pdf; Accessed web-site October 16, 2012.);

- Aspen Environmental Group. 2012. *Demand Forecast Expert Panel Initial Assessment*. June 2012. Consultant Report prepared for the California Energy Commission. Publication No.: CEC-200-2012-001-AT. (This document can be found at this web-site: http://www.energy.ca.gov/2012publictions/CEC-200-2012-001/CEC-200-2012-001-AT.pdf; Accessed web-site October 19, 2012.);

- Peterman, Carla. 2012. *Letter from Lead Commissioner in the Matter of preparation of the 2012 Integrated Energy Policy Report Update.* February 22, 2012. Prepared for the State of California Energy Resources Conservation and Development Commission/ Docket No. 12-IEP-1. (This document can be found on this web-site: http/www.energy.ca.gov; Accessed California Energy Commission's web-site October 16, 2012.);

- California Energy Commission. ____. *Energy Almanac - U.S. Per Capita Electricity Sales (1990 - 2010).* (This document can be found at this web-site: http://energyalmanac.ca.gov/electricity/per_capita_electricity_sales_1990-2010.html; Accessed web-site October 19, 2012.);

- California Energy Commission. 2010. *Energy Almanac - California's Energy Sources* - for Electricity, Natural Gas and Crude Oil. (These various page reports can be found on these web-sites: http://energyalmanac.ca.gov/overview/images/California_Energy_Sources_700x300.jpg; http://energyalmanac.ca.gov/ electricity/total_system_power.html; http://energyalmanac.ca.gov/naturalgas/naturalgas_supply.html;and http://energyalmanac.ca.gov/petroleum/statistics/2011_monthly_oil_spurces.html; Accessed web-sites October 19, 2012.);

- Energy Consumption Data Management System. ___. *Electricity Consumption by County.* (This report can be found at this web-site: http://www.ecdms.energy.ca.gov/elecby.county.aspx.; Accessed web-site October 19, 2012.);

- Energy Consumption Data Management System. ____. *Gas Consumption by County.* (This report can be found at this web-site: http://www.ecdms.energy.ca.gov/gasbycounty.aspx; Accessed web-site October 19, 2012.);

- California Integrated Waste Management Board (CIWMB). 2006. *Detailed Characterization of Construction and Demolition Waste*. June 2006. (This document can be found at this web-site: http://www.calrecycle.ca.gov/wastestudies.htm#2006CD; Accessed web-site May 15, 2012.); and,

- California Stormwater Quality Association (CASQA). 2009. *Stormwater Best Management Handbook for Construction*. (This document can be found at these web-sites: http://www.dot.ca.gov/hq/construc/stormwater/manuals.html and http://www.cabmphandbooks.com/; Accessed web-site May 15, 2012.)

The purpose of this SECTION 4.10 is to identify the existing on-site Public Utilities/Service Systems that includes water, wastewater, solid waste, and gas service systems and potential impacts of the Alberhill Villages Specific Plan (AVSP) on the availability of these facilities and services. This SECTION also identifies existing fire protection, police protection, school, and library services and potential impacts of the AVSP on the availability of these facilities and services. Letters from service providers are included in Appendix N of this Program Environmental Impact Report (EIR).

4.10.1 ENVIRONMENTAL SETTING

4.10.1.1 Utility Services

Water Supply

The Project is in the southern portion of the Santa Ana River Basin watershed. Water supply to the developed portions of western Riverside County is sustained by local groundwater, surface water from Canyon Lake, and imported water from northern California and the Colorado River. A two-day to one-week water supply to meet peak demand is provided by many local water agencies within Riverside County. Long-term storage of large quantities of water is provided only at Metropolitan Water District (Metropolitan) and State of California Department of Water Resources (DWR) facilities.

The AVSP Project site is located within the water service area of the Elsinore Valley Municipal Water District (EVMWD) (see FIGURE 4.10.1 - WATER DISTRICT BOUNDARIES). Located in southwestern Riverside County, EVMWD's service area includes the cities of Lake Elsinore, Canyon Lake, Murrieta, Wildomar, and unincorporated portions of Riverside County. EVMWD is a sub-agency of the Western Municipal Water District (WMWD), a member agency of Metropolitan. As a special district, EVMWD's powers include provision of public water service, water supply development and planning, wastewater treatment and disposal, and recycling. EVMWD's water supply is a blend of local groundwater from eight wells, surface water from Railroad/Canyon Lake Water Treatment Plant, and imported water from Metropolitan through the Auld Valley and Temescal Valley Pipelines. Imported water supply is purchased from the Metropolitan via Eastern Municipal Water District and Western Municipal Water District. *(City's certified/adopted December 13, 2011 GP)*

WSA - Water Supply Assessment

The AVSP has an approved Water Supply Assessment (WSA) that was approved by the EVMWD on March 22, 2012 by the EVMWD Board of Directors. The purpose of the WSA was to determine water demands associated with the subject projects, as they fall within the projected demands as discussed within other EVMWD planning documents (i.e., the EVMWD's recently adopted 2010 Urban Water Management Plan (UWMP)). The UWMP is updated every five years, and concluded that the District's total projected water supplies are sufficient to meet its total projected demands over the next 20-year horizon and beyond during all hydrologic conditions.

The WSA represents an assessment of the District's committed demands that are: demands of the Alberhill Villages (and Alberhill Ridge) project(s), and existing and projected water supplies within the Elsinore Division that encompasses an area of 96 square miles including the Cities of Lake Elsinore, Canyon Lake and Wildomar, as well as portions of the City of Murrieta and unincorporated areas of Riverside County, evaluating a 20-year projection, as population is forecasted to further increase.

Proposed developments that have not obtained a will-serve letter or other written agreement that commits EVMWD to serve a particular development, are not included in the future demand projections, including developments that may have had a WSA in the past. However, the urban

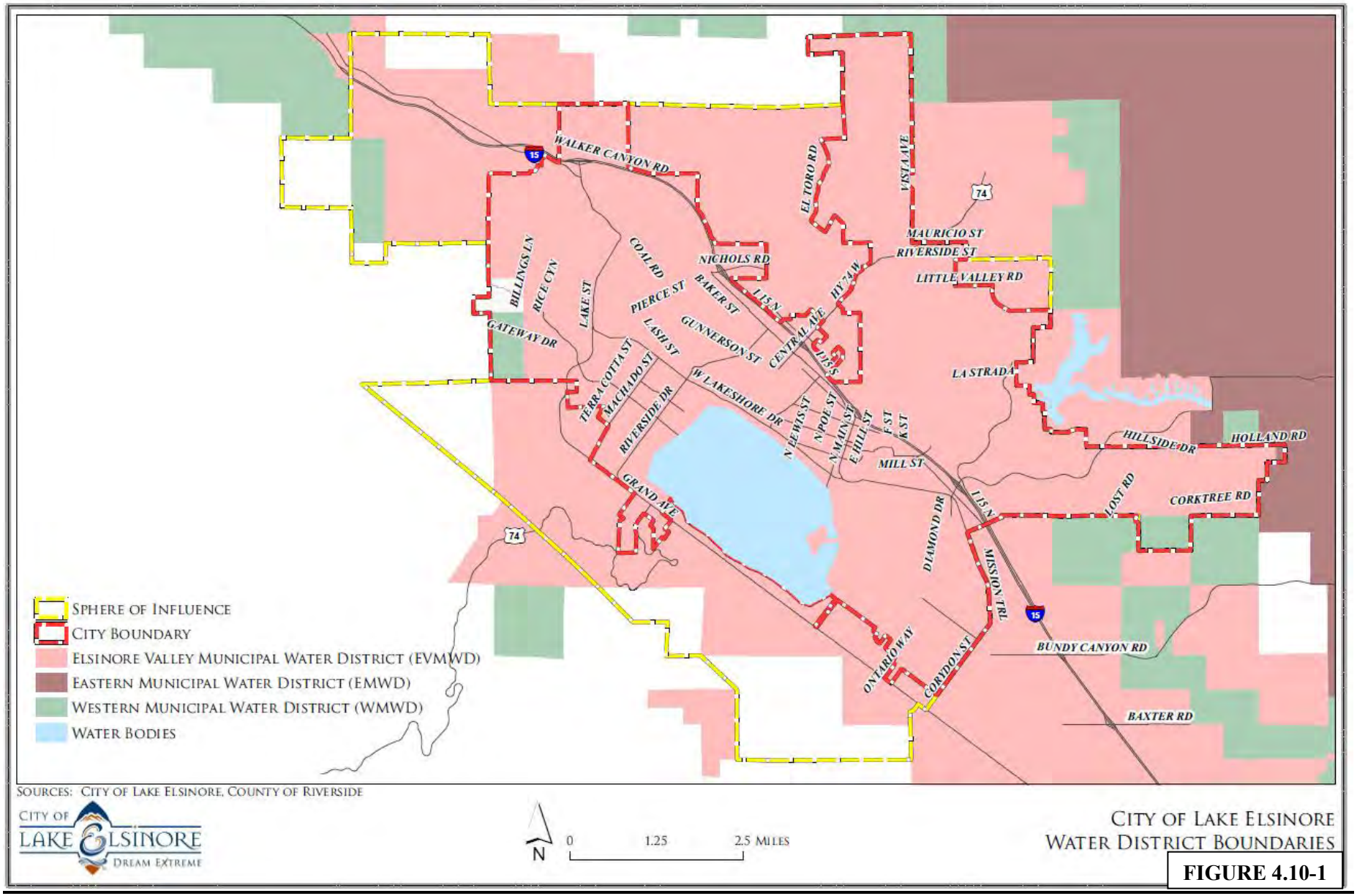

WALKER CANYON RD
EL TORO RD
VISTA AVE
MAURICIO ST
RIVERSIDE ST
LITTLE VALLEY RD
NICHOLS RD
BILLINGS LN
RICE CYN
COAL RD
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PIERCE ST
BAKER ST
I-15 N
HY 74 W
CENTRAL AVE
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LASH ST
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N POE ST
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K ST
MILL ST
HILLSIDE DR
HOLLAND RD
GRAND AVE
LOST RD
CORKTREE RD
DIAMOND DR
MISSION TRL
ONTARIO WAY
CORYDON ST
BUNDY CANYON RD
BAXTER RD
SPHERE OF INFLUENCE
CITY BOUNDARY
ELSINORE VALLEY MUNICIPAL WATER DISTRICT (EVMWD)
EASTERN MUNICIPAL WATER DISTRICT (EMWD)
WESTERN MUNICIPAL WATER DISTRICT (WMWD)
WATER BODIES
SOURCES: CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE
CITY OF LAKE ELSINORE
DREAM EXTREME
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0
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2.5 MILES
CITY OF LAKE ELSINORE
WATER DISTRICT BOUNDARIES

FIGURE 4.10-1

growth and projected demands associated with the Alberhill Villages Project falls within the forecasted growth and projected water demands that are generally identified in the District's 2010 UMWP.

EVMWD has the following existing supplies: surface water from Canyon Lake WTP, groundwater supplies, and imported water from Metropolitan through the Auld Valley Pipeline (AVP) and Temescal Valley Pipeline (TVP). The additional supplies that EVMWD is pursuing include the construction of a pipeline from Diamond and Summerly wells to Cereal 1 and Corydon wells, Palomar well replacement, Terra Cotta well and the TVP pump station. Based on the information and analyses contained in the WSA, EVMWD concludes that its total projected water supplies available during normal, single dry, and multiple dry, and multiple dry water years during a 20-year projection will be sufficient to meet the projected water demand associated with the Alberhill Villages Specific Plan (and Alberhill Ridge Specific Plan), in addition to EVMWD's existing and planned future water demands, including agriculture and manufacturing uses, as required by SB 610 and the companion measure SB 221.

Reclaimed Water

The EVMWD has no reclaimed water infrastructure in Lake Street and there is no reclaimed water tank system within the Project site area.

The EVMWD also produces recycled water. Recycled water is used to irrigate parks, street medians, golf courses, and wildlife habitat and facilitate lake stabilization. It is the goal of the EVMWD to build additional lines and expand recycled water services in order to free up additional water for residents. *(City's certified/adopted December 13, 2011 GP)*

EVMWD's existing recycled water demands are supplied by tertiary-treated wastewater from the regional WRF, Railroad Canyon WRF, and Horsethief Canyon Ranch WRF. In the effort to minimize the need for imported water, EVMWD plans to expand its recycled water system to provide recycled water for irrigation users and to maintain water levels in Lake Elsinore during normal and dry years. *(City's certified/adopted December 13, 2011 GP)*

EVMWD will be updating the Master Plan to address the Alberhill Area to study the demands, potential supplies and potential facilities. The timing of this study is unknown at this time.

Solid Waste

The Riverside County Waste Management Department (RCWMD) operates and maintains the landfills of Riverside County for solid waste disposal for cities and incorporated areas of the County, including the City of Lake Elsinore. RCWMD is responsible for: 1) implementing the goals, policies, and objectives of the County's Source Reduction and Recycling Element (SRRE) for meeting the 50 percent diversion goals; 2) implementing programs that adhere to the goals, policies, and objectives outlined in the County's Household Hazardous Waste Element (HHWE) for reducing household hazardous waste; 3) meeting the solid waste disposal needs of the County's residents; and, 4) maintaining and updating the County-wide Integrated Waste Management Plan (CIWMP) and reporting on the County's progress in complying with Assembly Bill (AB) 939 (that the State mandates volume and toxicity reduction of solid waste).

The individual cities within the County, including Lake Elsinore, are independently responsible for the implementation of CIWMP goals and objectives to comply with AB 939.

According to the Riverside County Annual Report and the change under SB 1016 in 2007, the unincorporated County's disposal target rate is 6.9 lbs./person/day.[1] In 2011, the County actually used 4.0 lbs./person/day. The Biomass Credit rate is no longer given. The area is serviced by CR&R, a private company that provides refuse hauling, recycling, and green waste disposal and is the operator of the Perris Material Recovery Facility (MRF). The location that will serve the Project site is located at 1706 Goetz Road in the City of Perris. The CR&R Incorporated facility at the Perris Transfer Station and MRF is a total of 52.2 acres and has a permitted capacity of 3,000 tons/day. Hours of operation are Monday through Saturday 7:00 a.m. to 5:30 p.m.

Within the Project area, there are three regional landfill facilities and several other smaller sites that are open only a few times a year. The three regional landfills are Class III municipal solid waste landfills. Waste collection for the City of Lake Elsinore is provided by CR&R Incorporated, located in Perris. Residents are provided three separate 60-gallon containers for garbage, green waste, and recycling; and trash is then taken either to a landfill within the County or the MRF. According to the RCWMD, capacity levels of landfills within the jurisdiction of the RCWMD are calculated on a system-wide capacity level. That is to say that the landfills within its jurisdiction adhere to State guidelines that specify a minimum of 15 years of system-wide landfill capacity shall be provided.

The landfill closest to the AVSP Project site is El Sobrante Landfill, located at 10910 Dawson Canyon Road, east of Interstate 15 Freeway (I-15) and Temescal Canyon Road to the south of the City of Corona. The El Sobrante Landfill is an active Class III (non-hazardous municipal solid waste), permitted landfill and accepts mixed municipal waste, construction/demolition waste, and tires. El Sobrante Landfill is owned and operated by USA Waste of California, a subsidiary of Waste Management, Inc. It has a total acreage of 1,322 acres and disposal acreage of 645 acres. The landfill is currently permitted to receive 70,000 tons of refuse per 7-day week and capped at 16,054 tons per day (tpd), of which 5,000 tpd (based on the daily cap of 16,054 tons per day) is reserved for refuse generated within Riverside County. The 2011 maximum daily average volume disposed was 7,110 tons (daily 2,263 tons in-County; 4,847 tons out-of-County).[2] The landfill had a total capacity of approximately 126 million tons, as of January 1, 2012, and has a remaining in-County disposal capacity of approximately 50.4 million tons. This capacity quantity does fluctuate year to year due to settlement, compaction, and calculation factors.[3] The landfill is projected to reach capacity by approximately 2045. While El Sobrante Landfill is the closest landfill to the AVSP Project site, it is the decision of CR&R Incorporated as to where the waste generated at the Project site will be delivered. The El Sobrante Landfill hours of operation are Monday through Saturday 6:00 a.m. to 6:00 p.m.

[1] Information provided by October 18, 2012 email from Ryan Ross, Principal Planner, Riverside County Waste Management Department.
[2] Information provided by Stacy Hubbard, Program Coordinator of Riverside County Waste Management Department, during telephone conversation on October 16, 2012.
[3] Information provided by Ryan Ross, Principal Planner, of Riverside County Waste Management Department, during telephone conversation on October 16, 2012.

The Lamb Canyon Landfill is located at 16411 Lamb Canyon Road between the City of Beaumont and the City of San Jacinto. The Class III permitted landfill is owned and operated by Riverside County and accepts agricultural, construction/demolition, dead animals, green material, industrial, inert, metal, mixed municipal, and tire waste. It has a total acreage of 1,189 acres and disposal acreage of 144.6 acres. Current design capacity of the landfill is 15,646,000 tons. The remaining total capacity is approximately 8.6 million tons. Total daily permitted capacity is 5,000 tons (1,684 tons daily in-county and 2 tons daily out-of-county). The projected closure date of the facility is 2021, although further landfill expansion potential exists at the site. Hours of operation are Monday through Saturday 6:00 a.m. to 4:30 p.m.

The Badlands Landfill is owned and operated by Riverside County and located at 31125 Ironwood Avenue, northeast of the City of Moreno Valley. The Class III permitted landfill is currently active and accepts agricultural, ash, construction/demolition, dead animals, green materials, industrial, inert, metals, mixed municipal, tire, and wood waste. It has a total acreage of 1,168.3 acres and disposal acreage of 150 acres. Design capacity of the landfill is 17,619,521 tons, as of June 30, 2010. The remaining capacity is approximately 8.9 million tons. Total daily permitted capacity is 4,000 tons (1,600 tons per day in-county and 72 tons per day out-of-county. The projected closure date of the facility is 2024, although further landfill expansion potential exists at the site. Hours of operation are Monday through Saturday 6:00 a.m. to 4:30 p.m.

As mandated by the State of California, 50% of Lake Elsinore's trash was to be recycled (by December 31, 2005). Due to the extensive amount of new home building in the area, leading to excessive construction waste, the City of Lake Elsinore has been granted an extension to comply with the law.

Sewer

The AVSP Project is located within the existing Elsinore Valley Municipal Water District (EVMWD) for sewer service that includes the District's Wastewater Master Plan facilities, and more specifically the Alberhill Wastewater Treatment Plant (WWTP) and the Lake Street/Temescal Canyon Road trunk sewer system. The Elsinore Valley Municipal Water District Wastewater Master Plan, prepared by Carollo Engineers in November 2008, provides a regional study identifying existing and proposed major sewer facilities within the District's ultimate service area. The master plan study also presents design criteria to be used in sizing gravity sewer lines, sewer lift stations, and force mains, as well as provide information on the District's sewer generation rates that can be applied to determine projected average and peak wastewater flows. Section 4 of the 2014 KWC report, *"Preliminary Wastewater Facilities Plan for Alberhill Villages,"* provides the comparison between the report's findings and its relative consistency with the 2008 Wastewater Master Plan.

There is currently no existing wastewater treatment plant facility and sewer system available to service the Alberhill Villages area. The Horsethief Canyon Ranch development, located adjacent and west of the Project, is currently served by a 0.50 MG temporary Horsethief Canyon Ranch Wastewater Reclamation Facility (WRF) located within the Horsethief Canyon Ranch development. However, this WRF facility is planned to go off-line when the Alberhill WWTP is in operation. According to the District, the Horsethief Canyon Ranch WRF has essentially reached its maximum treatment capacity. EVMWD and KWC Engineers are currently updating

the Wastewater Master Plan for the Alberhill Area to study conveying wastewater to the existing Regional WWTP on Chaney Street. EVMWD is currently designing an expansion to the Regional WWTP, independent of this project, and prior to the project being constructed. The expanded capacity will include the wastewater generated by all of the projects in the Alberhill Area. The collection system will consist of a series of lift stations, force mains and backbone gravity sewer lines located in Temescal Canyon Road and Lake Street.

Drainage

FIGURES 4.3-1 and 4.3-2 show the approximate existing conditions and FIGURES 4.3-3 and 4.3-4 show the approximate proposed conditions drainage within the watershed study area for the Project. The Project site is located within the Rice Canyon and Horsethief Canyon Ranch streams where each drainage watershed is differentiated in FIGURE 4.3-2 and FIGURE 4.3-4 by a different color to the discharge point. Section 4.3 of this Program EIR (PEIR) provides more detail on the existing conditions, as also shown within the KWC's *'Preliminary Hydrologic Analysis',* and is attached within Appendix C to this report.

The study area is comprised of five drainage watersheds that drain to five discharge points along the Project boundaries and ultimately to Temescal Wash. Proposed development drainage area includes approximately 1,400 acres within the Project and 400 acres within the future Alberhill Ridge Project. Additional tributary development drainage areas have also been included from the adjacent Alberhill Ranch Project (Lake Street Detention Basin) and Horsethief Canyon Ranch Project, approximately 300 acres and 50 acres, respectively. In addition, the study area also includes approximately 2,000 acres of undeveloped drainage sheds from the southwest and 100 acres of undeveloped County of Riverside land [future Western Riverside Multiple Species Habitat Conservation Plan (MSHCP) land] from the east.

The Project site is currently being mined for clay to produce brick, and also for sand and gravel for use in concrete and building materials. As a result, much of the landform is disturbed as compared to the natural state, and several depressions (former mining pits) remain that support season and perennial pools. Much of the site vegetation has been removed during the mining process. A few drainage improvements exist on-site. Water is channeled to temporary swales along access roads or flows in a sheet-flow fashion following the site relief, as described above.

Electrical and Natural Gas

Electricity Services

Southern California Edison (SCE), a subsidiary of Edison International, provides electricity to the City of Lake Elsinore. SCE is a provider for 13 million customers, 5,000 large businesses, and 280,000 small businesses in 430 cities. SCE provides a significant amount of energy from alternate and renewable energy and from a variety of other sources. There are 16 utility interconnections, 4,990 transmission and distribution circuits, and 425 transmission and distribution crews. *(City's certified/adopted December 13, 2011 GP)*

The City of Lake Elsinore receives electrical service from Southern California Edison (SCE). Gas service is provided by the Southern California Gas Company (The Gas Company). There are existing 115KV power lines in Lake Street and Temescal Canyon Road, as well as an existing 6" high pressure gas line. Both SCE and the Gas Company should work with

developers and the City as development proposals come forward, in order to determine the appropriate location for additional facilities needed to meet future demand. *(City's certified/adopted December 13, 2011 GP)*

The City's GP reported that in its response to their Notice of Preparation, SCE stated that it "will be investing approximately $21.5 billion over the next five years to expand and strengthen its essential electric distribution and transmission grid." SCE also indicated that southwestern Riverside County has "experienced rapid growth over the last several years creating an increased demand for electricity. SCE's infrastructure improvement plan includes electric system upgrades within this region to meet this increased demand." Among the planned SCE projects that will serve current and projected demand in the City of Lake Elsinore and its SOI are: 1) the Valley-Ivyglen Sub-transmission Project; and, 2) the Alberhill System Project. *(City's certified/adopted December 13, 2011 GP)*

According to the California Energy Commission (CEC), SCE was projected to deliver 121,400 million megawatt-hours (MWh) to its customers by 2018.[3] The California Energy Demand (CED) 2010-2020 Adopted Forecast (December 2009/ CEC-200-2009-012-CMF) Staff Forecast for SCE bundled, has an average annual increase/growth of 1.4%, while the SCE direct access average annual has an increase/growth of 0.1%, for the electricity deliveries to end users by SCE. The Forecast results: 1) the CED 2009 Adopted Forecasts of SCE planning area electricity consumption and peak demand are lower than that of CED 2007 levels because of the economic downturn and increased efficiency impacts, but higher than the CED 2009 Draft; 2) per capita electricity consumption and peak demand are also projected to be lower than CED 2007, but slightly higher than CED 2009 Draft; 3) the largest percentage reduction in electricity consumption and peak demand relative to CED 2007 occurs in the residential and commercial sectors; 4) alternative economic scenarios increase or decrease electricity consumption and peak demand by around 2.5 percent in 2020; 5) self-generation impacts are projected to be higher than in CED 2007 and CED 2009 Draft because of the increased adoption of photovoltaic systems; and, 6) electric vehicles are projected to increase electricity consumption by more than 1,600 GWH in 2020.[4]

Every two years the Energy Commission prepares a 10-year forecast of electricity and natural gas demand. The preliminary staff forecast for 2012-2022 was released August 2011 as part of the 2011 Integrated Energy Policy Report (IEPR) proceeding and update; this 2012 IEPR Update will be finalized by the California Energy Demand Forecast 2012-2022 (CED 2011) for adoption by the Energy Commission.

SCE anticipates the ability to accommodate future growth within the City of Lake Elsinore. Development proposals would be required to formally request "will serve" letters on an individual basis. *(City's certified/adopted December 13, 2011 GP)*

[3] California Energy Commission California Energy Demand 2008-2018, Staff Revised Forecast. Staff Final. Report Docket #CEC-200-2007-015-SF2. November 2007.

[4] California Energy Demand 2010 - 2020 Commission-Adopted Forecast; Publication Number: CEC-200-2009-012-CMF; Publication Date: December 2009; Adopted by the California Energy Commission December 16, 2009.

Gas Services

The City of Lake Elsinore received its natural gas through the Southern California Gas Company (The Gas Company). The Gas Company, is a regulated subsidiary of Sempra Energy, is the nation's largest gas distribution utility. Southern California Gas Company (SCGC) serves 20.3 million consumers through 5.7 million meters. The company's service territory encompasses approximately 23,000 square miles in most of central and Southern California.

According to the 2008 California Gas Report, SCGC demand for all markets is expected to grow at an annual rate of 0.02 percent from 2008 to 2030. SCGC service area experienced declines in 2008 due to the over-supply of homes and a declining state economy. Population trends are forecasted to average a modest 0.9 to 1.0 percent annual growth from 2007 to 2030. The 2012 California Gas Report (Demand Forecast) projects a slight 3% demand increase over the entire 2012-2030 forecast period, while the state-wide draft 2012 California Gas Report forecast projects a slight 0.06% annual demand decrease over the 2012-2030 forecast period.[5]

SCGC calculates average temperatures as base case, and cold temperatures as high case scenarios. The base case refers to expected gas demand for an average temperature year and normal hydroelectric power (hydro) year, and the high case refers to expected gas demand for a cold temperature year and dry hydro conditions. Under an average temperature condition and a normal hydro year, gas demand for the state is projected to average 6,291 million cubic feet per day (MMcf/d) in 2008 increasing to 6,428 MMcf/d by 2030, a cumulative growth of just 2 percent in 22 years. The southern California area has a weather-adjusted residential demand forecast, on average, is expected to decline by 0.12 percent per year. In 2007, temperature adjusted residential demand was 245 billion cubic feet (Bcf). By the year 2030, residential demand is expected to decline to 239 Bcf.

The Gas Company anticipates the ability to accommodate future growth within the City of Lake Elsinore; development proposals will be required to formally request "will serve" letters on an individual basis. *(City's certified/adopted December 13, 2011 GP)*

4.10.1.2 Public Services

Regional Police Protection

Police protection services are provided by the Lake Elsinore Police Department (LEPD) under contract by the Riverside County Sheriff's Department (RCSD). The Lake Elsinore Police Department / Sheriff's Station is located within the City at 333 Limited Avenue in Lake Elsinore. Currently, the City of Lake Elsinore's contract includes patrol operations, investigations, traffic division, Special Enforcement Team, and Lake Patrol (see FIGURE 4.10-1 - CITY OF LAKE ELSINORE POLICE AND FIRE STATIONS).

For Fiscal Year (FY) 2011/2012, the total number of sworn officers serving the City is 43.6, which equates to a ratio of 0.85 sworn officers per 1,000 residents. Average response times for City police protection vary due to the differing priorities of each call received by 911 and

[5] Web-site accessed October 17, 2012 - http://www.energy.ca.gov/naturalgap/no1. Southern California Gas Company and San Diego Gas & Electric Company

dispatched to officers. In 2010/2011, the average response time for Priority 1 Calls was 6.98 minutes, for Priority 2 Calls, 16.33 minutes, for Priority 3 Calls, 36.91 minutes, and for Priority 4 Calls, 56.72 minutes. *(City's certified/adopted December 13, 2011 GP)*

Definition of Priority Calls[6] *(City's certified/adopted December 13, 2011 GP)*
(If the call for service involves more than one crime, the call type with the highest priority shall be used.)

Priority 1 Calls: Involve circumstances that pose, or did pose in the immediate past, a clearly defined threat to human life or property and that involve a high level of violence or that have the potential for serious injury. These calls shall be entered by the Public Safety Communications Officer (PSCO) within 60 seconds (1 minute) of receipt.

Priority 2 Calls: Involve circumstances of an urgent but not life threatening nature. They are general disturbances with a potential for violence, minor assaults and batteries, unknown circumstances, and certain thefts. These calls shall be entered within 120 seconds (2 minutes) of receipt by the PSCO.

Priority 3 Calls: Involve circumstances which are neither urgent or life threatening. Many of these calls are simple disturbances of the peace.

Priority 4 Calls: With the exception of several felonies, most calls are considered Priority 4.

Regional Fire Protection

The City of Lake Elsinore contracts for fire services with the Riverside County Fire Department (RCFD) and the California Department of Forestry (CDF). All of the Riverside County fire stations are part of the Integrated Fire Protection System, under contract with the State, and may have a mix of State, County, contract City, or volunteer staffed equipment. All calls for service are dispatched by the same County Fire 9-1-1 Center. In addition to emergency and fire services, the City receives services such as: administration, personnel, finance, dispatch, fire prevention, hazardous materials, training, emergency services and arson investigation from the Department (see FIGURE 4.10-2 - CITY OF LAKE ELSINORE POLICE AND FIRE STATIONS).

The RCFD operates 93 fire stations in 17 battalions, providing fire suppression, emergency medical, rescue, and fire prevention services. Equipment used by the department has the ability to respond to both urban and wildland emergency conditions. Battalion 2 in the southwest division of RCFD services the City of Lake Elsinore, within the City and SOI.

A total of four fire stations are located within the City of Lake Elsinore boundaries and will generally provide service to the City and SOI area on a regional level, are listed below.

[6] Source: City's personal communication with Chief Dave Fontneau, Chief of Police, Lake Elsinore Department on August 24, 2011.

- Fire Station #10 (Lake Elsinore) is located at 410 W. Graham Avenue, Lake Elsinore, CA 92530, and is approximately 7.2 miles from the most northern point of the Project site. This Fire Station #10 has three (3) fire trucks that respond to all calls: 1) one truck, which is a Medic-Engine (staffed with a three person EMT crew) and is considered a 'Year-Round' County Ride; and, 2) two trucks that are 'Type-III - Brush Rides' considered 'Seasonal' State Rides from April to December (each staffed with a three person EMT crew); [7]

- Fire Station #85 (McVicker Park) is located at 29405 Grand Avenue, Lake Elsinore, CA 92530, and is approximately 3.6 miles from the most northern point of the Project site. This 'Year-Round' County Fire Station #85 has one fire truck Type I-Medic Engine (staffed with a three person crew that has a Captain or Engineer and firemen)[8];

- Canyon Hills Fire Station #94 is located in the southeast section of the City, at 21775 Railroad Canyon Road, east of the I-15 Freeway. This 'Year-Round' County Fire Station #94 has one fire truck Type I-Medic Engine (staffed with a three person crew, and has a Captain or Engineer and firemen)[9]; and,

- Fire Station #97 (Rosetta Canyon) is located at Rosetta Canyon and Ardenwood and will serve the northeast part of the City, including Highway 74 and the Central-Collier business district. This station opened July 2013.[10]

A fifth Fire Station, Sycamore Creek #64, located at 25310 Campbell Ranch Rd., Corona, CA 92883, is also in located in close proximity and is approximately northwest and 6 miles from the Project site. This 'Year-Round' County Fire Station #64 has one fire truck Type I-Medic Engine (staffed with a three person crew, and has a Captain or Engineer and firemen).[11]

Although the fire stations are operated and contracted by RCFD, the CDF staff firefighters store fire-fighting equipment at stations throughout the City, particularly during peak fire seasons. Both agencies respond to all types of emergencies, depending on the need and the equipment available. Standard response times are established by RCFD guidelines, including a seven minute response time (with a response time goal's intent to reduce this time to five minutes to any location within the City).

Also to be noted, a fire substation is currently being proposed within the Castle and Cooke Lake Elsinore West - Ridge 400-acre VTTM No. 35001.

[7] Updated data was obtained with a phone call to Eric Burrascano, Fire Fighter I-Seasonal, Fire Station #10, on October 24, 2012.
[8] Same Updated information as above.
[9] Same Updated information as above.
[10] Same Updated information as above.
[11] Same Updated information, as above.

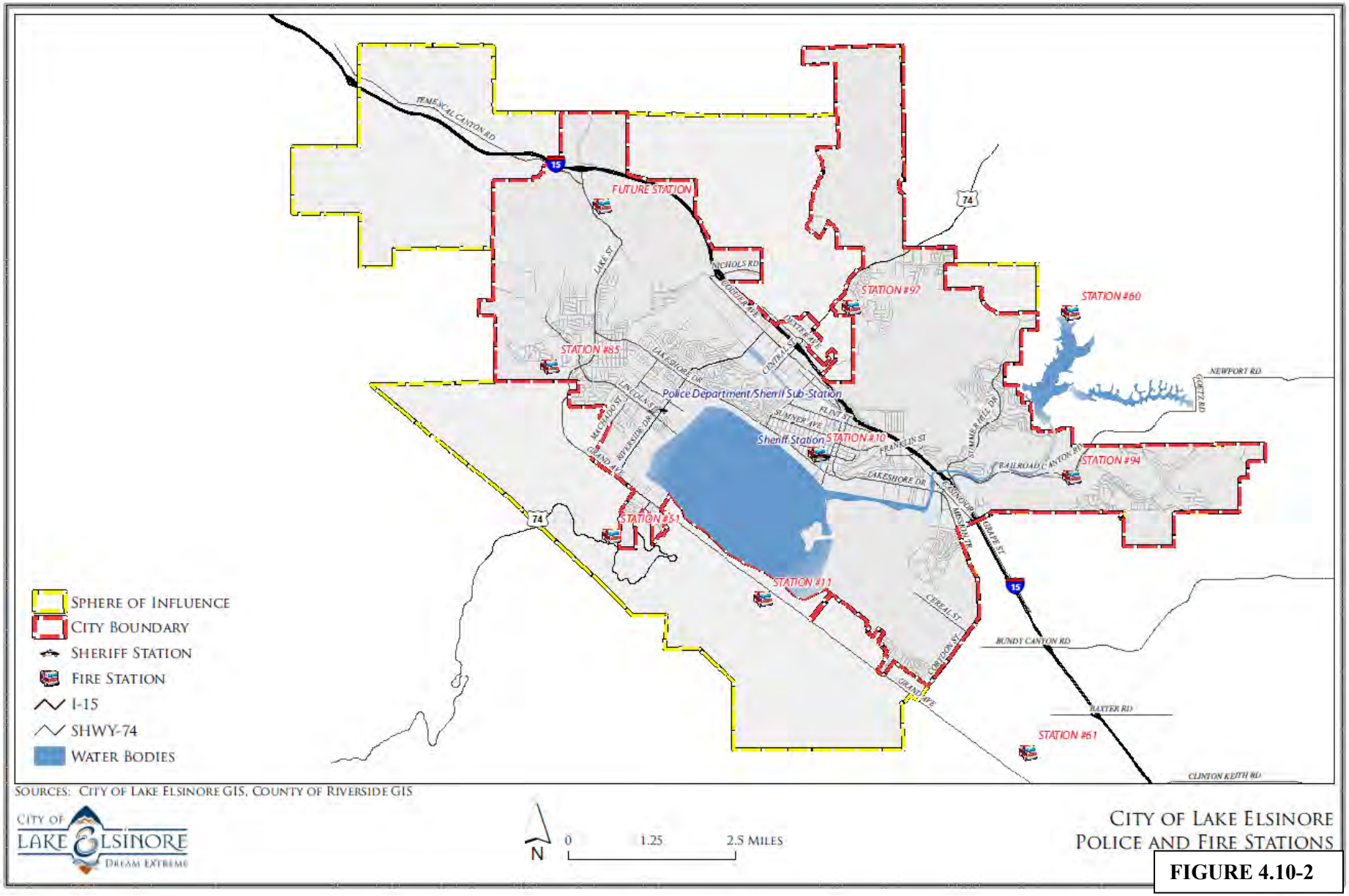

TEMESCAL CANYON RD
FUTURE STATION
NICHOLS RD
STATION #85
STATION #97
STATION #60
Police Department/Sheriff Sub-Station
Sheriff Station
STATION #10
STATION #94
NEWPORT RD
RAILROAD CANYON RD
LAKESHORE DR
STATION #31
STATION #11
CERRAL ST
BUNDY CANYON RD
BAXTER RD
STATION #61
CLINTON KEITH RD
SPHERE OF INFLUENCE
CITY BOUNDARY
SHERIFF STATION
FIRE STATION
I-15
SHWY-74
WATER BODIES
SOURCES: CITY OF LAKE ELSINORE GIS, COUNTY OF RIVERSIDE GIS
CITY OF LAKE ELSINORE
DREAM EXTREME
N
0
1.25
2.5 MILES
CITY OF LAKE ELSINORE
POLICE AND FIRE STATIONS

FIGURE 4.10-2

Schools

The City of Lake Elsinore is currently served by the Lake Elsinore Unified School District (LEUSD). There are twelve elementary schools, two K-8 schools, four middle schools, three comprehensive high schools, a continuation school and two alternative education schools within the LEUSD. There are presently no schools that exist within the Project site. Schools within proximity to the Project site are shown in FIGURE 4.10-3. School sites have been provided in accordance with the Lake Elsinore Unified School District's criteria for sizing facilities. The growth for 2010/2011 experienced a slight growth since 2005. The District enrollment was 20,658 K-12 students. According to the 2011 enrollment and current housing market conditions, the District only expects a slight increase in enrollment district-wide over the next ten years. When the housing market picks up again, the District will be ready for the surge of growth. The District currently owns property throughout the City and has several school sites in various planning stages in the Alberhill and Summerly Developments (see FIGURE 4.10-4 which shows the school districts within the City of Lake Elsinore and SOI).

The schools within the Lake Elsinore Unified School District that would potentially be serving this Project area are:

- Machado Elementary School serves grade K through 5th grade and is located at 15150 Joy Street, Lake Elsinore, CA 92530.

- Terra Cotta Middle School serves 6th grade through 8th grade and is located at 29291 Lake Street, Lake Elsinore, CA 92530.

- Lakeside High School serves 9th grade through 12th grade and is located at 32593Riverside Drive, Lake Elsinore, CA 92530.

As of October 19, 2012, student enrollment per each school facility was:

- The Machado Elementary School has a current CBEDS enrollment of 693 for the 2012/2013 school year. The maximum student capacity of Machado Elementary School is 776 and has a current availability for 83 additional students;

- The Terra Cotta Middle School has a current CBEDS enrollment of 1,323 for the 2012/2013 school year. The maximum student capacity of Terra Cotta Middle School is 1,401 and has a current availability for 78 additional students; and,

- The Lakeside High School is presently at a capacity of 1,875 students for the 2012/2013 school year. Maximum student capacity of Lakeside High School is 2,496 and has a current availability for 621 additional students.

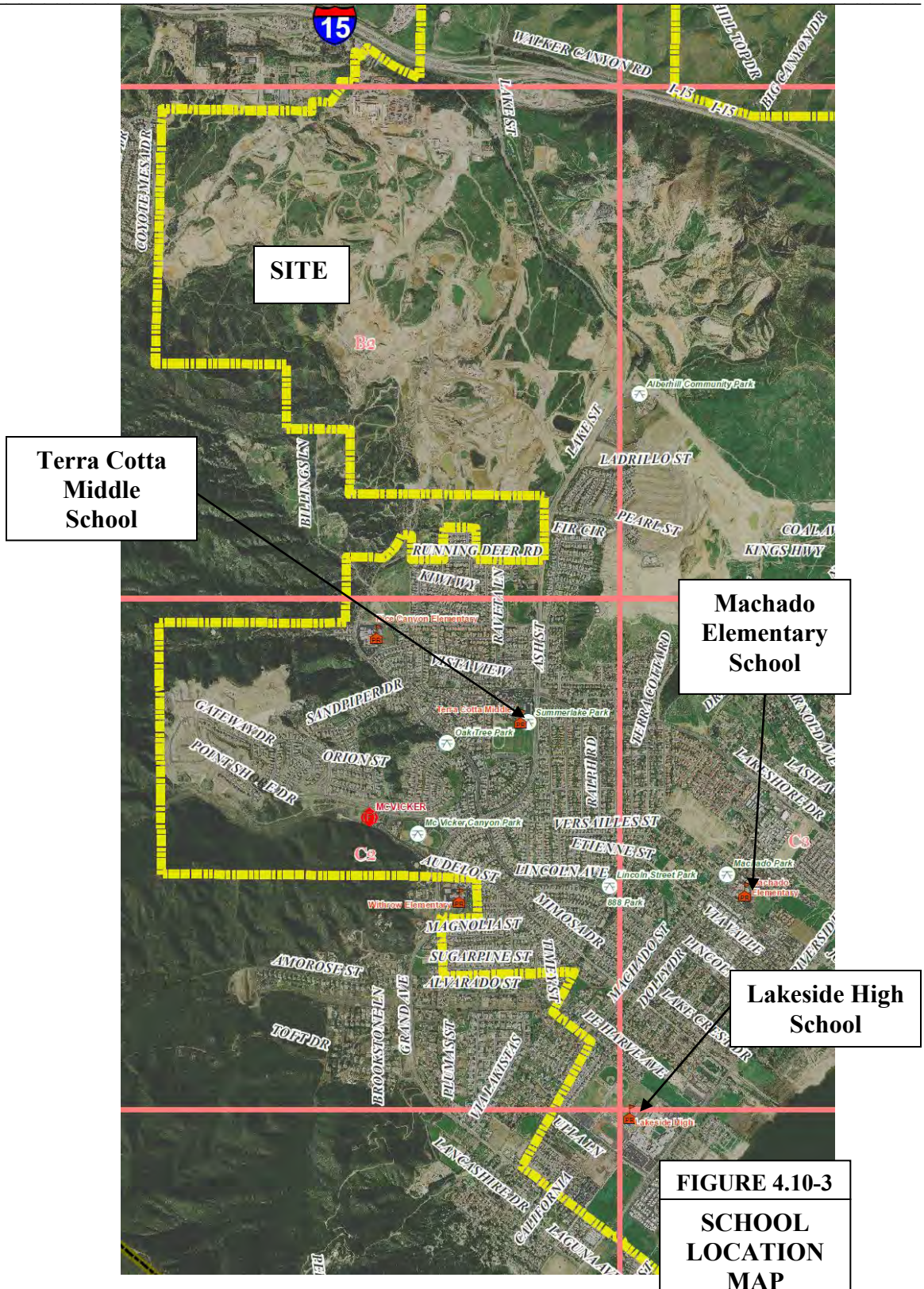


FIGURE 4.10-3
SCHOOL LOCATION MAP

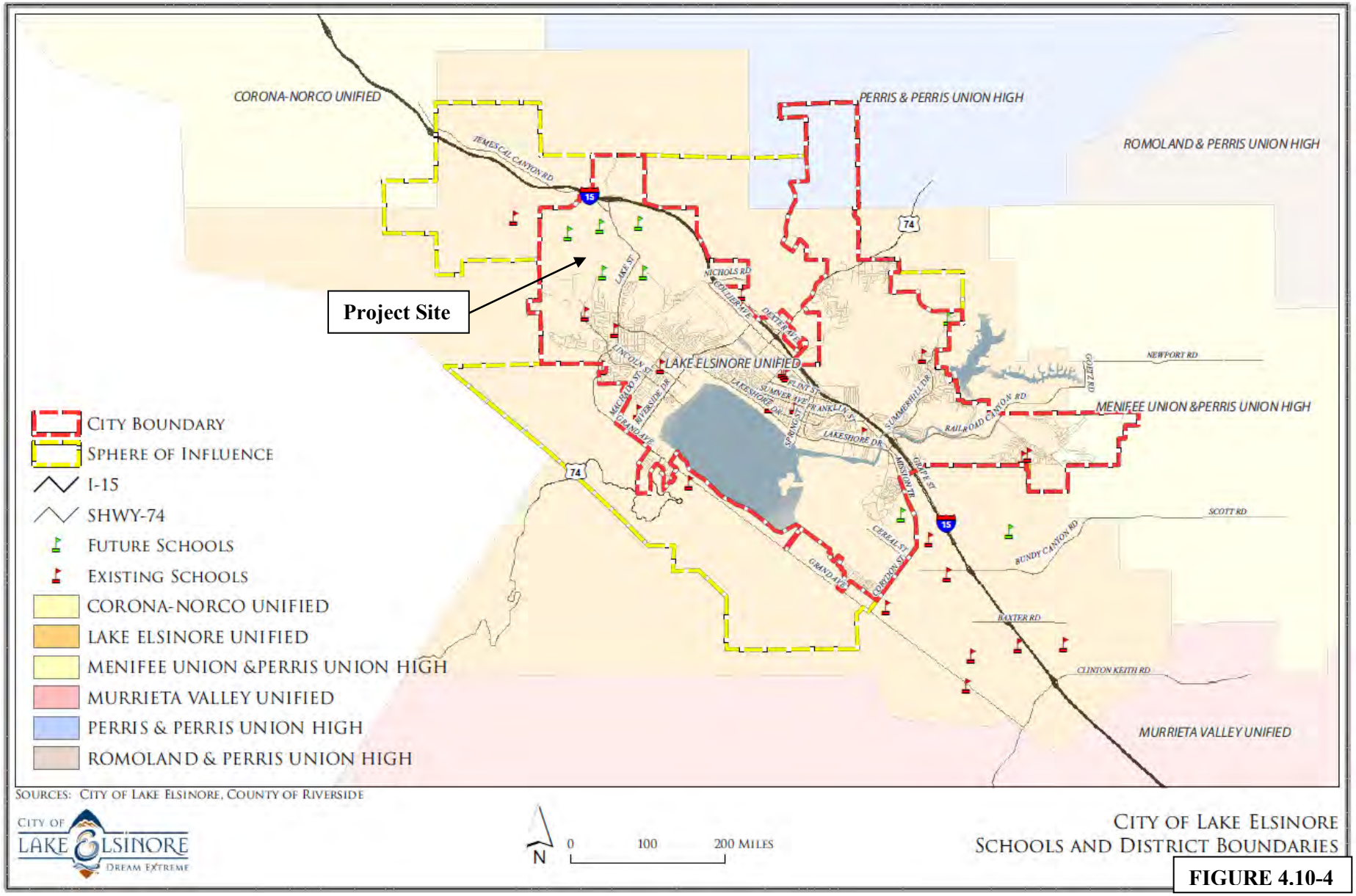

CORONA-NORCO UNIFIED
PERRIS & PERRIS UNION HIGH
ROMOLAND & PERRIS UNION HIGH
LAKE ELSINORE UNIFIED
MENIFEE UNION &PERRIS UNION HIGH
MURRIETA VALLEY UNIFIED
Project Site
CITY BOUNDARY
SPHERE OF INFLUENCE
I-15
SHWY-74
FUTURE SCHOOLS
EXISTING SCHOOLS
CORONA-NORCO UNIFIED
LAKE ELSINORE UNIFIED
MENIFEE UNION &PERRIS UNION HIGH
MURRIETA VALLEY UNIFIED
PERRIS & PERRIS UNION HIGH
ROMOLAND & PERRIS UNION HIGH
SOURCES: CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE
CITY OF LAKE ELSINORE
DREAM EXTREME
N
0
100
200 MILES
CITY OF LAKE ELSINORE
SCHOOLS AND DISTRICT BOUNDARIES

FIGURE 4.10-4

Open Space Connections, Parks and Recreational Facilities

According to the City of Lake Elsinore General Plan and Parks and Recreation Master Plan, parks represent an important resource in the City for the preservation of natural resources, the managed production of resources, outdoor recreation, and public health and safety. The Alberhill District currently contains one community recreational facility, namely Alberhill Ranch Community Park that is located on the easterly side of Lake Street. The facility is a 20-acre park that will include a future City funded 15,000 square foot recreation center per the Alberhill Ranch Parks Development Agreement. The existing 20-acre park has these currently constructed amenities: several soccer fields, open play areas, basketball courts, tot lot, and a 5,500 square foot Boys & Girls Club. The nearest other park and recreation facilities are located approximately one-mile from the Alberhill District.

The City's standard for public parks is 5 acres per 1,000 population. Park and recreation facilities needed to serve the area will be provided by developers through park land dedication or funded through the park capital improvement fund fees collected by the City prior to the issuance of building permits on all new development.

The City of Lake Elsinore provides the following types of recreational facilities for its residents and visitors:

1. Pocket Parks - Parks of this nature are typically less than one (1) acre in size and developed in conjunction with specific plans. A Linear Park is an example of a pocket park;

2. Neighborhood Parks (1-10 acres) - These facilities are typically population based to serve the immediate and surrounding residents that is usually 3,500-5,000 persons within a one-half (1/2) to three quarter (3/4) mile radius. Neighborhood parks may adjoin school sites where possible to encourage joint-use. Typical amenities usually found in a neighborhood park include play areas, turf, multi-purpose courts, and picnic facilities;

3. Community Parks (11-40 acres) - These parks are designed to serve 15,000-20,000 residents within a one (1) and one-half (1/2) mile service radius, as well as visitors to the area and are utilized for active and passive recreation. The actual size and development usually depends on the specific resource involved, available land, anticipated use, and location. Typical amenities include lighted sports fields and courts, picnic facilities, play areas, restrooms, and off-street parking;

4. Regional Parks (25-100 acres) - Regional parks offer a broad range of amenities to attract the greatest range of users from within and beyond the City limits. Amenities can include open space, bodies of water, structures (such as museums and nature centers), and trails. Their typical service radius typically corresponds to a one (1) hour drive; and,

5. Recreational Facilities - The City also provides recreational facilities that can service either local residents or visitors. The facilities range from passive landscaped areas, hiking trails, and community centers. These facilities also feature special programs, activities, and classes that help make up the City of Lake Elsinore's public recreation system.

AT&T (Phone), Verizon Communications (Phone), Time Warner (Cable TV) and Level 3 Communication (Fiber)

AT&T has an existing (three 1 ¼" fiber conduit) system located on the southerly side of Lake Street that extends from Mountain Avenue to Temescal Canyon Road, where it then travels along the westerly side of Temescal Canyon Road into the Corona area.

Verizon provides the local "land line" telephone service, although long distance services may also be obtained from a number of other providers. In addition, a number of companies provide wireless or cell phone services. *(City's certified/adopted December 13, 2011 GP)*

Verizon has an existing underground (two 4" conduit) system located on the southerly side of Lake Street extending from Nichols Road east to Temescal Canyon Road. They also have an existing (two 4" conduit) system stubbed out at the northwesterly corner of Lake Street and Nichols Road. In addition to these existing facilities, they also have plans to install four 4" conduits on the westerly side of Nichols Road across Lake Street.

Comcast of Los Angeles and Time Warner both provide cable television and high-speed Internet. Many newer subdivisions are fully wired for telecommuting purposes.

Time Warner has an existing underground (two 3" conduit) system located on the southerly side of Lake Street that extends easterly from Mountain Avenue to Nichols Road. They also have an existing overhead fiber system located on the southerly side of Lake Street that extends from Mountain Avenue to Temescal Canyon Road and beyond. Time Warner's overhead fiber also extends along the northerly side of Temescal Canyon Road.

Level 3 Communications has an existing underground (twelve 1 ¼" conduit) system that exists on the southerly side of Lake Street and extends easterly to Temescal Canyon Road where it travels along the westerly side of Temescal Canyon Road into the Corona area; this is a major fiber route that connects Riverside and San Diego County areas.

Libraries

The City of Lake Elsinore is part of the Riverside County Library System (RCLS). Residents have access to all 29 libraries and 2 bookmobiles. In addition, all new subdivisions, apartments, condominiums, four-plexes, tri-plexes, duplexes, mobile homes, and single-family residences are required to pay a library fee, used to fund a city-operated library facility pursuant to a Resolution passed by the City of Lake Elsinore in 1989.

The Riverside County Library System (RCLS) is a network of public and academic libraries serving Riverside County. It is administered by Library Systems and Services, Inc. (LSSI) for the Riverside County Board of Supervisors. The Project site would potentially be served by these two facilities that are located within the City boundaries:

- Lake Elsinore Library - located at 600 W. Graham Avenue in Lake Elsinore (located northeast of Lake Elsinore); and,

- Lakeside Library - located at 32593 Riverside Drive in Lake Elsinore (located northwest of Lake Elsinore).

In addition, the City has begun planning for a new library, although discussions are still at the initial stages. The Lake Elsinore Library currently contains 66,879 volumes. The Lakeside Library currently holds approximately 25,060 volumes. The American Library Association suggests that an appropriate service criterion for library facilities and reserves would provide 0.5 square foot of library space and 2.5 volumes per capita. *(City's certified/adopted December 13, 2011 GP)*

Animal Services

The City of Lake Elsinore currently contracts with a private company for all animal control services, the Animal Friends of the Valley (AFV). The goal of animal services is to provide high quality animal control services to ensure timely response and effective control that protects both citizens and animals. AFV also provides animal services to the cities of Murrieta and Temecula. The AFV facility, located at 33751 Mission Trail in Wildomar, has humane and animal services officers who respond to calls from 8 a.m. to 5 p.m., Monday through Saturday, with evening extended hours on Wednesday until 7 p.m. The AFV does respond to all emergencies to the above cities 24-hours per day.

The organization is dedicated to promoting humane care of animals through education and a proactive animal services program. The organization works to prevent animal suffering and ending pet overpopulation.

4.10.2 APPLICABLE PLANS AND REGULATIONS

4.10.2.1 Federal Regulations

Clean Water Act/National Pollutant Discharge Elimination System (NPDES)

(City's certified/adopted December 13, 2011 GP)

The Clean Water Act (CWA) (33 U.S.C. §1251 et seq.) establishes the basic structure for regulating discharges of pollutants into the waters of the United States and regulating quality standards for surface waters. The basis of the CWA was enacted in 1948 and was called the Federal Water Pollution Control Act, but the Act was significantly reorganized and expanded in 1972. The 'Clean Water Act' became the Act's common name with amendments in 1977.

Under the CWA, the USEPA has implemented pollution control programs, such as setting wastewater standards for industry and setting water quality standards for all contaminants in surface waters. The CWA made it unlawful to discharge any pollution from a point source into navigable water, unless a permit was obtained. EPA's National Pollutant Discharge Elimination System (NPDES) permit program control discharges. Point sources are discrete conveyances such as pipes or man-made ditches. Individual homes that are connected to a municipal system, use a septic system, or do not have a surface discharge, do not need an NPDES permit; however, industrial, municipal, and other facilities must obtain permits if their discharges go directly to surface waters.

Safe Drinking Water Act *(City's certified/adopted December 13, 2011 GP)*
The Safe Drinking Water Act (SDWA) was originally passed by Congress in 1974 to protect public health by regulating the nation's public drinking water supply. The law was amended in 1986 and 1996 and requires many actions to protect drinking water and its sources. The SDWA applies to every public water system in the United States, but does not regulate private wells that serve fewer than 25 individuals. The responsibility for making sure these public water systems provide safe drinking water is divided among the US EPA, states, tribes, water systems and the public.

The SDWA authorizes the Unites States Environmental Protection Agency (EPA) to set national health-based standards for drinking water to protect against both naturally-occurring and man-made contaminants that may be found in drinking water. Originally, SDWA focused primarily on treatment as the means of providing safe water at the tap. The 1996 amendments greatly enhanced the existing law by recognizing source water protection, operator training, funding for water system improvements, and public information as important components of safe drinking water.

Federal Energy Regulatory Commission *(City's certified/adopted December 13, 2011 GP)*
The Federal Energy Regulatory Commission (FERC) is an independent agency that regulates the interstate transmission of natural gas, oil and electricity. FERC also regulates natural gas and hydropower projects. Its responsibilities include:

- Regulating the transmission and sale of natural gas for resale in interstate commerce;
- Regulating the oil by pipeline in interstate commerce;
- Regulating the transmission and wholesale sales of electricity in interstate commerce;
- Licensing and inspecting private, municipal, and state hydroelectric projects;
- Approving the siting of and abandonment of interstate natural gas facilities, including pipelines, storage, and liquefied natural gas;
- Overseeing environmental matters related to natural gas and hydroelectric projects and major electricity policy initiatives; and,
- Administering accounting and financial reporting regulations and conduct of regulated companies.

4.10.2.2 State Regulations

Porter-Cologne Water Quality Control Act *(City's certified/adopted December 13, 2011 GP)*
The Porter-Cologne Water Quality Control Act (California Water Code Section 13000 et seq.), passed in 1969, comports with the Federal CWA (see "Clean Water Act" above) and provides the basis for water quality regulation within California. The Act requires a report of waste discharge for any discharge of waste (liquid, solid, or otherwise) to land or surface waters that may impair a beneficial use of surface water or ground water of the State. The Act established the SWRCB and divided the State into nine regions, each overseen by the California Regional Water Quality Control Board (CRWQCB). The State Water Regional Control Board (SWRCB) is the primary State agency responsible for protecting the quality of the state's surface and groundwater supplies, but much of its daily implementation authority is delegated to the nine CRWQCBs that

are responsible for implementing CWA Sections 401, 402, and 303(d). In general, the SWRCB manages both water rights and state-wide regulation of water quality, while the CRWQCBs focus exclusively on water quality within their regions. The Project site is within the jurisdiction of the Santa Ana Regional Water Quality Control Board (SARWQCB).

Urban Water Management Planning Act *(City's certified/adopted December 13, 2011 GP)*
In determining the water needs in a community, urban water suppliers like Elsinore Valley Municipal Water District (EVMWD) are required to prepare an Urban Water Management Plan (UWMP), pursuant to the UWMP Act (Water Code, §10610 et seq.). The UWMP Act requires that these suppliers are to report, describe and evaluate these below listed water needs:

- Water deliveries and uses;
- Water supply sources;
- Efficient water uses; and,
- Demand management measures, including implementation strategy and schedule.

In addition, urban water suppliers are required to report in their UWMPs base daily per capita water use (baseline), urban water use target, interim urban water use target, and compliance daily per capita water use.

The UWMP Act directs these water suppliers to carry out long-term resource planning responsibilities to ensure adequate water supplies are available to meet existing and future demands (Water Code, §10612 (b)). Urban water suppliers are required to assess current demands and suppliers over a 20-year planning horizon and consider various drought scenarios. The UWMP Act also requires water shortage contingency planning and drought response actions to be included in the UWMP.

UWMPs are to be provided every five years in December of years ending in five and zero. The EVMWD Board of Directors approved the 2010 UWMP for the EVMWD on June 9, 2011.

According to the *Guidebook to Assist Urban Water Suppliers to Prepare a 2010 Urban Water Management Plan*, prepared by the California Department of Water Resources, a local land use agency's General Plan and the local water suppliers UWMP "have a strong link". Like the long-term growth that must be analyzed in a General Plan, the UWMP planning process that a water supplier consider existing and planned water demands within the 20-year planning horizon. This necessarily includes water demands for projected growth identified in a General Plan that occur within a water supplier's service area. Accordingly, a UWMP may be considered a supporting document for development contemplated in a General Plan.

Senate Bill 610 and Senate Bill 221 *(City's certified/adopted December 13, 2011 GP)*
While both a UWMP and a General Plan constitute long-term planning documents, State law also provides for 'project specific' water supply analysis of large land use projects. Senate Bill (SB) 610 (California Water Code Section 10910 et seq.) and SB 221 (that added Government Code Section 66473.7) were signed into California State law in October 2001, with an effective date of January 1, 2002. SB 610 amended existing legal requirement for confirmation of water

supply sufficiency for certain development projects. Water supply sufficiency is analyzed in relation to the water purveyor's existing and future water sources and the purveyor's existing and projected water demand, in addition to the project water demand associated with the proposed 'project' as defined by SB 610, resulting in the production of a project-specific Water Supply Assessment (WSA). The WSA also requires additional analysis if any portion of the water purveyor's water supplies include groundwater.

The requirements of SB 610 are triggered for projects going through the California Environmental Quality Act (CEQA) process. During the CEQA process, the City or County processing the project is required to request a WSA from the identified water purveyor that will serve the project.

Applicable projects are set forth in Water Code Section 10912 and include:

- A proposed residential development of more than 500 dwelling units;
- A proposed shopping center or business establishment employing more than 1,000 persons or having more than 500,000 square feet of floor space;
- A proposed commercial office building employing more than 1,000 persons or having more than 250,000 square feet of floor space;
- A proposed hotel or motel, or both, having more than 500 rooms;
- A proposed industrial, manufacturing, or processing plant, or industrial park planned to house more than 1,000 persons, occupying more than 40 acres of land, or having more than 650,000 square feet of floor area;
- A mixed-use project that includes one or more of the projects specified in this subdivision; and,
- A project that would demand an amount of water equivalent to, or greater than, the amount of water required by a 500 dwelling unit project.

The WSA is then to be included in any CEQA document the City or County prepares for the project (Water Code, Section 10911, subd. (b)). With regard to *existing* supply entitlements and rights, a WSA must include assurance, such as: written contracts, capital outlay programs and regulatory approvals for facilities construction (paralleling the assurances Government Code Section 66473.7, subd. (d) required for future water), but as to additional future supplies needed to serve the project, the assessment need include only the water system's plan for acquiring the additional supplies, including cost and time estimate and regulatory approvals the system anticipates needing. (Water Code, Sections 10910, subd. (d)(2), 10911, subd. (a)).

Under certain circumstances related to large residential developments, the WSA mandated under Water Code Section 10910 must be replaced by firm assurance at the subdivision map approval stage that sufficient water is available. Government Code Section 66473.7 generally requires a City or County, before approving a subdivision map for a residential development of more than 500 units, to obtain from the applicable water supplier a "written verification" that adequate water supplies will be available for that project, as well as other existing and planned future uses for a projected 20-year period. The written verification is referred to as a 'Verification of Water Supply' or 'VWS.'

When the VWS rests on supplies not yet available to the water provider, it is based on firm indications the water will be available in the future, including written contracts for water rights, approved financing programs for delivery facilities, and the regulatory approvals required to construct infrastructure and deliver the water. The subdivision map may be approved only if the water supplier verifies, or the City or County finds on substantial evidence, that water supplies will be adequate.

The above-referenced UWMP Guidebook notes that the UWMP is a "foundation document" for compliance with both the WSA requirement set forth in the Water Code Sections 10910-10912 and the VWS requirement set forth in Government Code Section 66473.

California Public Utilities Commission *(City's certified/adopted December 13, 2011 GP)*
The California Public Utilities Commission (CPUC) is the State agency that regulates privately owned electric, telecommunications, natural gas, water, and transportation companies, in addition to household goods, movers and rail safety. CPUC is responsible for ensuring just and reasonable utility rates and preventing fraud. CPUC differs from FERC in that it is responsible only for in-state services. In contrast, FERC deals with the sale and transmission of natural gas, oil, or electricity for inter-state commerce.

California Independent System Operator *(City's certified/adopted December 13, 2011 GP)*
The California Independent System Operator (Cal ISO) is a nonprofit, impartial operator of the State's wholesale power grid and responsible for managing the flow of electricity along the State's long-distance high-voltage power lines.

When the State's electricity reserves fall below 1.5 percent, Cal ISO orders SCE and other electricity providers to reduce electrical load immediately by a specific number of megawatts. When shortages of electricity occur, Cal ISO requires rolling blackouts to keep the system from collapsing and causing wide-spread outages. Without controlled, rotating power outages on a relatively small scale, a widespread interruption to the electric grid could occur that would lead to uncontrolled, large-scale outages.

Rotating outages are designed to last about 1 hour. SCE customers have advanced warning by referring to the "Rotating Outage" group number that is displayed on their monthly bill. The number indicates the electricity block to what they are assigned and the specific time associated with that block. Hospitals, police stations, or customers with medical equipment that requires a continuous flow of electricity would not have their power interrupted.

The Integrated Waste Management Act of 1989
(City's certified/adopted December 13, 2011 GP)
The California Integrated Waste Management Act of 1989, Chapter 1095 (AB 939), was passed in California in 1989 with the intent of prolonging the life of rapidly filling landfills and creating a sustainable lifestyle that emphasizes reusing and recycling rather than throwing away recyclables. The original goal was set at 25 percent, and 50 percent by 2000. When it was realized that the State would not meet its 2000 goal, the 50 percent target was extended to December 31, 2005. Cities that show a "good faith" effort, but not comply by the target date, may apply for an extension.

California Department of Forestry (CDF) and Fire Protection
(City's certified/adopted December 13, 2011 GP)
CDF protects more than 31 million acres of California's privately owned wildlands. In addition, the department provides varied emergency services in 36 of the State's 58 counties via contracts with local governments and responds to an average of more than 5,700 wildland fires each year.

Senate Bill 50 and Proposition 1A *(City's certified/adopted December 13, 2011 GP)*
With the adoption of Senate Bill (SB) 50 and Proposition 1A in 1998, school districts pay fees that will meet California Government Code Sections 65995.5, 65995.6 and 669555.7. These fees, also known as 'School Impact Fees' or 'School Facility Fees', are imposed upon construction occurring within the school district boundaries pursuant to California Education Code Section 17620. "Construction" is defined to include "new construction and reconstruction of existing buildings for residential, commercial, or industrial" use (Government Code Section 65995(d)).

Quimby Act *(City's certified/adopted December 13, 2011 GP)*
In 1975, the State of California adopted California Government Code §66477 et seq., commonly referred to as the "Quimby Act". This act authorizes cities and counties to enact legislation requiring that, as a condition to the approval of a tentative map or parcel map, developers set aside land, donate conservation easements, or pay fees for park and recreational purposes. The goal of the Quimby Act was to require developers to help mitigate the impacts of property improvements. The fees must be paid and land conveyed directly to the local public agencies that provide park and recreation services community-wide. Revenues generated through the Quimby Act cannot be used for the operation and maintenance of the park facilities.

In 1982, the Act was substantially amended. The amended Act requires agencies to show a reasonable relationship between the public need for the recreation facility or park land and the type of development project upon which the fee is imposed. The Quimby Act provides for a parkland dedication/fee of three acres of park per 1,000 persons residing within a subdivision, unless the jurisdiction has calculated that the amount of existing neighborhood and community park area exceeds that limit, in which case, the jurisdiction may adopt the calculated amount as a higher standard not to exceed five acres per 1,000 persons. *(City's certified/adopted December 13, 2011 GP)*

4.10.2.3 Local Regulations

Elsinore Valley Municipal Water District's Urban Water Management Plan
(City's certified/adopted December 13, 2011 GP)
Elsinore Valley Municipal Water District (EVMWD) prepared an Urban Water Management Plan (UWMP) in 2000 in compliance with the Urban Water Management Plan Act (UWMP). An updated UWMP was completed in 2005. In 2010, EVMWD prepared an update of the 2005 UWMP. The 2010 update incorporated a number of significant changes to the UWMP legislation and to the region's water planning and management activities that had taken place in the previous five years. The Board of Directors of the EVMWD adopted the UWMP on June 9, 2011.

The purpose of the plan is to document EVMWD's projected water demands and its plan for delivering water supplies to EVMWD's water service area through 2035. This plan includes all information to meet the requirements of the California Water Code Division 6, Part 2.6 (Sections 10610-10657 of the UWMP Act), as updated in 2010.

EVMWD Best Management Practices

EVMWD became a signatory to the California Urban Water Conservation Council (CUWCC) MOU regarding Urban Water Conservation in California on December 11, 2002. As part of the MOU, EVMWD needs to implement several Best Management Practices (BMPs) as part of its water conservation program. The initial term of the MOU commenced on September 1, 1991 and will be in effect for ten years, after that it is automatically renewed on an annual basis for all signatories unless a signatory withdrawals. EVMWD signed the MOU in December 2002, so the initial term ends on December 2012. However, the MOU was recently amended in June 2012 and full implementation of the BMPs is now required by 2018. EVMWD plans to achieve full coverage of each BMP no later than FY 2018. The Best Management Practices include:

- BMP 1.1.1: Water Conservation Coordinator;
- BMP 1.1.2: Water Waste Prevention;
- BMP 1.1.3: Wholesale Agency Assistance Programs;
- BMP 1.2: Water Loss Control;
- BMP 1.3: Metering with Commodity Rates for all New Connections and Retrofit of Existing Connections;
- BMP 1.4: Conservation Pricing;
- BMP 2.1: Public Information Programs;
- BMP 2.2: School Education Programs;
- BMP 3.1: Residential Assistance Program;
- BMP 3.2: Landscape Water Survey;
- BMP 3.3: High-Efficiency Washing Machine Rebate Programs;
- BMP 3.4: Water Sense Specification Toilets (WSS);
- BMP 4: Commercial, Industrial, and Institutional; and,
- BMP 5: Landscape.

Lake Elsinore Municipal Code (LEMC) – Title 14, Chapter 14.12

The purpose and intent of Chapter 14.12 (Construction Waste and Demolition Waste Management of the Lake Elsinore Municipal Code) is to "reduce the amount of waste generated within the City of Lake Elsinore and ultimately disposed of in landfills, by requiring the project applicant for every project covered by the chapter to divert a minimum of 50 percent of the construction and demolition debris resulting from that project, in compliance with state and local

statutory goals and policies, and to create a mechanism to secure compliance with the stated diversion requirements." (Section 14.12.010) The diversion of a minimum 50 percent of construction and demolition debris will be imposed as a condition of approval on permits for each covered project. Covered projects include residential additions of 1,500 square feet or more of gross floor area, new detached and attached single family residential dwellings, tenant improvements affecting 1,500 square feet or more of gross floor area, new commercial buildings, demolition of 1,000 or more square feet of gross floor area, operations that result in the export of earth, soil, rocks, gravel or other materials and all City public works and City public construction projects.

Lake Elsinore Municipal Code (LEMC) – Title 16, Chapter 16.34, Chapter 16.52 and Chapter 16.52

Section 16.34.040 in Chapter 16.34 (Requirements for building permit issuance) requires that prior to the issuance of a building permit, utilities such as water and sewer, when requiring extensions to serve any parcel to be developed, shall be constructed by the owner's licensed contractor and that parallels shall be deemed served by City water and sewer if the distance in feet from the closet property line to the facility to be extended shall be 200 times the number of lots to be developed.

Chapter 16.52 (Improvements – Water Facilities) requires that all water storage and distribution facilities shall be installed by the land divider to serve each lot within the land division and shall be of such size and design to adequately satisfy the domestic and fire demands. All water facilities shall be installed in accordance with City standards.

- Chapter 16.56 (Improvements – Sanitary Sewer Facilities) requires that all sewer facilities shall be installed in accordance with the City standards and that the sewer facilities shall be of such size and design to adequately serve each lot within the land division and all existing or future tributary areas. Where sanitary sewer service is not available, a private sewage disposal system for each lot, as required by the ordinance establishing standards for private sewage disposal systems, shall be constructed.

Lake Elsinore Municipal Code (LEMC) – Title 19, Chapter 19.08

Chapter 9.08 (Water Efficient Landscaping Requirements) of the Lake Elsinore Municipal Code was adopted in order to implement the requirements necessary to meet the State of California Efficiency in Landscaping Act and the California Code of Regulations Title 23, Division 2, Chapter 2.7. The purpose and intent of this Chapter is to also:

- Establish provisions for water management practices and water waste prevention;

- Establish a structure for planning, designing, installing, maintaining, and managing water efficient landscapes in new construction and rehabilitating projects;

- Reduce the water demands from landscapes without a decline in landscape quality or quantity;

- Retain flexibility and encourage creativity through appropriate design;

- Assure the attainment of water efficient landscape goals by requiring that landscapes not exceed a maximum water demand of 70 percent of their reference evapotranspiration (ETo) or any lower percentage, as may be required by water purveyor policy or State legislation, whichever is stricter;

- Eliminate water waste from overspray and/or runoff; and,

- Achieve water conservation by raising the public awareness of the need to conserve water through education and motivation to embrace an effective water demand management program.

Riverside County-wide Integrated Waste Management Plan

The Riverside County-wide Integrated Waste Management Plan (CIWMP), adopted by the Riverside County Board of Supervisors on January 14, 1997, and approved by the California Integrated Waste Management Board (CIWMB) on September 23, 1998, outlines the goals, policies, and programs the County and its cities will implement to create an integrated and cost effective waste management system that complies with the provisions of AB 939 and its diversion mandates. The CIWMP is composed of the Riverside County-wide Summary Plan, the Source Reduction and Recycling Element (SRRE) for the County and each of its cities, the Non-disposal Facility Element (NDFE) for the County and each of its cities, the Household Hazardous Waste Element (HHWE) for the County and each of its cities, and the Riverside County-wide Siting Element (RCSE).

Household Hazardous Waste Program

The Household Hazardous Waste Program is administered by the Riverside County Waste Management Department. The Waste Management Department educates businesses and residents on how to reduce the amount of hazardous waste produced through education and technical assistance.

Riverside County General Plan

The Riverside County General Plan was adopted October 7, 2003. The County General Plan covers the entire unincorporated portion of the County and is augmented by 19 Area Plans. The Elsinore Area Plan (including the City and nearby City of Canyon Lake) includes a multi-purpose trails system that connects various neighborhoods within the Elsinore Area Plan with the recreational resources of the Cleveland National Forest and the regional trail system. *(City's certified/adopted December 13, 2011 GP)*

City of Lake Elsinore, Parks and Recreation Master Plan 2008-2030

The City's Parks and Recreation Master Plan was adopted July 14, 2009. The Master Plan guides the provision of park facilities within the City. It identifies the City of Lake Elsinore's park, recreation, and trail needs, makes recommendations to meet these needs and proposes as action plan, including funding strategies, to help facilitate the implementation of recommendations. The Master Plan also provides a framework for renovation and developments

of park improvements and establishes a parkland standard requirement of five acres of usable park land per 1,000 persons. The GP has tables for the City of Lake Elsinore's Projected Recreational Facility Standards for different Facility Types. *(City's certified/adopted December 13, 2011 GP)*

Lake Elsinore Municipal Code (LEMC) - Title 8, Chapter 8.40

Chapter 8.4 (Parks and Beaches) of the Lake Elsinore Municipal Code establishes the hours of operation of all City parks and beaches. It also sets for regulations and/or prohibitions regarding alcohol, vehicles, dogs, golf, open fires, firearms and archery, littering, swimming, boat and jet-ski launching and fishing. This chapter also establishes an annual pass program and a private property boat launch program. *(City's certified/adopted December 13, 2011 GP)*

Lake Elsinore Municipal Code (LEMC) - Title 9, Chapter 9.96

Chapter 9.96 (Regulating the Use of Certain Portions of Lake Elsinore) of the Lake Elsinore Municipal Code was enacted to govern the use and equipment and matters related thereto, of boats and vessels on Lake Elsinore and to protect the public from hazards created by underwater obstacles in certain portions of the lake. This chapter includes provisions regarding traffic patterns on the lake, ski tow rope length, sailboat usage, boat speed limits and boat lengths. It also establishes limits on motorboat noise and air limits for operating vessels. *(City's certified/adopted December 13, 2011 GP)*

Lake Elsinore Municipal Code (LEMC) - Title 16, Chapter 16.12 and Chapter 16.34

Title 16 of the Lake Elsinore Municipal Code sets rules, regulations and specifications to control the division of land within the City. Section 16.12.050 of this Chapter addresses deals with park and recreation facilities and states that the "land divider shall either dedicate land or pay a fee in lieu thereof, or a combination of the two, at the option of the City, for park or recreational ordinance." Through Section 16.12.060, the City Council reserves the right to set aside portions of a proposed land division for public schools and other public buildings, other than park and recreational facilities that will be required for the population, and that is intended to occupy the land division under the plan of proposed property uses therein and for the general public.

Section 16.34.060 in Chapter 16.34 (Required Improvements) requires that prior to the issuance of a building permit, the applicant pay fees for the purpose set forth in that section. Paragraph D, of Section 16.34.060, describes the City's Park Capital Improvement Fund and states that: "For the purpose of purchasing the land and developing and maintaining the City park system, the City Council shall have the option to request dedication for park purposes or in lieu thereof, request that the applicant pay a fee in accordance with the resolution setting said fee."

Paragraph B of Section 16.34.060 describes the City's Library Mitigation Fee and states that: "Upon the recommendation of the Community Services Director and the concurrence of the City Manager, an in-lieu fee for future construction of library improvements shall be paid to the City of Lake Elsinore to assure the necessary library facilities are provided in the community. Such facilities are to meet the Riverside City/County Library standards. An in-lieu fee, as established by resolution, shall be paid to the City at the time of building permit issuance. That amount shall be determined by the Community Services Director and transmitted to the Community Development Department for collection." *(City's certified/adopted December 13, 2011 GP)*

Lake Elsinore Municipal Code (LEMC) - Title 16, Chapter 16.74

(City's certified/adopted December 13, 2011 GP)

The purpose and intents of Chapter 16.74 of the City of Lake Elsinore Municipal Code is to establish a "program for the adoption and administration of development impact fees by the City for the benefit of the citizens whereby, as a condition to the issuance of a building permit or certificate of occupancy by the City the property owner or land developer will be required to pay development impact fees or provide other consideration to the City for the purpose of defraying the costs of public expenditures for capital improvements (and operational services to the extent allowed by the law) that will benefit such new development." (Section 16.74.010)

This chapter established an 'Animal Shelter Facilities Fee" (Section 16.74.048) to mitigate the additional burdens created by new development for animal facilities and a 'Fire Facilities Fee' (16.74.049) to mitigate the additional burdens created by new development for City fire facilities.

4.10.2.4 City's General Plan

The following General Plan Goals and Policies apply specifically to the Project for impacts related to Public Utilities/Service Systems:

Chapter 2.0 - Community Form (Section 2.3 - Land Use)

Goal 1 **Create a diverse and integrated balance of residential, commercial, industrial, recreational, public and open space land uses.**

Policies:

1.1 Promote innovative site design, and encourage the preservation of unique natural features, such as steep slopes, watercourses, canyons, ridgelines, rock formations, and open space with recreational opportunities; and,

1.6 Encourage development of institutions including hospitals and educational campuses and facilities.

Goal 2 **Establish and maintain the City as a year-round recreation destination.**

Policy:

2.1 Encourage recreational uses including parks, beaches, marinas, and a multi-purpose trail within the City's rights-of-way.

Implementation Program: The City shall support and promote development projects and community activities that encourage recreational use around the Lake and maintain opportunities for tourist-oriented recreation within the City limits.

Agency/Department: Community Development and Community Services Departments; City Manager.

Chapter 2.0 - Community Form (Section 2.7 - Parks and Recreation)

Goal 8 **Maintain an adequate quantity and quality, type and distribution of parks and recreational facilities throughout the City that serve the current and future needs of residents and visitors.**

Policies:

8.1 Continue to utilize the City of Lake Elsinore Parks and Recreation Master Plan as a guide for decision-making and implementation of the Parks and Recreation Program.

8.2 Ensure parkland and recreation facilities support new development through acquisition and/or dedication. Meet the requirement of the Park Capital Improvement Fund, Resolution No. 91-42 and the Quimby Act by acquiring five (5) acres of usable park land per 1,000 people.

8.3 Explore the use of public-private partnerships, corporate sponsorships, and leasing agreements that provide for additional parks and recreational facilities, and other programs including cooperation with applicable school districts to allow joint use of facilities.

8.6 Encourage the development of private recreational facilities within residential and mixed-use developments.

8.7 Ensure that recreation facilities are accessible to the elderly, children, and persons with disabilities as set forth in the Americans with Disabilities Act including increased wheelchair access, height variations on drinking fountains, and any other requirements necessary to serve these individuals.

Implementation Program: The City shall utilize the development review process to examine existing and future needs for park facilities and programs to ensure adequate quantity, quality, type and distribution.

Goal 9 **Establish a primary trail network for equestrians and hikers.**

Policy:

9.1 Encourage public and private systems that interface with other existing and proposed trails (i.e., bikeways) assuring links with the City, County of Riverside, and state recreational facilities.

Implementation Program: The City shall implement strategies for the Trails Master Plan when feasible.

Chapter 3.0 - Public Safety and Welfare (Section 3.8 - Community Facilities and Protection Services)

Fire and Police/Law Enforcement Goal, Policies and Implementation Program
(City's certified/adopted December 13, 2011 GP)

Goal 8 **Provide efficient and effective public safety services for the community.**

Policies:

8.1 Continue to follow Riverside County Fire Department most current guidelines to achieve standard response times and staffing levels.

8.2 Coordinate with the County of Riverside to provide adequate police service and staffing levels.

8.4 Promote the establishments of programs such as Neighborhood Watch and Crime-Free Multi-Housing in conjunction with law enforcement agencies to encourage community participation in the surveillance of neighborhoods.

Implementation Program: The City shall annually evaluate fire and police services and staff ratios.

Agency/Department: City Manager.

Schools Goal, Policies and Implementation Program

Goal 9 **Encourage all school districts serving Lake Elsinore to provide school facilities that are adequate to serve all students.**

Policies:

9.1 Encourage the establishment and development of a trade school, junior college, and/or four-year college campus within the City boundaries.

9.2 Continue cooperation between school districts and the City to provide joint use of recreational facilities.

Implementation Program: The City shall utilize the development review and CEQA processes to inform school districts serving Lake Elsinore of new development.

Agency/Department: Community Development Department.

Utilities Goal, Policies and Implementation Program

Goal 12 **Ensure that adequate electrical, natural gas and telecommunications systems are provided to meet the demand of new and existing development.**

Policies:

12.1 Coordinate with the utility agencies to provide for the continued maintenance, development and expansion of electricity, natural gas, and telecommunications systems to serve residents and businesses.

12.2 Encourage developers to contact Southern California Edison early in their planning process, especially for large-scale residential and non-residential development or specific plans, to ensure the projected electric loads for these projects are factored into SCE's load forecasts for the community.

12.3 Encourage developers to incorporate energy efficient design measures into their projects and pursue available energy efficiency assistance programs from SCE and other utility agencies.

Implementation Program: Through the development review and CEQA processes, inform developers of utility agency assistance programs and encourage their early contact with such agencies.

Agency/Department: Engineering and Community Development Departments.

Alberhill District *(City's certified/adopted December 13, 2011 GP)*

Goal 2 **Create a strong urban design that would support the Alberhill District as a distinct community.**

Policies:

AH2.1 Through the project and CEQA processes create strong connections to Lake Street between neighborhoods and community supporting uses.

AH2.3 Consider the establishment and construction of a series of pedestrian routes as part of the City's trail system from residential areas to Lake Street's commercial and institutional uses and to the open space and MSHCP areas to the north, west, and southeast areas of the Alberhill District.

AH2.4 Support the placement of community identification signs along the commercial/ institutional uses and intersections along Lake Street and the I-15 Freeway.

AH2.5 Encourage the use of distinctive trees along Lake Street identified in the City's Street Tree Program.

Implementation Program: The City shall utilize the development review process to assess pedestrian routes and their connectivity to community centers, and the use of community identifiers in design motifs, signage, and street trees.

Agency/Department: Engineering and Community Development Departments.

Goal 5 **Encourage a wide variety of open space and recreational opportunities that are integrated within adopted master planned communities and future development.**

Policies:

AH5.1 Encourage the creation of an extensive system of open space and preservation lands throughout the Alberhill District to ensure a healthy balance between development and the natural environment.

AH5.2 Support joint-use of recreational facilities with the Lake Elsinore School District.

AH5.3 Pedestrian and hiking trails shall be considered between neighborhoods and surrounding open space and MSHCP preservation areas.

Implementation Program: As part of the project review, CEQA and MSHCP processes the City shall assess open space and recreational opportunities in order to achieve a healthy balance of land uses within the District.

Agency/Department: Community Services and Community Development Departments.

4.10.3 PROJECT IMPACT ANALYSIS

4.10.3.1 Thresholds of Significance

The City of Lake Elsinore has not established local CEQA significance thresholds as described in Section 15064.7 of the *State CEQA Guidelines.* However, the City of Lake Elsinore's 'Environmental Checklist' for the subject Project (see Appendix A of this document) which is based on Appendix G of the *State CEQA Guidelines* indicates that impacts related to public utilities, service facility systems and public services may be considered potentially significant**.**

Utilities and Service Systems *may be considered potentially significant:*

- If the Project would not have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed;

- If the Project would not meet wastewater treatment requirements of the applicable Regional Water Quality Control Board;

- If the Project would result in a determination by the wastewater treatment provider that serves or may serve the project that it could not have adequate capacity to serve the project's projected demand in addition to the provider's existing commitments;

- If the Project would construct the new storm water drainage facilities or expansion of existing facilities, in a manner that could cause significant environmental effects;

- If the Project could not be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs; and,

- If the Project would not comply with Federal, State, and local statutes and regulations related to solid waste, gas services, electricity service and telecommunications.

Public Services *may be considered potentially significant:*

If the Project would result in substantial adverse physical impacts 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 performance objectives for any of the following public services:

a) Fire protection?; b) Police protection?; c) Schools?; d) Parks?; and, e) Other public services/facilities (such as libraries and animal control services)?

If the Project would:

- Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?
- Includes recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

4.10.3.2 Environmental Impacts

Water

Impact 4.10-1 Threshold: Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

The Elsinore Valley Municipal Water District (EVMWD) was requested by the City of Lake Elsinore to prepare a Water Supply Assessment (WSA) for the AVSP and Alberhill Ridge projects. The WSA was approved by the EVMWD Board of Directors on March 22, 2012. The WSA is only an intermediate component of the CEQA analysis and does not constitute a firm commitment from EVMWD to provide water or other services to this AVSP Project or Alberhill Ridge (VTTM 35001) project. The EVMWD's Administrative Code Section 3901 (Appendix F

in the WSA) describes WSA's and related Written Verifications (WV's) and how they relate to development projects.

For purposes of the WSA, water demands associated with the AVSP Project fall within the projected demands that are included in the Urban Water Management Plan (UWMP) that is updated every 5 years. Adequate planning has been conducted to ensure sufficient water will be available to support future development.[12] EVMWD has the following existing supplies: surface water from Canyon Lake WTP, groundwater supplies, and imported water from Metropolitan through the Auld Valley Pipeline (AVP) and Temescal Valley Pipeline (TVP). The additional supplies that EVMWD is pursuing include the construction of a pipeline from Diamond and Summerly wells to Cereal 1 and Corydon wells, Palomar well replacement, Terra Cotta well and TVP pump station. Based on the information and analyses contained in the WSA, EVMWD concludes that its total projected water supplies available during normal, single dry, and multiple dry, and multiple dry water years during a 20-year projection will be sufficient to meet the projected water demand associated with the Alberhill Villages Specific Plan (and Alberhill Ridge Specific Plan), in addition to EVMWD's existing and planned future water demands, including agriculture and manufacturing uses, as required by SB 610 and the companion measure SB 221.

See TABLE 4.10-1, below, for a summary of existing and future potable water demand, supply and surplus with Alberhill Villages Specific Plan and Alberhill Ridge development.

TABLE 4.10-1
SUMMARY OF EXISTING AND FUTURE POTABLE WATER SUPPLY AND DEMAND (with Alberhill Villages Specific Plan and Alberhill Ridge Development)

Demand Category	Normal Year (acre-ft./yr.)	Wet Year Demand (acre-ft./yr.)[2]	Dry Year Demand (acre-ft./yr.)[2]
Existing Demands	30,400	27,000	34,400
Inactive Account Demands (Future)[3]	1,600	1,400	1,800
Will-Serve Demands (Future)[4]	900	800	1,000
Recycled Water Conversions (Future)[5]	(1,200)	(1,100)	(1,400)
Summerly Development (Future)	600	500	700
Sub-Total	**32,300**	**28,600**	**36,500**
Alberhill Villages and Alberhill Ridge (Future)	5,300	4,700	6,000
Total Demand	**37,600**	**33,300**	**42,500**

[12] March 27, 2012 letter from EVMWD to City of Lake Elsinore, Planning Manager Warren Morelion.

Water Supply Source:			
Canyon Lake	4,900	8,000	2,500
Groundwater (Extraction)	3,700	3,400	11,300
Groundwater (Injection)	(6,100)	(6,900)	0
Temescal Valley Pipeline	12,700 [7]	12,700 [7]	12,700
MWD	22,500 [7]	22,500 [7]	18,500
Total – Existing Supply	**43,800**	**46,600**	**45,000**
Surplus (with project)	**6,200**	**13,300**	**2,500**

Footnotes to Table 4.10-1, Above:

1. An ADD to MDD peaking factor of 2.0 is used (EVMWD 2010 UWMP)
2. Based on historic potable water demands, wet and dry year demands differ by 11.3 and 13.1 percent of average demands, respectively.
3. Calculated based on inactive accounts (2,901) for the Elsinore Division of EVMWD as of October 14, 2009 (EVMWD) with an assumed EDU of 2,901. A water duty factor of 500 gpd/EDU is assumed.
4. Calculated based on EVMWD's Will-Serve list (EVMWD, December 13, 2011) with an EDU of approximately 1,575. A water duty factor of 500 gpd/EDU is assumed.
5. According to the latter from EVMWD to the State Water Resources Control Board on June 1, 2009, the future recycled water conversion demand (phase 1 and 1a) is approximately 1,200 acre-ft./year. There are existing users that currently use potable water to irrigate. These existing potable water users will be converted to recycled water in the future. The Summerly (Golf Course) demand (approximately 300 acre-ft./yr.) is included in the total. An ADD to MDD peaking factor of 2.77 is used (Kennedy-Jenks Wildomar Recycled Water Master Plans, 2004) since the majority of this demand is used for irrigation.
6. Approximately 73.7 percent of the total Summerly Development potable demands due to the fee credit that EVMWD issued the developer (EVMWD and Laing Developer's Agreement, 2008).
7. Accounts for 83% of capacity.

Thus, the projected demand identified in the UWMP in 20 years is much higher than the projected demands identified in the WSA, as UWMP projects the demand based on population projection including other projects apart from Alberhill Villages. Similarly, the WSA only identifies and acknowledges the near future planned supplies and not all the projected supplies that may be developed in the 20-year horizon. Additional long-term future supplies are not identified in the WSA, as near-term future supplies are sufficient to meet the committed demands and demands that will be generated by the Alberhill Villages Specific Plan Project (AVSP). The AVSP is part of the forecasted growth and projected water demand identified in the District's 2010 UWMP, and the 2010 UWMP demonstrates and concludes sufficient long-term water supply when accounting for the District's total projected water supplies and demands during normal, single-dry, multiple-dry, and wet years over the next 20-year projection.

EVMWD's projected water demands for future projected supplies are sufficient to meet the demands projected under the WSA and demands projected in the 2010 UWMP. Recycled water deficit represents future recycled water demands that need to be supplemented with potable water. The WSA identifies only those planned potable water supplies that are currently part of the District's capital improvement program, or if it is included in next two years budget cycle.

Whereas, UWMP includes additional future potable water supplies that are beyond the two years budget cycle.

The existing and planned supplies are sufficient to meet existing and currently committed future maximum day demand conditions including the AVSP (and Alberhill Ridge) development during normal, single dry, and multiple dry years over a 20-year period.

It should be noted that on April 1, 2015, the Governor issued Executive Order B-29-15. Key provisions include ordering the State Water Resources Control Board to impose restrictions to achieve a 25 percent reduction in potable urban water usage through February 28, 2016. The governor's drought declaration also calls upon local urban water suppliers and municipalities to implement their local water shortage contingency plans immediately in order to avoid or forestall outright restrictions that could become necessary later in the drought season. The Elsinore Valley Water District has imposed a Stage 4a Drought Alert, which requires mandatory compliance with water use restrictions. With implementation of mandatory water use conservation requirements currently being imposed, the water supply projections identified in the Project's Water Supply Assessment (WSA) are anticipated to be met.

Based on the above analysis, the Project will have sufficient water supplies for a 20-year projection based on the EVMWD Water Supply Assessment approved March 22, 2012. Impacts are less than significant.

Impact 4.10-2 Threshold: Would the project result in the construction of new water facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Domestic water service to the Project vicinity is provided by the Elsinore Valley Municipal Water District (EVMWD). Under existing conditions, water is provided to the Project site from the Temescal Valley water transmission lines in Temescal Canyon Road (36-inch diameter), and Lake Street (30-inch diameter and 21-inch diameter) adjacent to the Project area. In addition, the existing Lake Street Reservoir located north of I-15 and west of Lake Street provides water storage capacity for the Project Area.

The Project would result in the need for extensions of systems and alterations to water and storage systems to meet the requirements of the EVMWD and Santa Ana Regional Water Quality Control Board.

Existing and proposed tanks and other water facilities will serve the Project's three different pressure zones described as follows:

- The portion of the Project within the 1434 pressure zone will be served by the existing Lake Street Reservoir 8.0 MG tank located north of the site along Lake Street north of the Interstate 15 Freeway.
- The proposed 1601 zone tank for Alberhill Villages Phase 1 will be located on the eastern ridge to the east of Lake Street in the Alberhill Ridge project.
- The future Alberhill 1601/1676 Pump Station, currently being designed by Dexter Wilson, will pull water supplies from the 1434 transmission line, and pump to the Alberhill Ridge

1601 Tank via a proposed 16" pipeline.

- Another pipeline from the tank to Alberhill Villages will supply Phase 1. The proposed Alberhill Villages 1601 Zone Reservoir (4.58 MG) will be located, along the western border of the Project site within the Hillside Residential District. Homes in the Hillside Residential will be served by the existing 1801 zone tanks in Horsethief Canyon Ranch and Rice Canyon developments.

According to the various studies prepared to evaluate the recommended water system improvements required for the AVSP Project (located within Appendix I of this document) that incorporated the water duty factors and planning criteria used in projecting water demands for the Project, the water distribution system has been designed to maintain static pressures between 50 psi and 120 psi. The criteria used initially divided the Project into water service zones and designed to yield minimum residential pressures of 45 psi peak hour during non-fire demands and 20 psi during maximum day demand plus fire flow conditions. Transmission pipelines were designed to have a maximum velocity of 3 fps with a maximum headloss of 3 feet/1000 feet, while distribution lines were designed to have a maximum velocity of 6 fps with a maximum headloss of 15 feet/1000 feet for non-fire scenarios and 10 fps for fire scenarios. The total required volume for storage in a water system consists of water for operational storage, emergency storage and fire flow storage. The storage reservoirs are to be sized for 130% of the maximum day demand of which 30% is operation and storage and 100% is emergency storage, plus a fire storage volume adequate for 4-hours duration based upon the most critical land use within each water zone. Storage water requirements are evaluated on a zone-by-zone basis. Pump stations should be able to fill reservoirs such that levels at the end of the day are the same or higher than those at the beginning of the day.

TABLE 4.10-2 - WATER DUTY FACTORS

Land Use Category	Water Duty Factor	Unit
Residential		
Mountainous (0-.1 du/ac)	250	gpd/acre
Very Low Density (.1-.5 du/ac)	400	gpd/acre
Low Density (.5-2 du/ac)	800	gpd/acre
Low Medium Density (2-4 du/ac)	2000	gpd/acre
Medium Density (4-6 du/ac)	2300	gpd/acre
Medium High Density (6-12 du/ac)	3000	gpd/acre
High Density (12-24 du/ac)	5000	gpd/acre
Mixed-Use (24 du/ac max)	2300	gpd/acre
Non-Residential		
Business Park	1200	gpd/acre
Commercial Office	3000	gpd/acre
Freeway Business	1300	gpd/acre
General Commercial	2500	gpd/acre
Limited Industrial	900	gpd/acre
Neighborhood Commercial	1000	gpd/acre
Open Space/Recreation	2000	gpd/acre
Public Institutional	2300	gpd/acre
Schools	4000	gpd/acre
Tourist Commercial	2500	gpd/acre

The water duty factors used in projecting water demands for the Project are listed in TABLE 4.10-2. TABLE 4.10-3 lists other recommended water duty factors for land uses per unit basis.

TABLE 4.10-3 - WATER DUTY FACTORS FOR RESIDENTIAL DWELLING UNITS

Land Use Category	Water Duty Factor	Unit
Residential		
Low Density (<2 du/ac)	750	gpd/du
Low Medium Density (2-4 du/ac)	600	gpd/du
Medium Density (4-6 du/ac)	500	gpd/du
Medium High Density (6-12 du/ac)	450	gpd/du
Medium High Density (6-12 du/ac)	350	gpd/du

To convert Average Day Demand flows (ADD) to Maximum Day Demand flows (MDD) a factor of 2.0 was used. Similarly for Peak Hour Demand flows (PHD) a factor of 4.5 was used.

The projected water duty factors used to determine the Average Day and Maximum Day Demands for the Project are summarized per Zone within the below TABLE 4.10-4.

TABLE 4.10-4 - WATER DEMAND SUMMARY

Watershed ID	Average Day Demand (mgd)	Maximum Day Demand (mgd)
Alberhill Villages		
1434 Zone	2.12	4.24
1601 Zone	2.15	4.29
1801 Zone	0.01	0.02
Total	**4.28**	**8.35**

Based upon the estimated water demands, TABLE 4.10-5, below, summarizes the required reservoir storage for each water service zone. The sizing shown in TABLE 4.10-5 is for the Alberhill Villages Specific Plan Project only and does not include over-sizing to accommodate neighboring projects.

TABLE 4.10-5 - RESERVOIR STORAGE REQUIREMENTS

Watershed ID	Maximum Day Demand (mgd)	Required Operational & Emergency Storage (MG) (MDD* 1.30)	Required Fire Flow Storage (MG)	Total Required Storage (MG)
Alberhill Villages				
1434 Zone	4.24	5.50	0	5.51
1601 Zone	4.29	5.58	0.96	4.58**
1801 Zone	0.02	0.03	0	0.03

Notes:
1) Fire Flow Demand is set at 0.96 MG (4000 GPM for 4 hours) when there is a school present. Fire Flow Demand for 1801 Zone within Alberhill Villages is based on (1000 GPM for 4 hours).
2) **0.77 MG MDD of 4.29 MG is supplied by Alberhill Ridge 1601 Zone tank (2.30 MG proposed) for Villages Phase 1. So, the total required storage for Villages 1601 Zone tank is 4.58 MG instead of 5.58 MG (5.58-0.77*1.3=4.58).

The Project will be developed in six (6) phases. The AVSP EIR report does not provide a detailed analysis of what facilities will be required to serve each phase of the Project, but does discuss the facilities that are recommended to serve the first phase of the Project.

Within the Phase 1 area of development for the Project, it is proposed to construct a university campus, recreational lake and park, mixed-use commercial/retail/office, neighborhood commercial and medium density residential. The northern portion of Phase 1 is served by the 1434 Zone system, while the southeastern portion is served by the 1601 Zone system.

It is assumed that the master planned 1434 Zone 42-inch transmission line within Lake Street will be online at the time the Phase 1 portion of the Project is developed; and secondly that the existing 30-inch transmission line within Lake Street will have been incorporated into the 1601 zone. If the line is not online by this time, it will be required that Project proponent enter into a reimbursement agreement with EVMWD to construct a portion of 42-inch line within Lake Street between the proposed entry street and a portion of 48-inch line in Nichols Road to allow for the transfer of the existing 30-inch line to the 1601 Zone. With the addition of these new transmission lines, the District's water system capacity allows for additional developments, such as the AVSP Project and the future Alberhill Ridge project to occur in the Alberhill service area.

In addition, a water system analysis, *'Master Plan of Water for Alberhill Ranch - Tract Nos. 28214 and 30836'*, was prepared for the Pacific Clay commercial sites and was completed by Dexter Wilson. This report evaluated whether the March 2006 system proposed within the study area for Tract 28214 can handle the additional demands for two (2) commercial sites totaling approximately 31 acres. These sites lay on the westerly side of the intersection of Nichols Road and Lake Street. It is believed that, based on the finding of the report by Dexter Wilson, the additional Project commercial site demand needs within the 1601 Zone can be met without additional infrastructure or analysis.

<u>On-Site Water Improvements</u>
The installation of on-site water improvements described above as proposed by the Project would result in physical impacts to the surface and subsurface of the Project site. These impacts are considered to be part of the Project's construction phase and are evaluated throughout this EIR accordingly. In instances where significant impacts have been identified for the Project's construction phase, mitigation measures are recommended in each applicable subsection of this EIR to reduce impacts to less-than-significant levels. As such, the construction of water infrastructure as necessary to serve the proposed Project would not result in any significant physical effects on the environment that are not already identified and disclosed as part of this EIR. Accordingly, additional mitigation measures beyond those identified throughout this EIR would not be required.

<u>Off-Site Water Improvements</u>
The installation of off-site water improvements described above necessary to serve the Project was addressed in the CEQA documentation for the Alberhill Ridge (VTTM 35001) and Alberhill Ranch (TR 28214) projects.

Based on the above analysis, the Project would result in the construction of new water facilities or expansion of existing facilities, however, the construction of these facilities would not cause significant environmental effects.

Wastewater

Impact 4.10-3 Threshold: Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

Impact 4.10-4 Threshold: Would the project require or result in the construction of new wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Impact 4.10-5 Threshold: Would the project 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?

Wastewater treatment is planned to occur at the proposed Alberhill Wastewater Treatment Plant located west of the Project and north of the I-15 Freeway along Temescal Canyon Road per the current EVMWD Wastewater Master Plan. However, EVMWD and KWC Engineers are currently updating the Wastewater Master Plan for the Alberhill Area to study this design in more detail. EVMWD is currently designing an expansion to the Regional WWTP, independent of this project, and prior to the project being constructed. The expanded capacity will include the wastewater generated by all of the projects in the Alberhill Area. The collection system will consist of a series of Lift Stations, force mains and backbone gravity sewer lines located in Lincoln Street and Lake Street. Pipes will be sized to convey ultimate sewer flows at build-out for all projects within the Alberhill Area. The collection system of appropriately sized pipes would accommodate sewer service for the area with the backbone sewer lines located in Lincoln Street and Lake Street. Pipes will be sized to convey ultimate sewer flows at build-out. Temporary re-routing of existing sewer flows may be needed to ensure that the collection system and treatment plant function as designed. This alternative shown in FIGURE 4.10-5 will be less expansive and environmentally invasive then constructing a new WWTP.

Wastewater will flow northerly via sewer mainline pipes through the Alberhill Village project in Lincoln Street and along the project in Lake Street. Estimated pipe sizes have been determined to be approximately 12"-18" in diameter. Pipe sizes will be further studied in the Master Plan update. A proposed lift station at the low-point of the Alberhill Villages project at the intersection of the future Temescal Canyon Road and Temescal Creek (Wash) will pump flows via a force main up to the high-point in Nichols Road, east of Lake Street. Wastewater will then gravity flow easterly to the existing Nichols Road Lift Station, then gravity flow again southerly to the existing Collier Lift Station prior to gravity flowing to the RWWTP.

The *'Preliminary Wastewater Facilities Plan'* report, prepared by KWC Engineers (KWC) for Alberhill Villages Specific Plan (see Appendix I.1 of this PEIR), presents the estimated Project sewer contributions and preliminary plan for sewer facilities. The KWC report provides information concerning projected interim phased and build-out sewage flows, existing sewer

facilities, and recommended sewer facilities to support the Project; the report also identifies the approximate alignments and pipe sizes of these proposed sewer infrastructures. The Alberhill Villages Project sewer contributions are based on the land uses within the planning areas identified in the AVSP.

The Elsinore Valley Municipal Water District *'Wastewater Master Plan'*, prepared by Carollo in November 2008, provides a regional study identifying existing and proposed major sewer facilities within the District's ultimate service area. The study also presents design criteria to be utilized in sizing gravity sewer lines, sewer lift stations, and force mains. The report also provides information on the District's sewer generation rates that was applied to determine the projected average and peak wastewater flows. The criteria utilized in KWC's study are in accordance with the March 2005 Technical Memorandum for the Alberhill area, EVMWD's 2008 Wastewater Master Plan, and 2006 EVMWD Standards Specifications.

The sewage generation factors used to estimate the average daily flows for the Project and surrounding tributary area are listed in TABLE 4.10-6. TABLE 4.10-7 lists other recommended generation factors for other land uses per unit basis.

TABLE 4.10-6 - RECOMMENDED UNIT SEWAGE GENERATION FACTORS

Land Use category	Recommended Return-to-sewer ratio (%)	Recommended Wastewater flow factor (gpd/acre)
Residential		
Mountainous (0-.1 du/ac)	40	100
Very Low Density (.1-.5 du/ac)	40	200
Low Density (.5-2 du/ac)	45	400
Low Medium Density (2-4 du/ac)	45	900
Medium Density (4-6 du/ac)	45	1050
Medium High Density (6-12 du/ac)	50	1500
High Density (12-24 du/ac)	55	2750
Mixed-Use (24 du/ac max)	70	1650
Non-Residential		
Business Park	60	750
Commercial office	60	1800
Freeway Business	60	800
General Commercial	60	1500
Limited Industrial	60	550
Neighborhood Commercial	60	600
Open Space/Recreation	10	200
Public Institution/Schools	60	1400
Streets	0	0
Tourist Commercial	60	1500
Water/Floodway	0	0

TABLE 4.10-7 -OTHER RECOMMENDED UNIT SEWAGE GENERATION FACTORS

Land Use category	Recommended Wastewater flow factor (gpd/unit)
Public Institution/Schools (students)	30
High Density High Rise (> 24 du/ac)	150
Single Family Residential (2-6 du/ac)	250

To convert average dry weather daily flows to peak wet weather flows, the following formula was used: Peak Flow = 1.78 * (Average Flow in MGD)$^{0.92}$.

All gravity sewers have been designed to convey peak wet weather flow. For pipes with a diameter of 12-inches or less, the sewers have been designed to convey this flow when flowing half full. For pipes with a diameter over 12-inches, the sewers have been designed to convey peak wet weather flow when flowing two-thirds full by depth. Manning's Equation with an "n" value of 0.013 was used to size all gravity sewers. All new sewers were designed to maintain a minimum velocity of two feet per second at design capacity to prevent the deposition of solids. To minimize excessive wear and tear of the pipe, pipes shall be designed to not exceed a maximum 10 feet per second velocity. TABLE 4.10-8 lists the minimum slope requirements for various pipe sizes. When minimum velocities are not able to be met, minimum pipe slopes shall be maintained.

TABLE 4.10-8
MINIMUM SLOPE REQUIREMENTS

Sewer Pipe Size (in)	Minimum Percent Grade (%)
4	2.0
6	1.0
8	0.4
10	0.32
12	0.24
15	0.15
18	0.12
21	0.09
24	0.08
27 and greater	0.06

All force main sewers will be designed to convey peak wet weather flow. Hazel Williams Coefficient "C" value of 130 was used to size all force main sewers. All force mains were designed to maintain a minimum velocity of three feet per second at design capacity to prevent the deposition of solids. To minimize excessive wear and tear of the pipe, pipes shall be designed to not exceed a maximum 5 feet per second velocity. The maximum desirable headloss in the pipe is 5 feet per 100 feet of pipe and should never exceed 10 feet per 1000 feet of pipe.

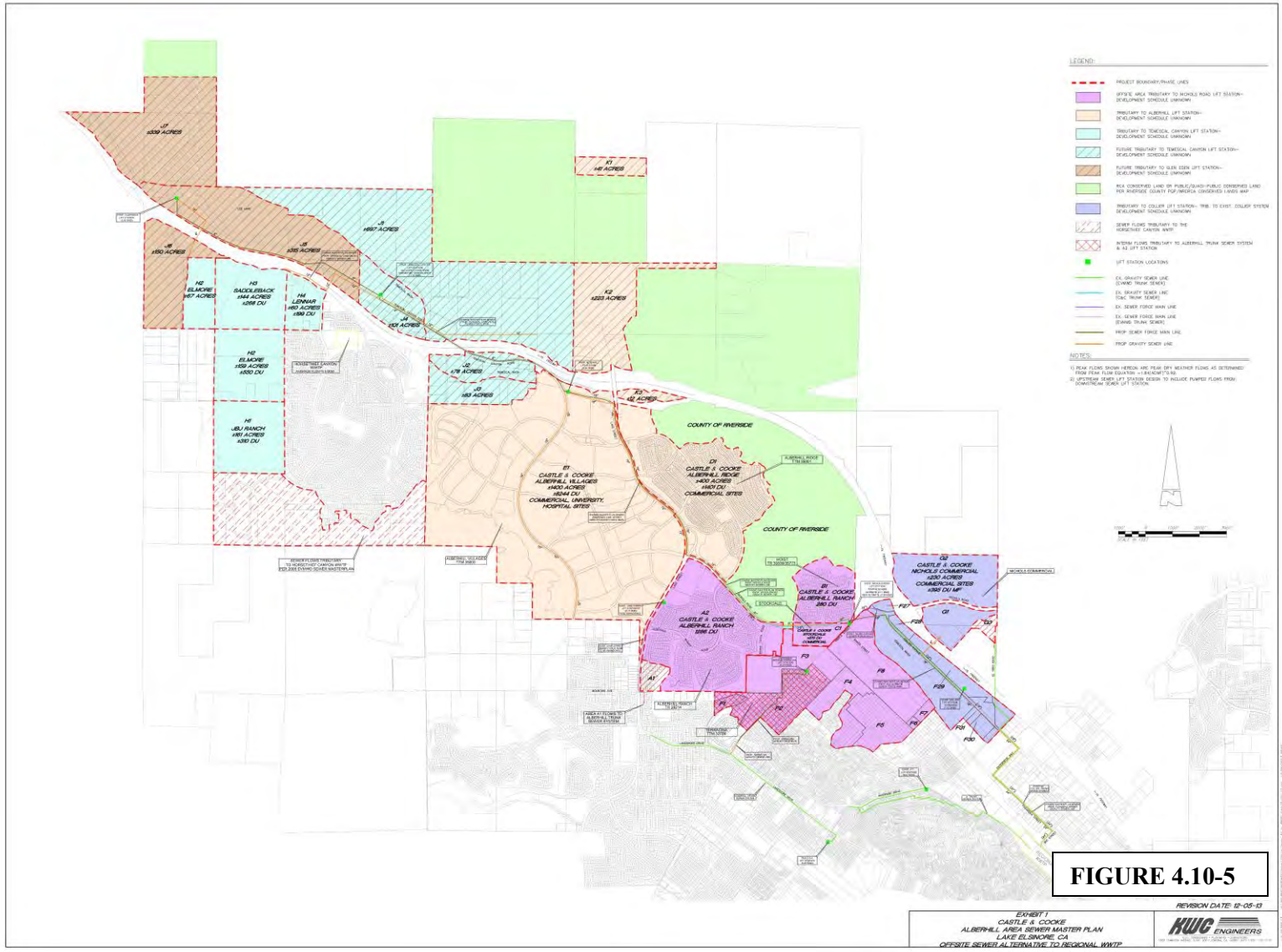

LEGEND:
NOTES:
COUNTY OF RIVERSIDE
COUNTY OF RIVERSIDE
REVISION DATE: 12-05-13
EXHIBIT I
CASTILE & COOKE
ALBERHILL AREA SEWER MASTER PLAN
LAKE ELSINORE, CA
OFFSITE SEWER ALTERNATIVE TO REGIONAL WWTP
KWC ENGINEERS

FIGURE 4.10-5

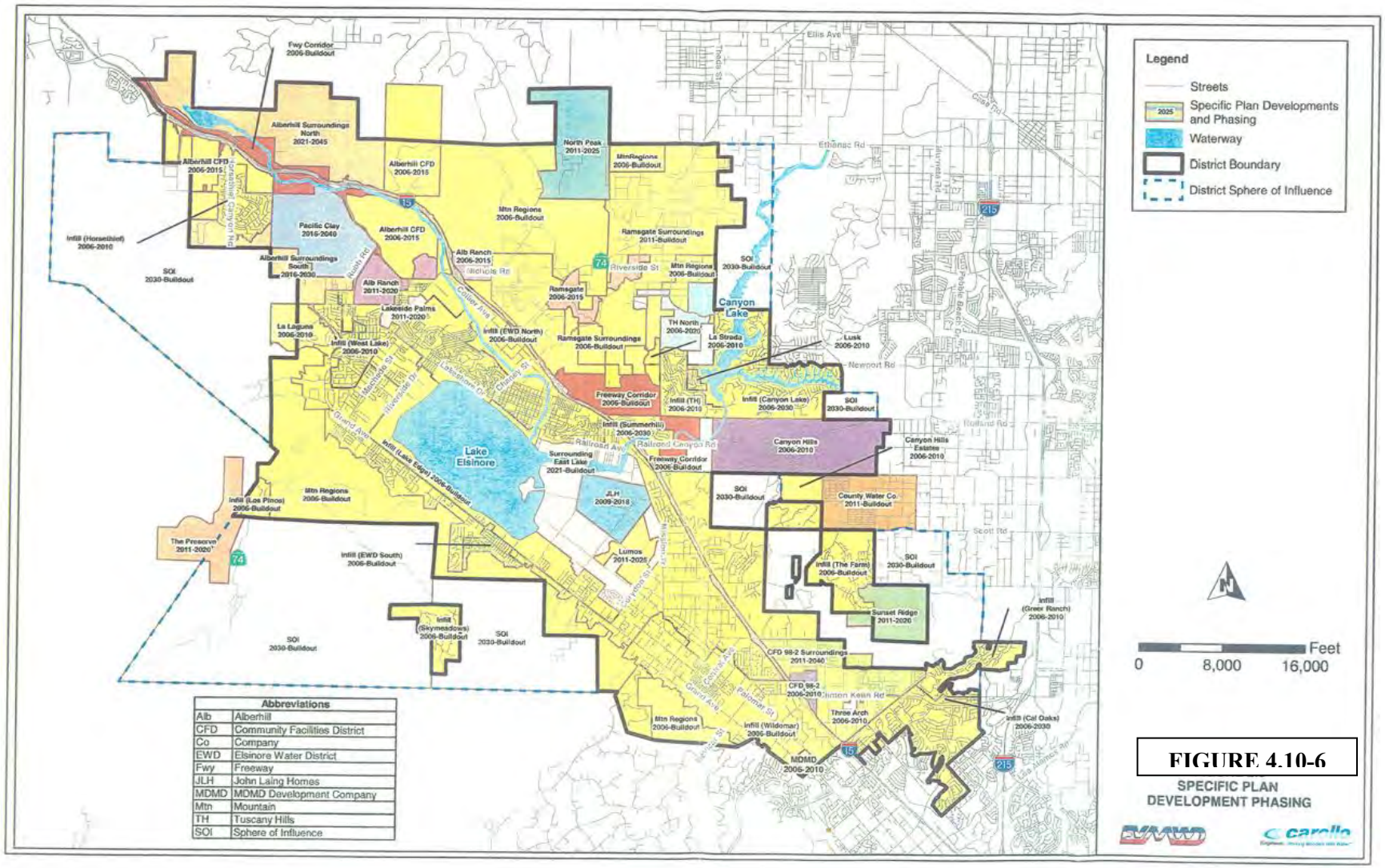


FIGURE 4.10-6
SPECIFIC PLAN DEVELOPMENT PHASING

All lift stations should be sized to accommodate the influent peak wet weather flows and based upon a 60 percent pump efficiency and 90 percent motor efficiency unless manufacturer specifications recommends otherwise. The lift station should also be capable of handling the flows with the largest capacity pump serving as standby.

The Phase 1 construction of the Alberhill Villages Project will initiate the implementation of a trunk sewer system along Lincoln Street and Lake Street and the Alberhill Villages Lift Station and force main. To determine the projected sewer flows tributary to and for the design of the ultimate Lake Street/Temescal Canyon Road Reach, the Project development, existing and future tributary developed areas based on current available sewer and land use information, were evaluated.

FIGURE S.0-3, CONCEPTUAL LAND USE PLAN, identifies the corresponding locations and proposed land uses for each of the Planning Areas described in the Alberhill Villages Specific Plan. The below TABLE 4.10-9 identifies the corresponding estimated Project sewer flows for the ultimate build-out condition of the Project.

TABLE 4.10-9 – ALBERHILL VILLAGES PROJECT (from Specific Plan)

Projected Wastewater Generation (per Conceptual Land Use Plan)				
Sewershed ID	**Contributory Area (AC) or Units**	**Land Use Designation**	**Ultimate Flows**	
			Average Daily Flow (mgd)	**Peak Flow (mgd)**
Village 1 – University/University Town Center				
PA 1a				
College Campus (6000 Students)	63.1 ac	Public Inst/Schools	0.09	0.19
Multi-Family-35DU/AC (per Unit Basis)	450 units	Multi-Family High Rise	0.07	0.15
PA 1b- Commercial/Mixed Use				
Residential-52DU/AC (per Unit Basis)	346 units	Multi-Family High Rise	0.05	0.12
Office	13.6 ac	Commercial Office	0.02	0.05
Retail	45.0 ac	General Commercial	0.07	0.15
Park	0.7 ac	Open Space/ Recreation	0.0001	0.001
PA 1c- Office Medical				
Office	40.2ac	Commercial Office	0.07	0.15
Multi-Family High Rise (per Unit Basis)	1,594 units	Multi-Family High Rise	0.24	0.48
		Subtotal	**0.61**	**1.291**

Projected Wastewater Generation (per Conceptual Land Use Plan) (Continued)				
Sewershed ID	Contributory Area (AC) or Units	Land Use Designation	Ultimate Flows	
			Average Daily Flow (mgd)	Peak Flow (mgd)
Village 2 - Parkview				
PA 2a				
Multi-Family-35DU/AC (per Unit Basis)	350 units	Multi-Family High Rise	0.05	0.12
Single Family-4.5DU/AC	139.8 ac	Medium Density	0.15	0.30
Single Family-7DU/AC	21.7 ac	Medium High Density	0.03	0.08
PA 2b				
Multi-Family-35DU/AC (per Unit Basis)	1,026 units	Multi-Family High Rise	0.15	0.32
PA 2c				
Park	14.3 ac	Open Space/Recreation	0.00	0.01
Elementary School (850 Students)	12.0 ac	Public Inst./Schools	0.02	0.04
Single Family-6DU/AC	20.2 ac	Medium Density	0.02	0.05
Single Family-7DU/AC	23.8 ac	Medium High Density	0.04	0.08
Worship	5.2 ac	Public Institutional	0.01	0.02
		Subtotal	**0.47**	**0.70**
Village 3 - Highland				
PA 3a				
Hillside Residential	164.5 ac	Very Low Density	0.03	0.08
		Subtotal	**0.03**	**0.08**
Village 4 - Lakeside				
PA 4a				
Multi-Family-35DU/AC (per Unit Basis)	889 units	Multi-Family High Rise	0.13	0.28
Single Family-10DU/AC	23.1 ac	Medium High Density	0.03	0.08
Single Family-5DU/AC	91.6 ac	Medium Density	0.10	0.21
Single Family-7DU/AC	15.2 ac	Medium High Density	0.02	0.05
Park	21.3 ac	Open Space/Recreation	0.00	0.01

Projected Wastewater Generation (per Conceptual Land Use Plan) (Continued)				
Sewershed ID	Contributory Area (AC) or Units	Land Use Designation	Ultimate Flows	
			Average Daily Flow (mgd)	Peak Flow (mgd)
PA 4b				
Single Family-10DU/AC	16.0 ac	Medium High Density	0.02	0.06
Single Family-7DU/AC	10.5 ac	Medium High Density	0.02	0.04
Multi-Family-16DU/AC	17.2 ac	High Density	0.08	0.17
PA 4c				
Residential-30DU/AC (per Unit Basis)	60 units	Multi Family High Rise	0.01	0.02
Single Family-10DU/AC	18.7 ac	Medium High Density	0.03	0.07
Retail	9.5 ac	General Commercial	0.01	0.04
Office	3.2 ac	Commercial Office	0.01	0.02
Park	15.5 ac	Open Space/Recreation	0.00	0.01
		Subtotal	**0.48**	**1.06**
Village 5 - Ridgeview				
PA 5a				
Single Family-7DU/AC	12.4 ac	Medium High Density	0.02	0.05
Single Family-5DU/AC	40.0 ac	Medium Density	0.04	0.10
PA 5b				
Single Family-7DU/AC	13.1 ac	Medium High Density	0.02	0.05
Multi-Family-16DU/AC	14.8 ac	High Density	0.04	0.09
Park	45.9 ac	Open Space/Recreation	0.01	0.02
		Subtotal	**0.13**	**0.31**
Village 6 - Alberhill Town Center				
PA 6a				
Residential-42DU/AC (per Unit Basis)	100 units	Multi-Family High Rise	0.02	0.04
Office	6.4 ac	Commercial Office	0.01	0.03
Retail	19.3 ac	General Commercial	0.03	0.07

Projected Wastewater Generation (per Conceptual Land Use Plan) (Continued)				
Sewershed ID	Contributory Area (AC) or Units	Land Use Designation	Ultimate Flows	
			Average Daily Flow (mgd)	Peak Flow (mgd)
PA 6b				
Residential-42DU/AC (per Unit Basis)	50 units	Multi-Family High Rise	0.01	0.02
Worship	10.0 ac	Public Institutional	0.01	0.04
Office	4.3 ac	Commercial Office	0.01	0.02
Retail	8.8 ac	General Commercial	0.01	0.03
		Subtotal	**0.10**	**0.25**
Total for Alberhill Villages			**1.82**	**3.691**

EVMWD has issued a 'Will-Serve' letter for Wastewater collection and treatment; therefore, the district will not determine that Wastewater Facilities will not be adequate for the project. Construction of the required proposed facilities will be per EVMWD standard specifications for construction and design of wastewater facilities. Construction activities shall follow mitigation measures, NPDES requirements, City of Lake Elsinore requirements, EVMWD requirement to minimize the effect on the environment. Construction of wastewater facilities shall be phased to minimize the impact on traffic, residents and local businesses.

Conclusions

Exceed Wastewater Treatment Requirements

Local governments and water districts are responsible for complying with Federal regulations, both for wastewater plant operation and the collection systems (e.g., sanitary sewers) that convey wastewater to the wastewater treatment facility. Proper operation and maintenance is critical for sewage collection and treatment as impacts from these processes can degrade water resources and affect human health. For these reasons, publicly owned treatment works (POTWs) receive Waste Discharge Requirements (WDRs) to ensure that such wastewater facilities operate in compliance with water quality regulations set forth by the State. WDRs, issued by the State, establish effluent limits on the kinds and quantities of pollutants that POTWs can discharge. These permits also contain pollutant monitoring, recordkeeping, and reporting requirements. POTWs that intend to discharge into the nation's waters must obtain a WDR prior to initiating discharge.

All wastewater generated by the proposed project would be routed to and treated by a treatment facility operated by the Elsinore Valley Municipal Water District, which is considered to be a POTW, so operational discharge flows treated at the facility would be required to comply with waste discharge requirements contained within the WDRs for that facility. Compliance with condition or permit requirements established by the City, and waste discharge requirements at the facility would ensure that discharges into the wastewater treatment facility system from the

operation of the proposed project would not exceed applicable Santa Ana RWQCB wastewater treatment requirements. Expected wastewater flows from the proposed project will not exceed the capabilities of the serving treatment planta s discussed in the analysis above. Therefore, no significant impact related to wastewater treatment requirements would occur and no mitigation would be required.

Construction of New Wastewater Facilities or Expansion of Existing Facilities

On-Site Sewer Improvements

As discussed above, the Project will construct on-site sewer facilities such as pipes to connect to sewer trunk lines which are proposed within Lincoln Street and Lake Street. The installation of on-site sewer improvements as proposed by the Project would result in physical impacts to the surface and subsurface of the Project site. These impacts are considered to be part of the Project's construction phase and are evaluated throughout this EIR accordingly. In instances where significant impacts have been identified for the Project's construction phase, mitigation measures are recommended in each applicable subsection of this EIR to reduce impacts to less-than-significant levels. As such, the construction of sewer infrastructure as necessary to serve the proposed Project would not result in any significant physical effects on the environment that are not already identified and disclosed as part of this EIR. Accordingly, additional mitigation measures beyond those identified throughout this EIR would not be required.

Off-Site Sewer Improvements

The installation of off-site sewer improvements to serve the Project are being proposed by the Elsinore Valley Water District as described in their *'Wastewater Master Plan'*, prepared by Carollo in November 2008, The CEQA documentation for these future facilities is the responsibility of the Elsinore Valley Water District serving as Lead Agency under CEQA.

Wastewater Treatment Capacity

Based on the studies completed to date and determination by the various wastewater reports referenced above, with the expansion and ultimate build-out of the projected wastewater treatment facilities (serving the Project) will have adequate capacity to serve the Project's projected demand, in addition to the provider's existing commitments.

Drainage

Impact 4.10-6 Threshold: Would the project require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

A multi-faceted storm drain system utilizing above-ground and below-ground facilities will be used to treat, detain, and convey storm flows where necessary. Low flows are intended to be managed in surface systems such as swales while major flows are intended to be conveyed in underground facilities. The major off-site flows from Rice Canyon and Horsethief Canyon Ranch drainage areas will first pass through sediment basins in order to remove debris from the

stormwater runoff. On a periodic basis, the remaining debris will be removed from the sediment basins. The proposed lake system will also be used to retain portions of clarified storm flows. A stream or series of streams will utilize on-site spring water to replenish and cleanse the Project's lake(s). A series of channels, large pipes, and box culverts will be used to convey flows ultimately to the Temescal Canyon Wash Channel. (For Additional Environmental Impact Information, refer to SECTION 4.3 - HYDROLOGY AND WATER QUALITY.)

All drainage facilities would be constructed according to Riverside County Flood Control and Water Conservation District (RCFC and WCD) and City of Lake Elsinore standards and requirements. Major improvements will be made to control and channelize off-site drainage through the Project.

The construction of drainage improvements as proposed by the Project would result in physical impacts to the surface and subsurface of the Project site. These impacts are considered to be part of the Project's construction phase and are evaluated throughout this EIR accordingly. In instances where significant impacts have been identified for the Project's construction phase, mitigation measures are recommended in each applicable subsection of this EIR to reduce impacts to less-than-significant levels. As such, the construction of drainage improvements as necessary to serve the proposed Project would not result in any significant physical effects on the environment that are not already identified and disclosed as part of this EIR. Accordingly, additional mitigation measures beyond those identified throughout this EIR would not be required.

Based on the above analysis, impacts are less than significant.

Solid Waste

Impact 4.10-7 Threshold: Would the project be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? or,

Impact 4.10-8 Threshold: Would the project comply with Federal, State, and local statutes and regulations related to solid waste?

Served by a Landfill with Sufficient Capacity

Minor amounts of non-hazardous solid waste including wood and concrete would be generated in the short-term by construction of the Project. The California Integrated Waste Management Board (CIWMB) prepared a waste characterization study that quantified and characterized disposal and diversion rates from construction and demolition activities (CIWMB 2006). According to the study, approximately 74 percent of waste generated from new construction is able to be diverted. On average, a significant portion of waste generated during construction of the Project could be diverted, thereby substantially reducing the total amount of waste that would be disposed of at the landfill during construction of the Project. In addition, the Project is required to comply with Section 4.408 of the *2013 California Green Building Code Standards*, which requires new development projects to submit and implement a construction waste management plan in order to reduce the amount of construction waste transported to landfills.

Therefore, based on the above analysis, the Project's impacts will be less than significant.

TABLE 4.10-10 demonstrates that the Project's combined annual solid waste generation would be 67,886.46 tons/year. The Perris Transfer Station and MRF, has a capacity of 3,600 tpd. The Project is expected to generate 67,886.46 tons/per year or 179 tpd. The El Sobrante Landfill is currently permitted to receive 10,000 tpd; of the 10,000 tpd, 4,000 tpd is reserved for refuse generated within Riverside County. This represents approximately a 0.4 percent of the daily capacity of the servicing landfill.

TABLE 4.10-10 - ESTIMATED AVSP SOLID WASTE GENERATION

Land Use	Persons/ Square Footage	Generation Factor	Yearly Solid Waste Generated (tons/year)
Residential	28,689 persons	0.0061 tons/person/day[1]	63,876.06
Commercial/Office	2,507,000 SF	0.0024 tons/sf/year[2]	4,010.40
Total			**67,886.46**

1. CR&R 2009 (Appendix I); 2. CIWMB estimated solid waste generation rates

Comply with Federal, State, and Local Statutes and Regulations Related to Solid Waste

The California Integrated Waste Management Act established an integrated waste management system that focused on source reduction, recycling, composting, and land disposal of waste. In addition, the Act established a 50% waste reduction requirement for cities and counties by the year 2000, along with a process to ensure environmentally safe disposal of waste that could not be diverted. Per the requirements of the Integrated Waste Management Act, the Riverside County Board of Supervisors adopted the Riverside Countywide Integrated Waste Management Plan which outlines the goals, policies, and programs the County and its cities will implement to create an integrated and cost effective waste management system that complies with the provisions of California Integrated Waste Management Act and its diversion mandates.

The Project's waste hauler would be required to coordinate with the waste hauler to develop collection of recyclable materials for the Project on a common schedule as set forth in applicable local, regional, and State programs. Recyclable materials that would be recycled by the Project include paper products, glass, aluminum, and plastic.

Additionally, the Project's waste hauler would be required to comply with all applicable local, State, and Federal solid waste disposal standards, thereby ensuring that the solid waste stream to the landfills that serve the Project are reduced in accordance with existing regulations.

Based on the above analysis*, *impacts are less than significant.

Gas Service

Appendix G of the *CEQA Guidelines* (2015) does not include thresholds to determine potential environmental impacts resulting from project-related natural gas demand and use. However, Appendix F of the *CEQA Guidelines* (2015) provides guidance on what should be considered in an EIR's discussion of energy impacts. This analysis focuses on an evaluation of the Project's

natural gas requirements during operation and the degree to which the Project complies with current energy standards. The guidance suggests that particular emphasis be placed on avoiding or reducing inefficient, wasteful and unnecessary consumption of energy (see Public Resources Code section 21100(b)(3)).

Impact 4.10-9 Threshold: Would the project result in the wasteful and unnecessary consumption of natural gas?

Natural gas would be provided to the Project by The Southern Gas Company (SCGC). Based on a system area average of 482 therms per year for multi-family residential and 799 therms per year for single family residential, the Project is estimated to have a gas demand of 4,721,411 therms per year, as shown in TABLE 4.10-11. Due to the fact that construction for commercial development varies so widely (e.g., a glass building vs. a heavily insulated building) and there is such a wide variation in types of materials, a typical demand figure is not available for this type of construction. Calculations would need to be made after the building has been designed. Considering the varying demands for commercial needs, estimated figures for commercial gas demand is not available at this time. Although, based on the 2008 Gas Report, a temperature-adjusted basis, core commercial market demand in 2007 totaled 82 Bcf, up about 2.7 Bcf, or 3.4 percent, from 2006. On average, the core commercial market demand is expected to decrease about 0.4 percent per year, over the next 23 years, to just below 75 Bcf in 2030. The decrease in gas usage is mainly the result of gas demand decreases expected from the impact of energy efficiency programs in this market.

TABLE 4.10-11 - ESTIMATED GAS DEMAND

Land Use	Dwelling Units	System Area Average (therms per year)	Yearly Gas Demand (therms)
Single Family Residential	2,359	799	1,884,841
Multi-Family Residential	5,885	482	2,836,570
Total	**8,244**	**--**	**4,721,411**

*__Source:__ Southern California Gas Company

SCGC has infrastructure in the area, and future gas-related infrastructure and necessary extensions would be installed over the development of the Project's 20-30 year development and phases of construction, inclusive of new natural gas facilities or expansion of existing facilities. The gas-related infrastructure and necessary extension would be installed in accordance with the requirements and specifications of the City and the California Public Utilities Commission.

The Project proposes a number of performance standards and design features that will reduce the demand for natural gas. These measures include the following:

- All new construction in the State of California is subject to the energy conservation standards set forth in Title 24, Part 6, Article 2 of the California Administrative Code. These are prescriptive standards that establish maximum energy consumption levels for the heating and cooling of new buildings.

- Per Mitigation Measure AQ-3, prior to issuance of building permit(s), the applicant shall demonstrate that the following measures to conserve energy have been incorporated into building design:

  - Submit plans demonstrating that the new residential buildings shall exceed those California Title 24 energy efficiency requirements in effect at the time of building permit issuance.

  - Submit plans demonstrating that the new commercial buildings shall include the following green building design features:
    - Utilize Low-E and ENERGY STAR windows where feasible;
    - Install high R-value wall and ceiling insulation; and,
    - Require acquisition of new ENERGY STAR qualified appliances and equipment.

- As required by the Alberhill Villages Specific Plan, implement the following Energy and Land Use Measures:

  - Reduce Energy Demand of New Construction:
    - Energy Efficient Building Standards; and,
    - Renewable Energy Incentives.

The Project will also implement General Plan Goal 12 and Polices 12.1 through 12.3.

Based on the above analysis, the Project's environmental impacts of required demand of gas supplies will be less than significant.

Electricity Service

Appendix G of the *CEQA Guidelines* (2015) does not include thresholds to determine potential environmental impacts resulting from project-related electricity demand and use. However, Appendix F of the *CEQA Guidelines* (2015) provides guidance on what should be considered in an EIR's discussion of energy impacts. This analysis focuses on an evaluation of the Project's electricity requirements during operation and the degree to which the Project complies with current energy standards. The guidance suggests that particular emphasis be placed on avoiding or reducing inefficient, wasteful and unnecessary consumption of energy (see Public Resources Code section 21100(b)(3)).

Impact 4.10-10 Threshold: Would the project result in the wasteful and unnecessary consumption of electricity?

Castle and Cooke, Inc. are in cooperation with SCE regarding the 115 Kv replacement system and alignment along Lake Street, through the northwest corner of the Project area, and as the transmission line connects from the east and to further west.

Implementation of the AVSP Project would result in an increase in demand for electrical power and service. As indicated in TABLE 4.10-12 - ESTIMATED ALBERHILL VILLAGES SPECIFIC PLAN ELECTRICITY DEMAND, located on the following page, development pursuant to the Specific Plan would result in an electricity demand of approximately 78,850,516 MWh/year of electricity.

TABLE 4.10-12 - ESTIMATED ALBERHILL VILLAGES SPECIFIC PLAN ELECTRICITY DEMAND

Land Use	Dwelling Unit/ Square Footage	Consumption Factor*	Electricity Demand (MWh/year)
Residential	8,244 DU	5,626.5 kWh/DU/year**	46,384,866
Commercial/Office	2,507,000 SF	12.95kWh/SF/year	32,465,650
Total			**78,850,516**

kWh = kilowatt-hour, SF = square feet, DU = dwelling unit, MWh = Megawatt-hour
* Consumption factors obtained from South Coast Air Quality Management District CEQA Air Quality Handbook, April 1993, TABLE A9-11-A.
** Electricity consumptions rates available do not separate single-family and multi-family residential uses.

The anticipated service demands created by implementation of the proposed AVSP are within the service parameters of SCE current transmission and service infrastructure. SCE would update existing facilities or add new facilities in the AVSP area based upon specific requests for service from end users. Financial responsibility for any updates or additional facilities would be in accordance with SCE's rules and tariffs. All new developments that require new electricity lines to be installed would be required to pay applicable fees assessed by SCE to extend electricity lines to serve the specific AVSP site. SCE would not provide service to new developments if there were not adequate electricity supplies and infrastructure to maintain existing service levels and meet the anticipated electricity demands of the specific development requesting service.

The Project proposes a number of performance standards and design features that will reduce the demand for natural gas. These measures include the following:

- All new construction in the State of California is subject to the energy conservation standards set forth in Title 24, Part 6, Article 2 of the California Administrative Code. These are prescriptive standards that establish maximum energy consumption levels for the heating and cooling of new buildings.

- Per Mitigation Measure AQ-3**,** prior to issuance of building permit(s), the applicant shall demonstrate that the following measures to conserve energy have been incorporated into building design:

    - Submit plans demonstrating that the new residential buildings shall exceed those California Title 24 energy efficiency requirements in effect at the time of building permit issuance.

- Submit plans demonstrating that the new commercial buildings shall include the following green building design features:
  - Utilize Low-E and ENERGY STAR windows where feasible;
  - Install high-efficiency lighting systems and incorporate advanced lighting controls, such as auto shut-offs, timers, and motion sensors;
  - Install high R-value wall and ceiling insulation; and,
  - Incorporate use of low pressure sodium and/or fluorescent lighting, where practicable.
- Require acquisition of new ENERGY STAR qualified appliances and equipment.
- 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.
- Where appropriate as determined by the City Engineering Division and Building and Safety Division, structures shall be designed to support the added loads of rooftop solar systems and be provided with appropriate utility connections for solar panels, even if installation of panels is not planned during initial construction.

- As required by the Alberhill Villages Specific Plan, implement the following Energy and Land Use Measures:
  - Reduce Energy Demand of New Construction:
  - Tree Planting Requirements.
  - Cool Roof Requirements.
  - Energy Efficient Building Standards.
  - Renewable Energy Incentives.

The Project will also implement General Plan Goal 12 and Polices 12.1 through 12.3.

Based on the above analysis, since the anticipated service demands created by implementation of the Project are within the service parameters of SCE current transmission and service infrastructure, the Project impacts would be at a level less than significant.,

Police Protection Services

Impact 4.10-11 Threshold: Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered police protection facilities, need for new or physically altered police protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for police protection services?

Currently, the City of Lake Elsinore contracts with the County of Riverside Sheriff's Department for police services. A total of 43.6 sworn officers operate out of the Lake Elsinore station that

meets the desired ratio of 0.85 officers per 1,000 residents.[13] Upon full build-out of the City's Land Use Plan, the population of the City would increase to approximately 318,856 residents. Under current staffing levels (0.85 officers per 1,000 people), approximately 271.03 sworn officers (an increase of 227.4 officers) would be necessary to provide the same level of staffing.

Potential impacts on police services from population increase and new development resulting from build-out of the GP include environmental impacts associated with the construction of new and improved governmental facilities that would be necessary to maintain acceptable service ratios. *(City's certified/adopted December 13, 2011 GP)*

The goals, policies and implementation programs pertaining to police services in the GP include measures to provide police services that meet the needs of the population as it grows. These policies, as provided previously in sub-section 4.10.2, are from the Public Safety and Welfare chapter of Community Facilities and Protection Services section requirements of Policy 8.2, Policy 8.3, Policy 8.4 and Goal 8 Implementation Program. These goals, policies and implementation programs include measures to reduce impacts on police services.

Current response times for emergency calls for service are 3 to 8 minutes that meets the department's standard for response times. During the 2011/2012 year, the average response time for emergency calls for service were 6.98 minutes. The Project would need to hire 1 additional officer for each 1,000 people the Project adds to the area. To handle the full generation of the Project, additional officers would need to be hired (in the future), as the Project is built over the next 20-30 year period. The projected number of additional deputies would be (47.62 DPFG additional info) 28.6 based on 8,244 dwelling units with an average of 3.48 persons per household, the population for the site (residential component) under build-out conditions would be 28,689 persons. This number of deputies would not result in the need for the construction of new police protection facilities on the Project site.

All new development projects, including the Project, are required to contribute to the City's CFD No. 2003-1 (Law Enforcement, Fire, and Paramedic Services). The funds contributed to this district are distributed to provide for additional staff, facility expansion and maintenance, and purchasing of additional equipment.

The Project will also implement General Plan Goal 8 and Policies 8.2 and 8.4.

Based on the above analysis, impacts are less than significant, and no mitigation measures are required.

Fire Protection Services

Impact 4.10-12 Threshold: Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered fire protection facilities, need for new or physically altered fire protection facilities, the construction of which could cause

[13] Current information was provided by Sergeant John Kaiser, Riverside Sheriff for the City of Lake Elsinore via email dated October 26, 2012, and letter communication dated November 8, 2012.

significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for fire protection services?

During construction and operation of the Project, compliance with all applicable fire code and ordinance requirements would be required and made conditions of approval for the Project . The Project would comply with the International Fire Code, California Building Code (CBC), and applicable RCFD Code requirements and standards for construction, access, water mains, fire flow, and fire hydrants in effect at the time of development. RCFD indicated fire flow requirements for commercial structures is 1,500 gallons per minute (gpm), at a residual operating pressure of 20 pounds per square inch (psi), and can rise to 8,000 gpm. Any water system would be designed to meet this demand and flow. The Project has been determined by fire department personnel to have adequate primary and secondary access for fire department vehicles that has been determined by correspondence with the Fire Department.

Currently, the City of Lake Elsinore contracts with RCFD for fire protection services. RCFD has a set of response time goals based upon its 1986 Master Plan. These response time goals are based upon generalized land use categories and are described in TABLE 4.10-13 - FIRE DEPARTMENT RESPONSE TIME GOALS. The City falls within the Category II (Urban) land use category. *(City's certified/adopted December 13, 2011 GP)*

TABLE 4.10-13 - FIRE DEPARTMENT RESPONSE TIME GOALS

LAND USE CATEGORY	DEFINITION	RESPONSE TIME GOALS
Category I - Heavy Urban	Intense commercial and industrial uses and higher residential densities. Examples include regional and community commercial centers, heavy industrial uses and residential densities of 8 to 20 dwelling units per acre.	5 minutes
Category II - Urban	Broad mix of uses including commercial, industrial and residential land uses with a density of 2 to 8 dwelling units per acre.	7 minutes
Category III - Rural	Rural land uses, including lower densities and fewer public facilities and improvements. May include a variety of uses including agriculture, small-scale commercial, residential densities of 0.2 to 1 dwelling unit per acre.	11 minutes
Category IV - Outlying	Generally located near large tracts of public-owned land. Uses are often agriculture, mining, industry or residential uses at a density of 1 dwelling unit per five acres or greater.	17 minutes

Source: GP

Residential and commercial development that occurs consistent with the GP would increase the resident and daytime population of the City and SOI. This would result in an increased demand for fire suppression and other emergency response services, potentially increasing the need for additional equipment and personnel. Development within the City could result in increased response times due to the potential for substantial increases in traffic on area roadways. In order to remain at the goal response time of 7 minutes with build-out of the GP, an increase in personnel, facilities, and equipment would be necessary. *(City's certified/adopted December 13, 2011 GP)*

Potential impacts on fire protection from population increase and new development resulting from build-out of the GP include environmental impacts associated with the construction of new and improved governmental facilities that would be necessary to maintain acceptable service ratios.

Based upon previous communication with RCFD, current staff levels are sufficient to meet existing demands for Phase 1 of construction. Therefore, during the 1st Phase of construction, there is no need for additional facilities and/or equipment to accommodate existing demands.

To accommodate for the increase demand created by further phases of the Project, the applicant would be required to contribute to the City's Community Facilities District (CFD) No. 2003-1 (Law Enforcement, Fire, and Paramedic Services) and eventually, as proposed, a new Fire Station will be constructed within the Project site. The construction of a fire station as proposed by the Project would result in physical impacts to the surface and subsurface of the Project site. These impacts are considered to be part of the Project's construction phase and are evaluated throughout this EIR at a program level of analysis. In instances where significant impacts have been identified for the Project's construction phase, mitigation measures are recommended in each applicable subsection of this EIR to reduce impacts to less-than-significant levels. As such, the construction of a fire station as necessary to serve the proposed Project would not result in any significant physical effects on the environment that are not already identified and disclosed as part of this EIR. Accordingly, additional mitigation measures beyond those identified throughout this EIR would not be required.

The proposed Fire Station and potential funds contributed to this district are distributed to provide for additional staff, facility expansion and maintenance, and purchasing of additional equipment. If required, the fire substation shall be located within the University Town Center or east of Lake Street within the proposed Alberhill Ridge Specific Plan.

The goals and policies pertaining to fire protection services in the GP include measures to provide adequate fire protection services that meet the needs of the population as it grows. These policies, as described previously within this SECTION 4.10, sub-section 4.10.2.3, are from the Public Safety and Welfare chapter Community Facilities and Protection Services section of the GP, and require: Policy 8.1 and Goal 8 Implementation Program.

With the proposed construction of the Fire Station within the Alberhill Villages Specific Plan and/or potential of payment of fees, the Alberhill Villages Specific Plan Project development would establish and meet the need for the Project's level of service goals.

The Project will also implement General Plan Goal 8 and Policy 8.1.

Based on the above analysis, impacts are less than significant, and no mitigation measures are required.

Schools

Impact 4.10-13 Threshold: Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered school facilities, need for new or physically altered school facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives of for schools?

It is the understanding, as of this writing that the District cannot guarantee enrollment at these facilities in the future due to the potential of increasing enrollment. The increases in number of students that would be generated at build-out of the proposed City's Land Use Plan would be significant and would affect the ability of the school district to provide quality education and necessary facilities for students. The City and the Lake Elsinore Unified School District (LEUSD) will need to coordinate plans to ensure that adequate school facilities are provided as development increases under the GP. *(City's certified/adopted December 13, 2011 GP)*

The AVSP includes the development of 8,244 housing units with an estimated increase of 28,689 persons in residential population within the next 20-30 year period. The number of students projected to be generated at build-out of the Alberhill Villages Specific Plan is shown in TABLE 4.10-14, shown below. The established generation factors per dwelling unit were obtained through communication with the LEUSD.

TABLE 4.10-14 - ALBERHILL VILLAGES SPECIFIC PLAN
STUDENT GENERATION IMPACT

School	Generation Factor Students/Dwelling Unit (LEUSD Rates Provided			Estimated Student Population for Alberhill Villages Specific Plan Generation			Total of Estimated Students Generated by AVSP	Seats Available at Schools	Resulting Seat Capacity at School with Specific Plan
	Unit Type			Unit Type (See Note Below Table)					
Grade Level	**SFD [1]**	**SFA [2]**	**MF [3]**	**SFD**	**SFA**	**MF**	---	---	---
Elementary School (K-5)	0.28	0.17	0.25	619	219	785	1,623	43- Machado	-1,580
Middle School (6-8)	0.15	0.10	0.09	331	129	283	743	0 - Terra Cotta	-743
High School (9-12)	0.20	0.12	0.12	442	155	377	974	786 - Lakeside	-188
TOTAL	**---**			**1,392**	**503**	**1,445**	**3,340**	**829**	**-2,511**

[1] Single Family Detached ("SFD") units share no common walls with any other unit and have an individual Assessor's parcel number.
[2] Single Family Attached ("SFA") units are located within a building where each of the individual units has at least one (1) common wall with another unit and is assigned individual Assessor's parcel number (e.g., townhome, condominium).
[3] Multi-Family ("MF") units have common walls on an Assessor's parcel on which other units are located.

Note: Excludes the projected DU combined within MU/COM and MXU/Office Zones during "Redevelopment" of the respective commercial areas.

As shown in TABLE, 4.10-15, the Project is expected to generate a 3,340 total number of students. The estimated breakdown of students is 1,623 elementary school students, 743 middle school students, and 974 high school students. The students projected for elementary, middle school and high school would exceed the capacity of the existing Machado, Terra Cotta, and Lakeside schools.

In addition, 6,000 university students are to be expected. Implementation of the Project, in conjunction with surrounding related projects, would result in cumulative increase in student population. With this university of 6,000 student, in addition to the Project proposal of: 1) two places of religious assembly with schools for 1,200 students total (600 students/ school with a

place of religious assembly); 2) one elementary school facility for 850 students; and, 3) additional payment of development levied fees to the LEUSD. **There will be facilities within the Project that will allow for a total of 8,050 students on-site.**

Because the AVSP would result in the addition of approximately 3,340 students to the LEUSD, and the elementary school identified to serve the Alberhill Villages Specific Plan does not have the existing capacity for expected Project-related student generation, a potentially significant impact to schools will result.

However, the AVSP will be required to potentially build schools and/or to pay applicable development fees levied by the LEUSD pursuant School Facilities Act (Senate Bill [SB] 50, Stats. 1998, c407) to offset these impacts on school facilities resulting from new development. SB 50 provides limitations on development fee exactions for school mitigation purposes, specifying that it is the exclusive method for financing school facilities and provides the exclusive method for mitigating environmental effects related to the adequacy of school facilities. Compliance with SB 50 also constitutes full and complete mitigation of impacts on adequate school facilities. The amount would be determined at the time of Project approval. Payment of required school fees would reduce impacts to schools to below a level of significance.

Potential impacts on schools from population increase and new development resulting from build-out of the GP include environmental impacts associated with the construction of new or improved governmental facilities that would be necessary to maintain acceptable service ratios. *(City's certified/adopted December 13, 2011 GP)*

The goals and policies pertaining to the schools in the GP include measures to ensure adequate school services that meet the needs of the population as it grows. These policies, as previously discussed within this SECTION 4.10, sub-section 4.10.2.4, are from the Public Safety and Welfare Chapter Community Facilities and Protection Services Section requirements: Policy 9.1 and Policy 9.2.

As noted above, the Project proposes an elementary school site. The construction of an elementary school as proposed by the Project would result in physical impacts to the surface and subsurface of the Project site. These impacts are considered to be part of the Project's construction phase and are evaluated throughout this EIR at a program level of analysis. In instances where significant impacts have been identified for the Project's construction phase, mitigation measures are recommended in each applicable subsection of this EIR to reduce impacts to less-than-significant levels. As such, the construction of a fire station as necessary to serve the proposed Project would not result in any significant physical effects on the environment that are not already identified and disclosed as part of this EIR. Accordingly, additional mitigation measures beyond those identified throughout this EIR would not be required.

The Project will also implement General Plan Goal 9 and Policies 9.1 and 9.2.

Based on the above analysis, impacts will be less than significant, and no mitigation measures are required.

Open Space Connections, Parks and Recreational Facilities

Impact 4.10-14 Threshold: Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered park facilities, need for new or physically altered park facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for park services?

Impact 4.10-15 Threshold: Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

Impact 4.10-16 Threshold: Would the project include recreational facilities or requires the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

The City's standard for public parks and open space requirement for residential development is five acres of parkland with active recreational facilities per 1,000 residents. Park and recreation facilities needed to serve the area will be provided by developers through park land dedication or funded through the park capital improvement fund fees collected by the City prior to the issuance of building permits on all new development. Active parks (public and private) will be provided at a ratio of 5 acres per 1,000 population.

The AVSP meets and exceeds the Quimby Act requirement by providing 5 acres per 1,000 project generated persons, with 183 acres of private and public parks which include: pockets parks, a community park, a sports park, lakeside park, community garden, multi-use trails, paseos, plazas and two town greens. The total combined minimum public and private park acreage per Quimby is 110 acres and is based on the generation rates from the three residential land uses within AVSP. They are calculated as follows:

Total AVSP Single Family Absorption: 3.48[14] Persons Per Household, 2,675 Single-Family Units

$$\left(\frac{\text{Persons per Household} \times \text{Total Dwelling Units}}{1{,}000}\right) \times 5 = \text{Required Acres}$$

$$\left(\frac{3.48 \times 2{,}675}{1{,}000}\right) \times 5 = 46.55 = 47 \text{ Acres}$$

[14] Per statement of Jason Simpson, City of Lake Elsinore Financial Director, on Monday, March 9, 2015 during the Castle and Cooke and the City of Lake Elsinore "All Hands Meeting" persons per household in AVSP must be lower.

Total AVSP Mixed-Use Absorption: 1.85 Persons Per Household, 2,150 Mixed-Use Units

$$\left(\frac{\text{Persons per Household} \times \text{Total Dwelling Units}}{1{,}000}\right) \times 5 = \text{Required Acres}$$

$$\left(\frac{1.85 \times 2{,}150}{1{,}000}\right) \times 5 = 42.75 = 43 \text{ Acres}$$

Total AVSP Multi-Family Absorption:2.50 Persons Per Household, 3,420 Multi-Family Units

$$\left(\frac{\text{Persons per Household} \times \text{Total Dwelling Units}}{1{,}000}\right) \times 5 = \text{Required Acres}$$

$$\left(\frac{2.50 \times 3{,}420}{1{,}000}\right) \times 5 = 19.89 = 20 \text{ Acres}$$

Total Quimby Acreage Required Based on AVSP Persons by Household Breakdown:

- 47 acres (Single-Family) + 43 acres (Mixed-Use) + 20 acres (Multi-Family) = **110 acres**

The Quimby formula above is based on the persons per household and total dwelling units of each residential land use provided within the Alberhill Villages Specific Plan. The persons per household were derived from DPFG's "Fiscal Impact Analysis for Alberhill Villages" report that was completed in March 2015. The total Quimby acreage required based on this person per household breakdown is 110 acres.

The AVSP proposes 163.7 acres of open space, 138 acres of active parks and recreational lake facilities, 35 acres of private pocket parks, 4 acres of multi-use trails, and a 6-acre community garden. In total, 183 acres of public and private active parks and 163.7 acres of open space are provided within AVSP. The Quimby Act requires a total of 110 acres of parks based on population, which the project meets and by 73 acres. It should be noted that residents of the Project would also have access to the existing community park within the adjacent Alberhill Ranch Development and future proposed parks within the Lake Elsinore West/Ridge 400/VTTM No. 35001. Additionally, the Project provides for access to the regional trail system (see FIGURES 4.10-7 - BIKEWAY PLAN and 4.10-8 - ELSINORE AREA TRAIL SYSTEM).

Combined with the population increase generated from surrounding existing and proposed projects, the Project would cumulatively increase the need for parks and recreational facilities. These projects would be required to comply with Lake Elsinore implementation of the Quimby Act through land dedication and park improvements. Additionally, any new parks proposed

would be required to adhere to the City's park design standards. (See FIGURE 4.10-9 – PARKS.)

The Project includes re-created and restored natural wildlife and open space connections in key locations in the Specific Plan area to provide continuity to the National Forest off-site to the southwest and the MSHCP core areas off-site to the north. The intent of these wildlife connections is not to encourage large wildlife into the community, but to facilitate connections to allow for safe passage of wildlife around the community and towards the existing under passes that permit wildlife to safely cross the I-15 Freeway into core MSHCP areas. These open space connections can be designed to separate wildlife from humans through the use of lighting, signage, and fencing. Multi-purpose trails are also a component of these connections, generally located along the outer edge in order to maximize the effectiveness in moving wildlife along and through these open space areas.

The construction of the above described parks and recreational facilities as proposed by the Project would result in physical impacts to the surface and subsurface of the Project site. These impacts are considered to be part of the Project's construction phase and are evaluated throughout this EIR at a program level of analysis. In instances where significant impacts have been identified for the Project's construction phase, mitigation measures are recommended in each applicable subsection of this EIR to reduce impacts to less-than-significant levels. As such, the construction of parks and recreational facilities as necessary to serve the proposed Project would not result in any significant physical effects on the environment that are not already identified and disclosed as part of this EIR. Accordingly, additional mitigation measures beyond those identified throughout this EIR would not be required.

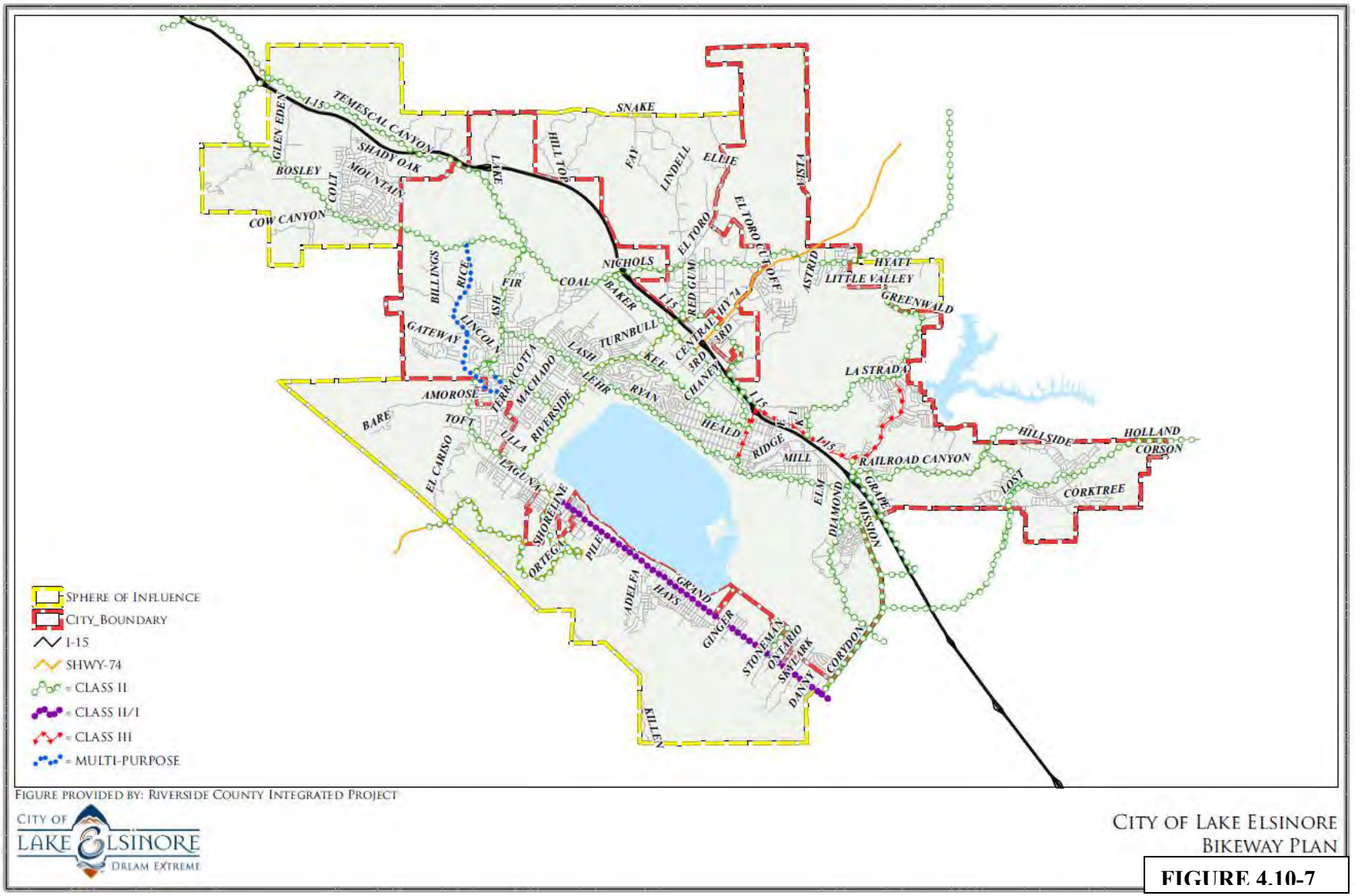

SPHERE OF INFLUENCE
CITY_BOUNDARY
I-15
SHWY-74
= CLASS II
= CLASS II/I
= CLASS III
= MULTI-PURPOSE
FIGURE PROVIDED BY: RIVERSIDE COUNTY INTEGRATED PROJECT
CITY OF LAKE ELSINORE
DREAM EXTREME
CITY OF LAKE ELSINORE
BIKEWAY PLAN

FIGURE 4.10-7

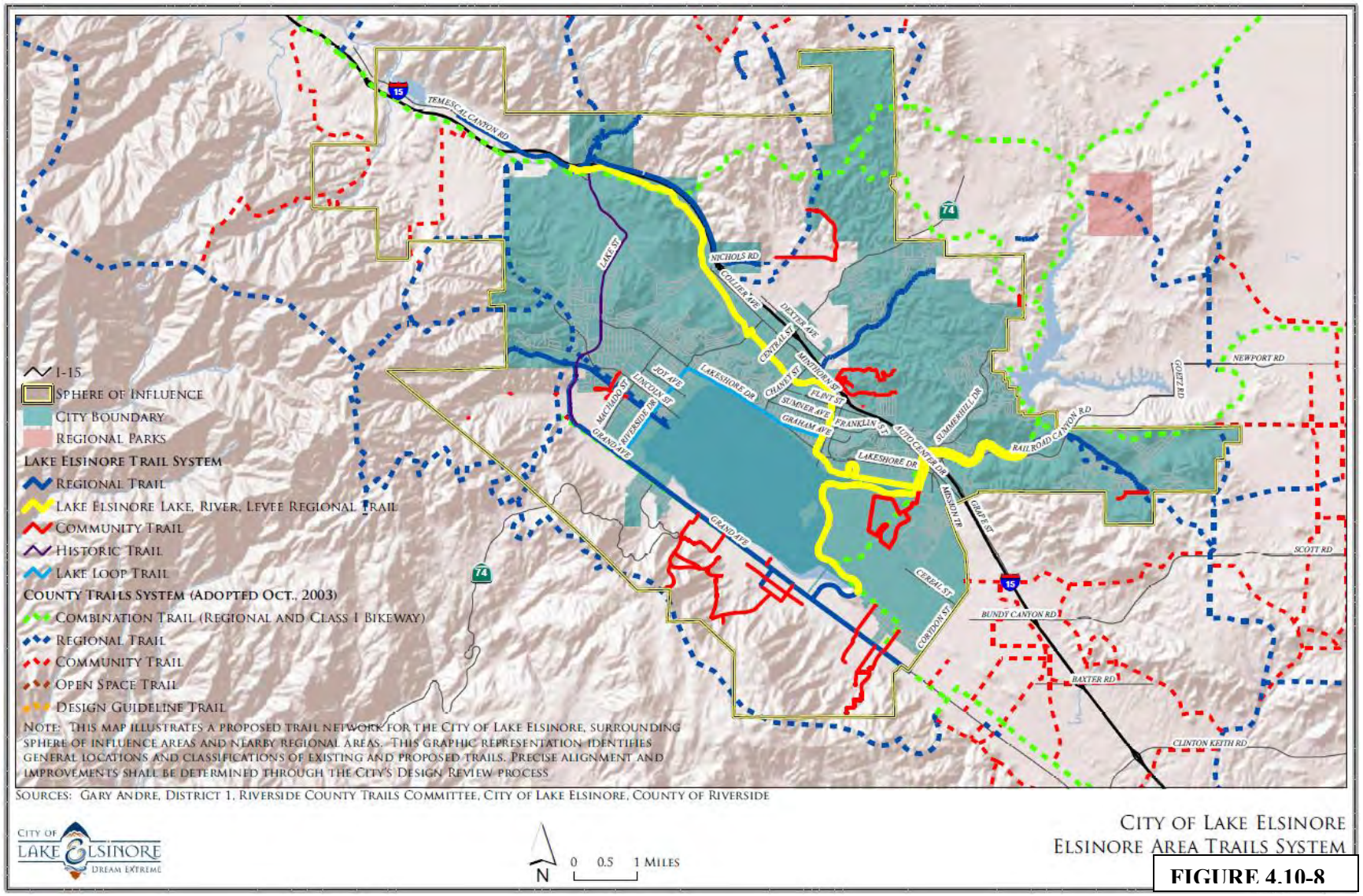

I-15
SPHERE OF INFLUENCE
CITY BOUNDARY
REGIONAL PARKS
LAKE ELSINORE TRAIL SYSTEM
REGIONAL TRAIL
LAKE ELSINORE LAKE, RIVER, LEVEE REGIONAL TRAIL
COMMUNITY TRAIL
HISTORIC TRAIL
LAKE LOOP TRAIL
COUNTY TRAILS SYSTEM (ADOPTED OCT., 2003)
COMBINATION TRAIL (REGIONAL AND CLASS I BIKEWAY)
REGIONAL TRAIL
COMMUNITY TRAIL
OPEN SPACE TRAIL
DESIGN GUIDELINE TRAIL
NOTE: THIS MAP ILLUSTRATES A PROPOSED TRAIL NETWORK FOR THE CITY OF LAKE ELSINORE, SURROUNDING SPHERE OF INFLUENCE AREAS AND NEARBY REGIONAL AREAS. THIS GRAPHIC REPRESENTATION IDENTIFIES GENERAL LOCATIONS AND CLASSIFICATIONS OF EXISTING AND PROPOSED TRAILS. PRECISE ALIGNMENT AND IMPROVEMENTS SHALL BE DETERMINED THROUGH THE CITY'S DESIGN REVIEW PROCESS
SOURCES: GARY ANDRE, DISTRICT 1, RIVERSIDE COUNTY TRAILS COMMITTEE, CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE
CITY OF LAKE ELSINORE
DREAM EXTREME
N
0 0.5 1 MILES
CITY OF LAKE ELSINORE
ELSINORE AREA TRAILS SYSTEM
TEMESCAL CANYON RD
NICHOLS RD
COLLIER AVE
DEXTER AVE
CENTRAL ST
MINTHORN ST
FLINT ST
SUMNER AVE
FRANKLIN ST
GRAHAM AVE
CHANEY ST
LAKESHORE DR
JOY AVE
LINCOLN ST
RIVERSIDE DR
MACHADO ST
GRAND AVE
AUTO CENTER DR
MISSION TR
GRAPE ST
CEREAL ST
CORDON ST
RAILROAD CANYON RD
SUMMERHILL DR
GOETZ RD
NEWPORT RD
SCOTT RD
BUNDY CANYON RD
BAXTER RD
CLINTON KEITH RD
LAKE ST
15
74

FIGURE 4.10-8

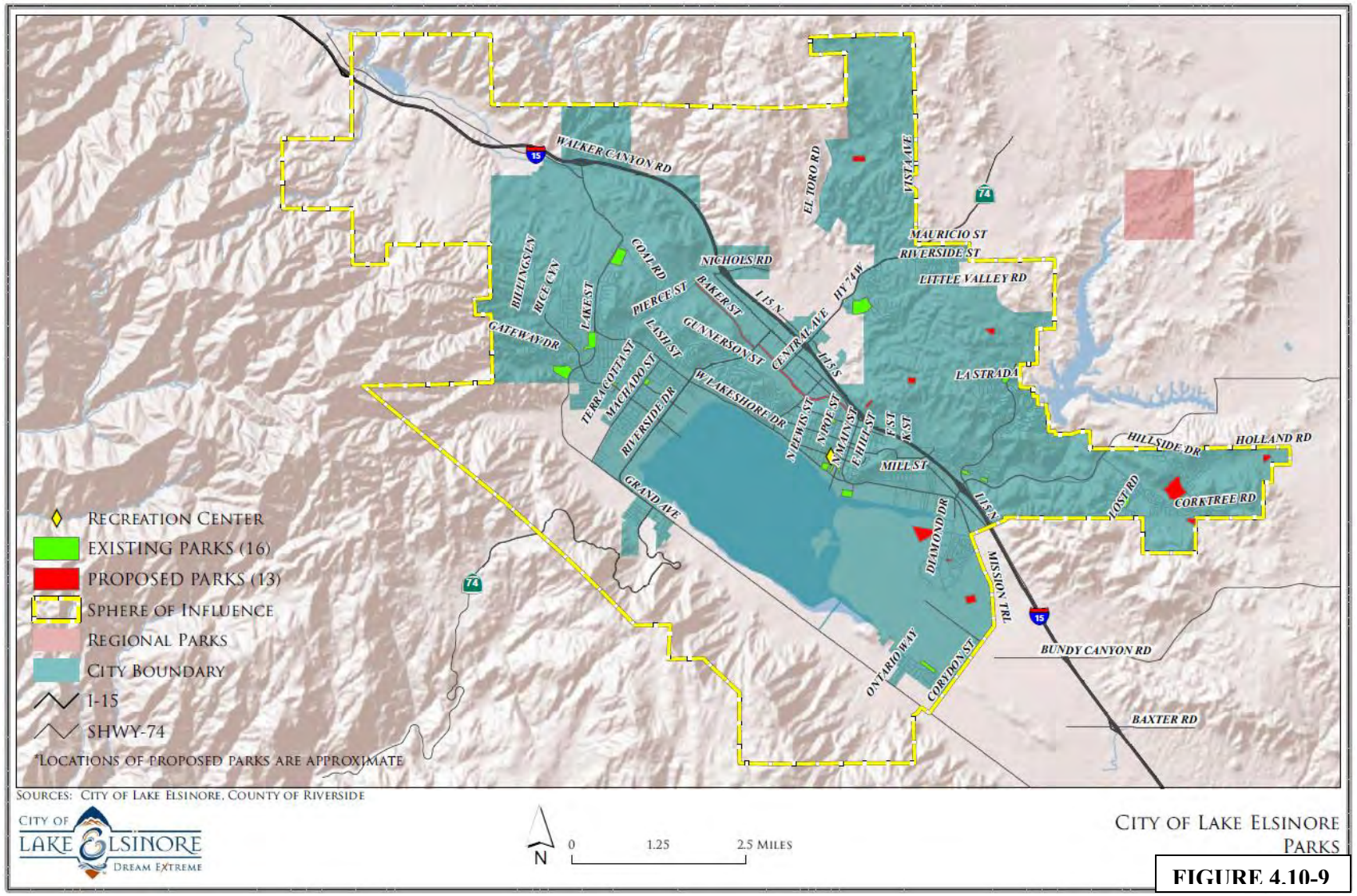

WALKER CANYON RD
EL TORO RD
VISTA AVE
MAURICIO ST
RIVERSIDE ST
LITTLE VALLEY RD
NICHOLS RD
HY 74W
I 15 N
BAKER ST
PIERCE ST
COAL RD
LAKE ST
RICE CNY
BIELINGSEN
GATEWAY DR
GUNNERSON ST
CENTRAL AVE
JESS S
LA STRADA
LASH ST
TERRACOTTA ST
MACHADO ST
RIVERSIDE DR
W LAKESHORE DR
N LEWIS ST
N PIPE ST
N MAIN ST
E HILL ST
F ST
K ST
MILL ST
GRAND AVE
HILLSIDE DR
HOLLAND RD
CORKTREE RD
LOST RD
I 15 S
DIAMOND DR
MISSION TRL
BUNDY CANYON RD
ONTARIO WAY
CORYDON ST
BAXTER RD
RECREATION CENTER
EXISTING PARKS (16)
PROPOSED PARKS (13)
SPHERE OF INFLUENCE
REGIONAL PARKS
CITY BOUNDARY
I-15
SHWY-74
*LOCATIONS OF PROPOSED PARKS ARE APPROXIMATE
SOURCES: CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE
CITY OF LAKE ELSINORE
DREAM EXTREME
N
0
1.25
2.5 MILES
CITY OF LAKE ELSINORE
PARKS

FIGURE 4.10-9

In addition, because the Project includes the construction of new parks, the Project would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of park facilities would occur or be accelerated.

With the Project's proposed open space areas, re-created and restored natural wildlife and open space connections in key locations in the Specific Plan, these parks and open spaces will provide a continuity to the National Forest off-site to the southwest and the MSHCP core areas off-site to the north.

The Project will also implement General Plan Goal 1 and Policies 1.1 and 1.6; Goal 2 and Policy 2.1; Goal 8 and Policies 8.1 through 8.7; and Goal 9 and Policy 9.1; Alberhill District Goal 2 and Policies AH 2.1,AH 2.3, AH 2.4, and 2.5; Alberhill Goal 5 and Policies AH 5.1, AH 5.2 and AH 5.3.

Based on the above analysis, impacts are less than significant, and no mitigation measures are required.

Telecommunications

Impact 4.10-17 Threshold: Would the project result in substantial adverse physical impacts associated with the provision of new or increased telecommunications service that would physically alter telecommunication facilities, need for new or physically altered telecommunications facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service or other performance objectives for telecommunications services?

AT&T has an existing (3) 1 ¼" fiber conduit system located on the southerly side of Lake Street which extends from Mountain Avenue to Temescal Canyon Road where it travels along the westerly side of Temescal Canyon Road into the Corona area. Verizon has an existing underground (2) 4" conduit system located on the southerly side of Lake Street extending from Nichols Road east to Temescal Canyon Road. They also have an existing (2) 4" conduit system stubbed out at the northwesterly corner of Lake Street and Nichols Road. In addition to these existing facilities, they also have plans to install (4) 4" conduits on the westerly side of Nichols Road across Lake Street to feed the Alberhill Villages Specific Plan. Verizon will need to reinforce their existing copper facilities in order to sufficiently serve the Alberhill Villages Specific Plan. Time Warner has an existing underground (2) 3" conduit system located on the southerly side of Lake Street that extends easterly from Mountain Avenue to Nichols Road. They also have an existing overhead fiber system located on the southerly side of Lake Street that extends from Mountain Avenue to Temescal Canyon Road and beyond. Time Warner's overhead fiber also extends along the northerly side of Temescal Canyon Road. Level 3 Communications has an existing underground (12) 1 ¼" conduit system that exists on the southerly side of Lake Street and extends easterly to Temescal Canyon Road where it travels along the westerly side of Temescal Canyon Road into the Corona area, which is a major fiber route that connects Riverside and San Diego County areas. The existing Level 3 system will not be used to serve the Alberhill Villages Specific Plan.

Implementation of the Project, in conjunction with related projects, would result in a increase in demand for telephone, cable, and Level 3 communication facilities and their required services. The AVSP, similar to the development of related projects, is encouraged by the City of Lake Elsinore to pursue the 'state of the art' in technology that would allow the residents and City to be more informed about current events, issues and emergency preparedness programs.

With the Project's development and implementation, there will be an increase for demand of acceptable telecommunication services or other performance objectives for additional required services, such as the construction of phone and cable, and will be accomplished by the Project connecting to either existing facilities and/or future planned systems for ATT, Verizon, and Time Warner.

The construction of telecommunication facilities within the Project would result in physical impacts to the surface and subsurface of the Project site. These impacts are considered to be part of the Project's construction phase and are evaluated throughout this EIR at a program level of analysis. In instances where significant impacts have been identified for the Project's construction phase, mitigation measures are recommended in each applicable subsection of this EIR to reduce impacts to less-than-significant levels. As such, the construction of telecommunication facilities within the Project as necessary to serve the proposed Project would not result in any significant physical effects on the environment that are not already identified and disclosed as part of this EIR. Accordingly, additional mitigation measures beyond those identified throughout this EIR would not be required.

The Project will also implement General Plan Goal 12 and Policy 12.1.

Based on the above analysis, impacts are less than significant, and no mitigation measures are required.

Libraries

Impact 4.10-18 Threshold: Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered library facilities, need for new or physically altered library facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, or other performance objectives for library services?

The Lake Elsinore Library located on West Graham Avenue and the Lakeside Library on Riverside Drive are branch libraries of the Riverside City and County Public Library system. They are the only libraries within ten miles of the Project site, located approximately six to eight miles away. Per Riverside City and County Public Library, the current level of library service within the County of Riverside is considered to be inadequate.

The American Library Association suggests the optimum standard for library facilities and volumes available per capita stands at 0.5 square feet of library space and 2.5 volumes per capita. The recommendation for appropriate service is 18,000 square feet of library space and a total of

90,000 volumes for the current population of the City. *(City's certified/adopted December 13, 2011 GP)*

There are presently a total of 35 libraries and two bookmobiles that are also part of the Riverside County Library System. On October 27, 2012, Library Number 34 opened in Mead Valley and Library Number 35, the Cabazon Pass Library, opened on February 13, 2013 in Cabazon, CA.[15]

The libraries closest to the Project site are the City of Lake Elsinore Library and the library located within the Lakeside High School site.[16]

With implementation of the City's Land Use Plan, it is anticipated that the increase of residents and associated dwelling units that would occur at build-out would substantially intensify the demand for library services and facilities within the City. Based on the present service criterion into build-out estimates, the County would need to provide approximately 159,428 square feet of library space and a total of 797,140 volumes. Therefore, the increase in residents associated with the General Plan build-out would significantly affect existing library facilities and services. *(City's certified/adopted December 13, 2011 GP)*

Potential impacts on libraries from population increase and new development resulting from build-out of the General Plan include environmental impacts associated with the construction of new or improved governmental facilities that would be necessary to maintain acceptable service ratios. *(City's certified/adopted December 13, 2011 GP)*. There is no public library proposed within the Project site so there would not be a physical impact environmental as a result of the Project.

The goals, policies and implementation programs pertaining to libraries in the General Plan require that, as development continues to occur, the City shall encourage the County of Riverside's County/City Public Library System to provide adequate library facilities for City residents, and are previously reviewed and shown within this SECTION 4.10, sub-section 4.10.2.4, more specifically, the Public Safety and Welfare chapter Community Facilities and Protection Services section, Goal 10 and related Implementation Program.

Implementation of the Project would result in an incremental increase in the demand for library facilities and services. To offset the Project's incremental contribution to the demand for library facilities, the Project is requires to participate in the City's impact fee program which has a fee component for libraries for new residential housing developments to support future library facilities and to offset any potential impacts to libraries.

Based on the above analysis, impacts are less than significant, and no mitigation measures are required.

[15] This information was provided by a telephone conversation with Sue Goodman and Trish Willi, Riverside County Library System, on April 25, 2014.
[16] This information was provided by a telephone conversation with Mark Smith, Administrator, Riverside County Library System, on October 26, 2012.

Animal Control Services

Impact 4.10-19 Threshold: Would the project result in substantial adverse physical impacts associated with the provision of new or existing animal services, need for new or physically altered animal control facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service as presently accepted, response times, or other performance objectives of animal control and its services?

Population increases allowed by the General Plan could result in an increased need for animal control services. Adequate animal control services would be essential to ensure a safe community for residents and their pets. These services would address potential increases in emergency animal control calls and the need for adoption and licensing services. The City continues to foster and participate in the operation of a regional control facility through participation in the South Western Communities Financing Authority. The General Plan includes measures to ensure adequate services that meet the needs of the population as it grows. The General Plan policies from the Public Safety and Welfare chapter Community Facilities and Protection Services section require the City to implement Policy 11.1 and Policy 11.2, as discussed within this SECTION 4.10, sub-section 4.10.2.4. These goals, policies and implementation programs include measures to reduce impacts on animal control services by supporting the agencies that provide animal control services.

The City of Lake Elsinore currently contracts with a private company for all animal control services (Animal Friends of the Valley). The goal of animal services is to provide high quality animal control services to ensure timely response and effective control that protects both citizens and animals. An additional goal is to develop an educational program in conjunction with Animal Friends of the Valley regarding animal control services, including spay and neuter programs.

With implementation of the Project, there would result in an increase in demand of animal services. However, the responsibility for animal control services is beyond the scope of the Project. The Project does not propose animal control facilities, therefore, there is no impact with respect to substantial adverse physical impacts associated with the provision of new or existing animal services, need for new or physically altered animal control facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service as presently accepted, response times, or other performance objectives of animal control services

4.10.4 CUMULATIVE IMPACTS

Cumulative impacts related to public utilities/service systems are addressed in the General Plan EIR which is incorporated by reference into this AVSP PEIR. As discussed within SECTION 4.10 – PUBLIC SERVICES AND UTILITIES to the AVSP PEIR, future development in the local area will result in increased demands for police and fire services, schools, recreational needs, libraries, and animal control.

If sufficient funding is not made available to increase services then new development may impact police and fire services, specifically, the increase in development and population may

result in substandard response times and inadequate services. Planning efforts by the County service providers take into account anticipated growth of the planning area and neighboring cities.

The goals and policies pertaining to schools and recreational needs as discussed within the GP include measures to ensure adequate school services and recreational needs (per Quimby Act requirements) that meet the needs of the population as it grows. State law and fees are deemed to provide full and complete school facilities mitigation. With these applicable provisions and goals for each public service in the GP, adequacy and availability of these services will be ensured as development occurs. As a result, future development would not have significant cumulative impacts upon these services, and therefore, would be less than significant.

Cumulative impacts from the AVSP Project and additional development will result in increased demand for utility services, as discussed within SECTION 4.10 - PUBLIC SERVICES AND UTILITIES. The AVSP Project will be required to pay connection, services and assessment fees, as required, to mitigate the increased demand for additional service and capacity. Measures such as funding mechanisms and user fees will offset and improve infrastructure.

In addition to implementation of the goals, policies and implementation programs of the GP and being in compliance with existing regulatory requirements and service provider, the potential cumulative impacts on public facilities and services within the City and City's Sphere of Influence, ***the cumulative impacts on utilities and service systems will be less than significant and no additional mitigation measures are required.***

4.10.5 ENVIRONMENTAL MITIGATION MEASURES

Regarding all public services, utility and service facility systems, discussed within this SECTION 4.10, the City will require the developer of the Project to implement all required Federal, State, and City regulations, as well as the City's goals, policies and implementation programs to reduce any potential impacts to a level that are considered to be less than significant at a programmatic level.

Because the construction schedule for the proposed Alberhill Wastewater Treatment Plant is unknown, the following mitigation measure is required:

PU-1 Prior to the issuance of building permits for residential, commercial, mixed-use, or institutional development, the City shall require verification from the Elsinore Valley Municipal Water District that adequate wastewater treatment facilities and treatment capacity exists to serve the proposed development.

4.10.6 SUMMARY OF ENVIRONMENTAL EFFECTS AFTER MITIGATION MEASURES ARE IMPLEMENTED

Project-related impacts associated with public services, utility and service facility systems will ***be less than significant with implementation of Mitigation Measure PU-1.***

4.11 BIOLOGICAL RESOURCES/JURISDICTIONAL WATERS

Information in this SECTION 4.11is based on these technical reports that include:

- The Planning Associates, Inc. (TPA) in Association with Glenn Lukos and Associates (GLA). 2008, 2012 & 2014. *Biological Assessment of Castle & Cooke Pacific Clay Mine Site in Riverside County, California.* October 2008, updated in May 2012, and by letter update May 14, 2014. (A copy of this report and letter are found within Appendix G of this Program Environmental Impact Report (PEIR).);

- The Planning Associates, Inc. (TPA) in Association with Glenn Lukos and Associates (GLA). 2008, 2012 & 2014. *Biological Assessment* and *Biological Constraints Analysis.* (A copy of these report and letter are found within Appendix G of this Program Environmental Impact Report (PEIR).);

- City of Lake Elsinore. 2011. *City of Lake Elsinore General Plan.* Certified/adopted by City of Lake Elsinore, December 13, 2011. (This document is located and available for Public Review at the City of Lake Elsinore, and at the City of Lake Elsinore web-site: http://www.lake-elsinore.org; Accessed web-site May 15, 2012.);

- City of Lake Elsinore. 2011. *City of Lake Elsinore General Plan Update Draft Program EIR.* August 2011 and Final Certified/adopted on December 13, 2012. (This document is located and available for Public Review at the City of Lake Elsinore, and at the City of Lake Elsinore web-site: http://www.lake-elsinore.org; Accessed web-site May 15, 2012.);

- California Native Plant Society (CNPS). 2012. *Inventory of Rare and Endangered Plants 2012.* Edition v8-01a. Sacramento, CA. (This document is located at this web-site: http://www.rareplants.cnps.org/; Accessed web-site July 5, 2012.);

- California Natural Diversity Data Base (CNDDB). 2012. *The USGS 7.5' Quadrangle; Alberhill, Lake Mathews, Steele Peak, Lake Elsinore, Wildomar, Sitton Peak, Canada Gobernadora, Santiago Peak, and Corona South Quadrangles.* (CNDDB May 2012); (The Data Base document is found at these web-sites: http://www.dfg.ca.gov/biogeodata/cnddb and http://www.dfg.ca.gov/biogeodata/cnddb/plants_and_animals.asp; Accessed web-site July 20, 2012.);

- County of Riverside - Western Riverside County TLMA. 2003. *MSHCP Document; Sections 6.1.2, 6.1.3, and 6.3; TABLE 9.3.* 2003. (These document and Table are found at this web-site: http://www.rctlma.org/mshcp; Accessed web-site June 29, 2012.);

- County of Riverside. 2000. *Riverside County Integrated Project – Multiple Species Habitat Conservation Plan.* July 2000. (This report is available for Public Review at the County of Riverside and at this web-site: http://www.rctlma.org/mshcp; Accessed web-site June 29, 2012.);

- State of California. 2011. *The Resources Agency, Department of Fish and Wildlife, Natural Heritage Division, Endangered Plant Program. Endangered and Threatened Upland Plant and Animal Status.* January, 2011. (This document is available at this web-site: http://www.dfg.ca.gov/biogeodata/cnddb/pdfs/SPAnimals.pdf; Accessed web-site June 29, 2012.);

- U.S. Department of Agriculture. 1978 (Estimated). *Natural Resources Conservation Service (NRCS) Soils Map.* (This Soils Map and Data is found at web-site: http:// www. nrcs. usda.gov/wps/portal/nrcs/main/national/soils; Accessed web-site July 13, 2012.);

- URS (URS). 2003. *Soils Map.* December 18, 2003. (This Soils Map FIGURE is included within this SECTION 4.11 of this Program EIR.);

- The Planning Associates, Inc. (TPA). 2005. *General Biological Resources Assessment Lake and I-15 Parcels - 9.09 Acres.* August 15, 2005. (This report is found within Appendix G of this Program EIR, following the October 2008 Biological Assessment, also prepared by The Planning Associates.); and,

- State of California. *The Resources Agency, Department of Fish and Wildlife. 1992, 2000 and April 2014. Annual Report on the Status of California State Listed Threatened and Endangered Animals and Plants*; and *State and Federally Listed Endangered, Threatened, and Rare Plants of California*. (This report is available at the Ca. Dept. of Fish and Wildlife and found at these web-sites: http://www.dfg.ca.gov/ biogeodata/cnddb/pdfs/TEPlants.pdf; http://www.dfg.ca.gov/biogeodata/cnddb/pdfs/TE Animals.pdf;www.dfg.ca.gov/wildlife/nongame/t_e_spp/ann_te_rpt.html;and https://nrm. dfg.ca.gov/ FileHandler.ashx? Document ID=84015; Accessed website in July 2012 and again on May 12, 2014.).

The purpose of this SECTION 4.11 is to identify existing biological resources on-site, analyze potential Project-related impacts to these resources (including sensitive species) and recommend mitigation measures to reduce the significance of identified impacts.

4.11.1 ENVIRONMENTAL SETTING

The Project site is located within the Elsinore Valley that is generally bound on the west by the east flank of the rugged Santa Ana Mountains and on the east by gently sloping hills. The San Jacinto River cuts through the valley, and discharges flow into Lake Elsinore where Temescal Canyon Wash begins via a spillway. As discussed within the City of Lake Elsinore General Plan, the area contains a mixture of land developed for residential, commercial, industrial, recreational, agricultural and undeveloped land remaining in its natural state. Within the Elsinore Valley, approximately 16 natural vegetative communities, in addition to developed sites and agricultural uses, occur in the City and its Sphere of Influence (SOI). Each of these habitats provides cover, food, and water necessary to meet biological requirements of a variety of animal species.

The local area climate is semi-arid Mediterranean, characterized by hot summers, mild winters, and low humidity. During summer, average temperatures range from 70's to 90's; in the winter cool temperatures in the 50's prevail. The warmest month of the year is August with an average maximum temperature of 98.30 degrees Fahrenheit, while the coldest month of the year is December with an average minimum temperature of 37.30 degrees Fahrenheit. Temperature variations between night and day tend to be relatively big during summer with a difference that can be 37 degrees Fahrenheit, and moderate during winter with an average difference of 28 degrees Fahrenheit. The average precipitation at Lake Elsinore is 12.09 inches. Rainfall in Lake Elsinore is fairly evenly distributed throughout the year. The wettest month of the year is February with an average rainfall of 2.96 inches.

The approximate 1,400-acre Project site, is located in the City of Lake Elsinore, Riverside County, California (refer to FIGURE S.0-2 - VICINITY MAP). The Site is generally located south of Temescal Canyon Road and Interstate 15 (I-15) Freeway, west of Lake Street, north of Running Deer Road and existing residential development, and east of the Horsethief Canyon Residential Development. The Project contains a 100-year old active mining operation within the central portion of the property and the remaining undeveloped area is dominated by chaparral, coastal sage scrub and annual grasslands dominated by aggressive exotic species (FIGURE 4.11-2B - BIOLOGICAL RESOURCES MAP). A total of 433 acres of the approximately 1,400 acres has been previously disturbed by significant mining over the past 100 years and 941 acres remain either undisturbed or disturbed with minor grading and clay storage activities.

Four blue-line drainages occur on-site as depicted on the U.S. Geological 7.5 minute Elsinore, California topographic quadrangle, dated 1954 and photo-revised in 1988. Although shown on the USGS map, as only one “blue line” drainage, Temescal Canyon Wash along the I-15 Freeway, remains relatively undisturbed from historic (pre-1980) mining. Adjoining land uses include rural development south of Interstate 15 (I-15) Freeway and undeveloped land north of I-15 Freeway, residential development and mining facilities to the east, residential development and undeveloped land to the south and west. The mine site’s drainages are highly disturbed and differ from the water courses and topography described or depicted by the USGS quad.

4.11.1.1 Existing Conditions

Vegetation Associations and Habitats

As shown in TABLE 4.11-1 and on FIGURES 4.11-1, 4.1-2A and 4.11-2B, vegetation associations mapped within the Project site include developed, disturbed habitat, alluvial fan scrub, chaparral, eucalyptus woodland, oak woodland, riparian scrub, riparian woodland and Riversidean sage scrub.

The following is a general description of the vegetation communities that occur on the Project site:

The AVSP Project site is an active 100 year old mining facility that includes 1,032.61 acres of disturbed lands supporting ruderal vegetation, located in the central and northern areas. The southern areas outside of the mining facility are dominated by chaparral, with transitional areas

of coastal sage scrub. Sage scrub and annual grasslands are located on the lower elevation areas in the eastern portions of the AVSP site. Numerous artificial seasonal mining water holding detention basins associated with mining wash outs and road ruts, as well as water detention basins associated with best management practices for mining activities, are located throughout the property. Several disconnected and connected drainage features traverse the Project Site, some of that supports remnants of riparian vegetation, coast live oak riparian forest, southern willow scrub, alluvial fan sage scrub, mulefat scrub, and invasive plant life.

TABLE 4.11-1 - EXISTING VEGETATION COMMUNITIES

PLANT COMMUNITY	APPROXIMATE ACREAGE
CHAPARRAL	273.05
DISTURBED CHAPARRAL	3.61
DISTURBED/MULEFAT SCRUB	25.74
DISTURBED RIVERSIDEAN SAGE SCRUB	277.85
DISTURBED SOUTHERN WILLOW SCRUB	10.74
DISTURBED/DEVELOPED	600.40
EUCALYPTUS WOODLAND	30.18
MULEFAT SCRUB	5.02
NON-NATIVE GRASSLAND	126.06
OPEN WATER	39.30
RIVERSIDEAN SAGE SCRUB	7.70
UNVEGETATED WASH	14.00
WILLOW RIPARIAN	6.83
Total	**Approx. 1,400 Acres**

Sensitive Vegetation Associations and Habitats

Vegetation communities (habitats) are generally considered 'sensitive' if: (1) they are considered rare within the region by various agencies including U.S. Fish and Wildlife Service (USFWS), California Department of Fish and Wildlife (CDFW), and other local agencies; (2) if they are known to support sensitive animal or plant species; and/or, (3) they are known to serve as important wildlife corridors. (HDR) These sensitive habitats are typically depleted throughout their known ranges, or are highly localized and/or fragmented.

A majority of the AVSP area is highly disturbed due to mining activities, and dominated by sparse, ruderal plant species. Due to the disturbed nature of this community, it is not considered a high inventory priority community by the California Natural Diversity Database (CNDDB).

The AVSP Project area supports a total of six drainage features (with 1.82 acres of ephemeral nature acres); one that may be considered State and Federal jurisdictional wetland (Temescal Wash), two jurisdictional "Other Waters of the U.S." (the drainage area across the northwest corner of the Project site and the lineal area west and adjacent to where the railroad track used to be located – that drains into Temescal Canyon Wash), and three lineal areas considered to be non-jurisdictional drainages. In addition, there are numerous artificial seasonal mining water holding detention basins associated with mining wash outs and road ruts, as well as water detention basins associated with best management practices for mining activities, are located throughout the property. Several disconnected and connected drainage features traverse the Project Site, some of that supports remnants of riparian vegetation, coast live oak riparian forest, southern willow scrub, alluvial fan sage scrub, mulefat scrub, and invasive plant life.

General Wildlife Inventory

The vegetation communities discussed above provide wildlife habitat. While a few wildlife species are entirely dependent on a single community, the entire mosaic of all the communities within the AVSP area and adjoining areas constitutes a functional ecosystem for a variety of wildlife species, both within the AVSP area and as part of the regional ecosystem. Based on the disturbed nature of the area, the AVSP area would be expected to support a minimal assortment of invertebrates. The AVSP area also provides foraging and cover habitat for year-round bird residents, seasonal bird residents, and migrating songbirds within disturbed and ruderal communities. The American kestrel and red-tailed hawk and intermittent (possibly seasonal) use by northern harriers, along with turkey vultures and Cooper's hawks are expected to be occasional visitors. Trees within and around the AVSP area provide perches for roosting in the area. The ruderal/disturbed nature of the AVSP area also provides habitat for reptiles, songbirds, and small mammals that has the potential to result in a moderate prey population for moderate raptor foraging. Collectively, the availability of prey and perches would suggest that the AVSP area has the potential to be used by a variety of raptor species.

Special-Status Plant Species

Sensitive species that occur or potentially could occur within the AVSP area are based on one or more of the following: (1) the direct observation of the species on the property during one of the

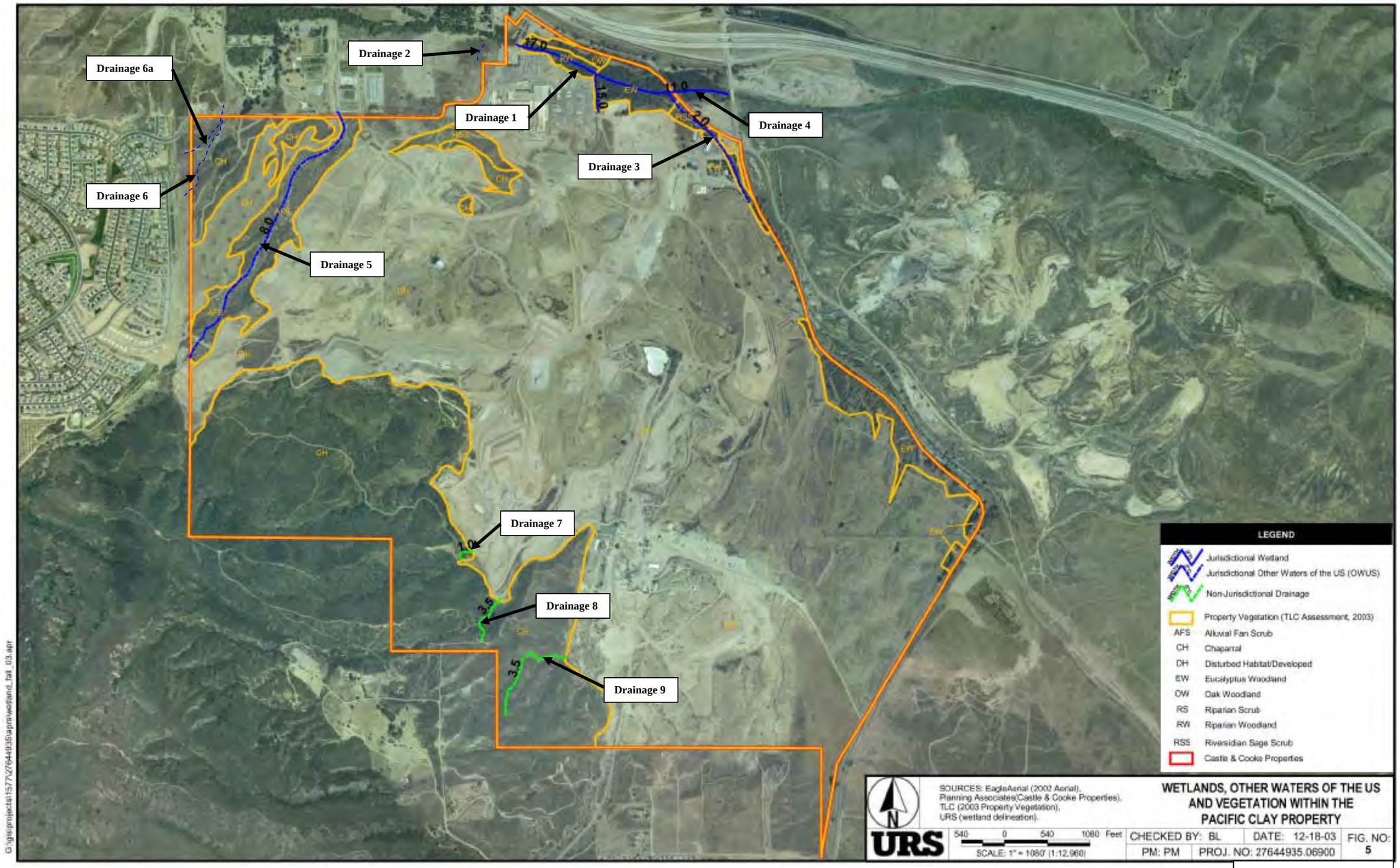

Drainage 6a
Drainage 2
Drainage 1
Drainage 4
Drainage 3
Drainage 6
Drainage 5
Drainage 7
Drainage 8
Drainage 9
17.0
15.0
11.0
2.0
8.0
1.0
3.5
3.5
LEGEND
Jurisdictional Wetland
Jurisdictional Other Waters of the US (OWUS)
Non-Jurisdictional Drainage
Property Vegetation (TLC Assessment, 2003)
AFS Alluvial Fan Scrub
CH Chaparral
DH Disturbed Habitat/Developed
EW Eucalyptus Woodland
OW Oak Woodland
RS Riparian Scrub
RW Riparian Woodland
RSS Riversidian Sage Scrub
Castle & Cooke Properties
SOURCES: EagleAerial (2002 Aerial),
Planning Associates(Castle & Cooke Properties),
TLC (2003 Property Vegetation),
URS (wetland delineation).
WETLANDS, OTHER WATERS OF THE US
AND VEGETATION WITHIN THE
PACIFIC CLAY PROPERTY
URS
540 0 540 1080 Feet
SCALE: 1" = 1080' (1:12,960)
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FIGURE 4.11-1

FIGURE 4.11-2A -BIOLOGICAL RESOURCES MAP

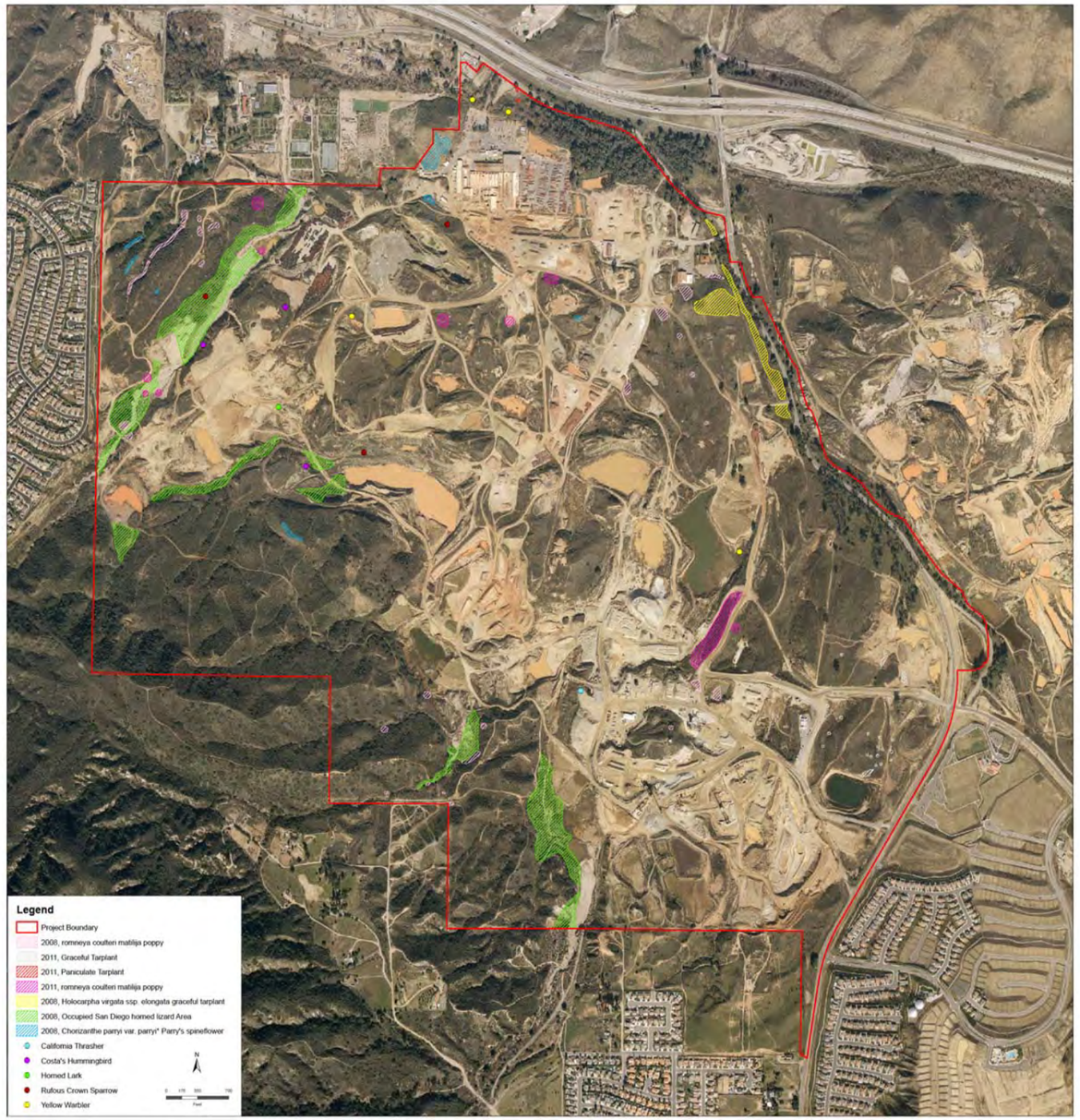
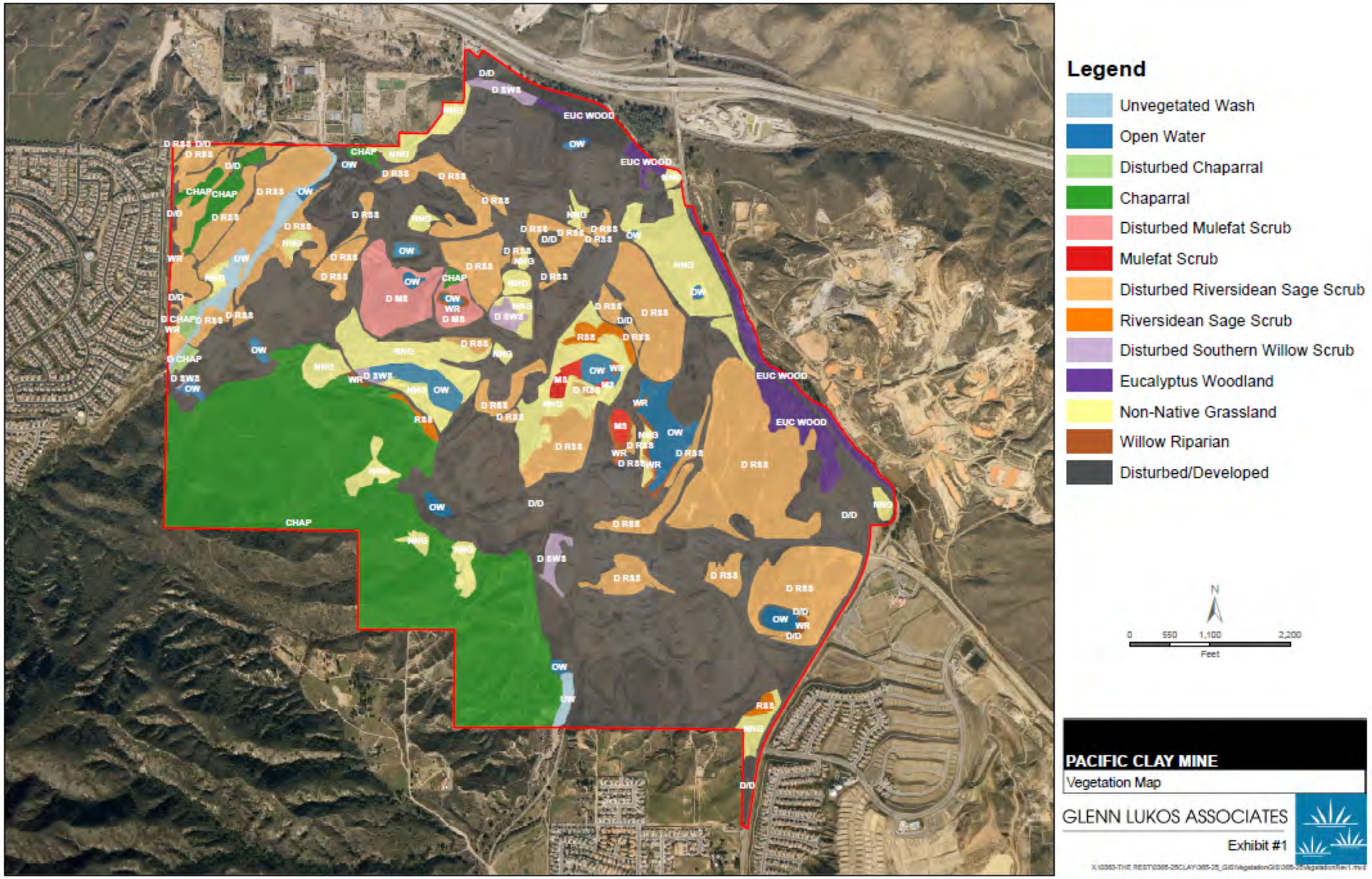


FIGURE 4.11-2B - BIOLOGICAL RESOURCES/ VEGETATION MAP



biological surveys; (2) a record reported in the CNDDB; and/or, (3) the study area is within known distribution of a species and contains appropriate habitat.

The Project site is disturbed throughout its 1,400 approximate acres. On July 10, 2005, a general Biological Assessment was conducted on the 9.09-acre site that is located near the I-15 Freeway and north of the existing Temescal Road. Further focused 'Spring-time' 2008, and updated 2011 and May 14, 2014 surveys for special-status plant species were conducted and the presence of special status wildlife species or habitats capable of supporting special status species was assessed. Surveys included evaluation of habitat subject to the jurisdiction of the U.S. Army Corps of Engineers (ACOE) pursuant to Section 404 of the Clean Water Act and the California Department of Fish and Wildlife (CDFW) pursuant to Section 1602 of the California Fish and Game Code (CFGC). The Project is a Specific Plan of a wide variety of land uses and restored open spaces and wildlife corridors. Grading for development is expected to begin as early as 2014. The following assessment recommends some follow-up surveys for endangered and sensitive plants and wildlife prior to Project grading operations.

Focused surveys (March 31, April 10 & 30, May 14 & 15, June 3, 2008 and April 18, May 16, June 9, and May 29 & 30, June 30 & July 8, 2008 by The Planning Associates) were conducted for the Site to determine the presence / absence of special status plants; and, on July 29, 2011 and again on March 24, April 4, April 14, and May 14, 2014 updated surveys were performed by Glenn Lukos Associates; no substantial changes were found on-site. General biology surveys were also performed along Temescal Creek during March 24, April 4 and April 14, 2014 during non-native eucalyptus tree removal; no active nests were found. Within the Site, biologists traversed each of the target habitats on foot to provide adequate coverage for surveys. All plant species encountered during the field surveys were identified and recorded following the guidelines adopted by CNPS (2001) and CDFW by Nelson (1984). A complete list of the plant species observed is provided in Appendix A to the Biological Assessment located within Appendix G. Scientific nomenclature and common names used in this report follow Hickman (1993), Munz (1974), and Roberts et al. (2004). FIGURE 4.11-2A - BIOLOGICAL RESOURCES MAP provides locations of special-status plants observed within the Site.

A list of special-status plants evaluated for the Project Site through habitat assessments and focused surveys were suitable habitat is present is presented in TABLE 4.11-2. Species were evaluated based on a several factors including:

(1) Species identified by the CNDDB as occurring (either currently or historically) on or in the vicinity of the Site;

(2) Species identified by the CNPS as occurring (either currently or historically) on or in the vicinity of the Site;

(3) Any other special-status plants that are known to occur within the vicinity of the Site or for what suitable habitat exists on the Site; and,

(4) Species identified on-site in the final biotechnical report for the Valley–Ivy Glen Transmission Line project (2006).

Constraints Analysis

During the focused special status plant survey, biologists evaluated the Site for actual or potential presence of special-status or habitats capable of supporting special-status species. Site reconnaissance was conducted in such a manner as to allow inspection of the entire site by direct observation, including the use of binoculars. The site was inspected to determine whether any sensitive species, sensitive habitats, or potential ACOE and CDFW jurisdictional areas are present on-site.

In addition to site reconnaissance, evaluation of the property include a review of the May 2012 CNDDB listings for the Alberhill, Lake Mathews, Steele Peak, Lake Elsinore, Wildomar, Sitton Peak, Canada Gobernadora, Santiago Peak, and Corona South Quadrangles, a review of the 2012 California Native Plant Society (CNPS) inventory, and a review of the 2012 web-site for the Natural Resources Conservation Service (NRCS) soils map for the Project site.

Since focused special-status plant survey includes an evaluation of each plant species with the potential to occur on-site, only the special status wildlife species with potential to occur on-site are reviewed in the constraints analysis portion of this report.

Focused Special Status Plant Survey Results

Four special-status plant species were observed during reconnaissance and focused surveys of the Site. These species include: Parry's spineflower (*Chorizanthe parryi* var *parry*i: CNPS List 3.2), paniculate tarplant (*Deinandra paniculata*: CNPS List 4.2), graceful tarplant (*Holocarpha virgata* ssp. *elongata*: CNPS List 4.2), and Coulter's matilija poppy (*Romneya coulteri*: CNPS List 4.2). Locations of these special status plant species are depicted in FIGURE 4.11-2A - BIOLOGICAL RESOURCES MAP. These special-status species are discussed in detail below.

Parry's Spineflower

Parry's spineflower is an annual herb in the buckwheat family designated as a CNPS List 3.2 species. This species is known from Los Angeles, Riverside, and San Bernardino Counties in southern California. Parry's spineflower is a small often overlooked plant that occurs in a variety of habitats including chaparral and coastal scrub. This species is associated with dry, rocky (sometimes sandy) soils from 40-1,705 meters (100-5,700 feet). Parry's spineflower sets blossom between April and June. This plant is not a State or federally listed as threatened or endangered. *(CNDD, 2012)*

Parry's spineflower was observed in several locations on the Site. All occurrences were associated with dry rocky soils on ridges or ridge-like features. The locations and estimated number of this plant are detailed in FIGURE 4.11-2A.

Paniculate Tarplant

Paniculate tarplant is an annual herb in the sunflower family designated as a CNPS List 4.2 species. This species is known from Orange, Riverside, San Bernardino, and San Diego Counties in southern California. Paniculate tarplant typically occurs in a variety of habitats including coastal scrub, valley and foothill grassland, and vernal pools. This species is associated with vernally mesic areas from 25-940 meters (80-3,080 feet). Paniculate tarplant sets

blossoms between April and November. This plant is not a State or federally listed as threatened or endangered. *(CNDD, 2012)*

Paniculate tarplant was observed in two small polygons within disturbed annual grassland near the plant entrance at the northern end of the Site. The locations of this plant are detailed in FIGURE 4.11-2A.

Graceful tarplant
Graceful tarplant is an annual herb in the sunflower family designated as a CNPS List 4.2 species. This species is known from Orange, Riverside, and San Diego Counties in southern California. Paniculate tarplant typically occurs in a variety of habitats including coastal scrub, chaparral, valley and foothill grassland, and cismontane woodland. This species is associated with vernally mesic areas from 60-1,100 meters (200-3,600 feet). Graceful tarplant sets blossoms between May and November. This plant is not a State or federally listed as threatened or endangered. *(CNDD, 2012)*

Graceful tarplant was observed in several locations within disturbed annual grassland on eastern half of the Site. The locations of this plant are detailed in FIGURE 4.11-2A.

Coulter's matilija poppy
Coulter's matilija poppy is a perennial in the poppy family designated as a CNPS List 4.2 species. The species is known from the eastern slopes of the Santa Ana Mountains in Los Angeles, Orange, San Diego, and Riverside Counties in southern California. This species is known to occur in dry rocky drainages, washes, and canyons, disturbed sage scrub and chaparral below 1,200 meters (3,940 feet) in elevation. This plant is known to be a fire follower and flowers from May through July. This plant is not a State or federally listed as threatened or endangered. *(CNDD, 2012)*

Coulter's matilija poppy occurs throughout the Site especially in the northwestern portion of the site adjacent to the drainage and in areas that have burned in the past. Locations of Coulter's matilija poppy are depicted in FIGURE 4.11-2A.

Plant Summary - Focused Special Status Plant Survey and Constrains Analysis
A summary of all plants considered for the focused special status plant survey and constrains analysis is presented in TABLE 4.11-2. Species were considered for inclusion based on the following factors:

(1) Species identified by the most current CNDDB *(CNDD, 2012)* as occurring (currently or historically) or in the vicinity of the Site; or,

(2) Any other special-status species that are known to occur within the vicinity of the Site, or for what potentially suitable habitat exists on-site.

No Federal or State threatened or endangered plant species were observed during the AVSP site reconnaissance.

TABLE 4.11-2 - SPECIAL–STATUS PLANTS CONSIDERED FOR FOCUSED SPECIAL-STATUS PLANT SURVEY

SPECIES	STATUS	HABITAT	OCCURRENCE ON-SITE
VASCULAR PLANTS]			
Bottle liverwort *Sphaerocarpos drewei*	Federal: None State: None CNPS: List 1B.1	Chaparral and coastal scrub openings. Known to occur from 90-600 meters (300-2,000 feet) MSL. Active following rains.	Low to moderate potential to occur on-site. Not observed during focused surveys.
California Orcutt grass *Orcuttia californica*	Federal: FE State: SE CNPS: List 1B.1	Vernal pools. Known to occur below 660 meters (2,200 feet) MSL. Identifiable April – July.	Low potential to occur on-site. Not observed during focused surveys.
California satintail *Imperata brevifolia*	Federal: None State: None CNPS: List 2.1	Chaparral, coastal scrub, Mojavean desert scrub, meadows and seeps (often alkali), and riparian scrub (mesic). Flowers Sept. – May.	Low potential to occur on-site. Not observed during focused surveys.
California screw-moss *Tortula californica*	Federal: None State: None CNPS: List 1B.2	Sandy soils in chenopod scrub and valley and foothill grassland. Known to occur from 10-1,450 meters (30-4,800 feet) MSL. Active following rains.	Not expected to occur on-site due to a lack of suitable habitat. Not observed during focused surveys.
Campbell's liverwort *Geothallus tuberosus*	Federal: None State: None CNPS: List 1B.1	Coastal scrub (mesic) and vernal pools. Active following rains.	Low to moderate potential to occur on-site. Not observed during focused surveys.
Chaparral sand-verbena *Abronia villosa* var. *aurita*	Federal: None State: None CNPS: List 1B.1	Sandy soils in Chaparral and coastal scrub. Active Jan – August.	Low potential to occur on-site. Not observed during focused surveys.
Coulter's goldfields *Lasthenia glabrata* ssp. *coulteri*	Federal: None State: None CNPS: List 1B.1	Marshes, playas, and vernal pools; usually alkaline soils. Blooms March – June.	Low potential to occur on-site. Not observed during focused surveys.
Coulter's matilija poppy *Romneya coulteri*	Federal: None State: None CNPS: List 4.2	Sage scrub and chaparral in rocky habitat; fire-follower. Blooms late Spring to Early Fall.	Observed on-site.
Davidson's saltscale *Atriplex serenana* var. *davidsonii*	Federal: None State: None CNPS: List 1B.2	Alkaline soils in coastal bluff scrub and coastal scrub. Known from 10-200 meters (30-700 feet) MSL. Active April – Oct.	Not expected to occur on-site due to a lack of suitable habitat. Not observed during focused surveys.
Graceful tarplant *Holocarpha virgata* ssp. *elongata*	Federal: None State: None CNPS: List 4.2	Chaparral, coastal scrub, valley and foothill grassland, and cismontane woodland. Known from 60-1,100 meters (200-3,600 feet). Blooms May-November.	Observed on-site.
Hall's monardella *Monerdella macrantha* ssp. *hallii*	Federal: None State: None CNPS: List 1B.3	Openings of Broadleaf upland forest, chaparral, cismontane woodland, lower montane coniferous forest. Usually on dry slopes and ridges. Active June – August	Low potential to occur on-site. Not observed during focused surveys.

SPECIES	STATUS	HABITAT	OCCURRENCE ON-SITE
VASCULAR PLANTS]			
Hammitt's clay-cress *Sibaropsis hammittii*	Federal: None State: None CNPS: List 1B.2	Chaparral and valley and foothill grassland. Associated with clay soils. Known from 700-1,065 meters (2,300 -3,500) MSL. Active March – April.	Low potential to occur on-site. Not observed during focused surveys.
Heart-leaved pitcher sage *Lepechinia cardiophylla*	Federal: None State: None CNPS: List 1B.2	Closed-cone coniferous forest, chaparral, and cismontane woodland. Known from 550-1,370 meters (1,800 -4,500 feet) MSL. Active April – July.	Low potential to occur on-site. Not observed during focused surveys.
Intermediate mariposa lily *Calochortus weedii* var. *intermedius*	Federal: None State: None CNPS: List 1B.2	Chaparral, coastal scrub, and valley and foothill grassland. Known from 180-850 meters (600-2,800 feet). Active June – July.	Low potential to occur on-site. Not observed during focused surveys.
Intermediate monardella *Monardella hypoleucca* ssp. *intermedia*	Federal: None State: None CNPS: List 1B.3	Openings in chaparral and lower montane coniferous forest. Active June – August.	Low potential to occur on-site. Not observed during focused surveys.
Lemon lily *Lilium parryi*	Federal: None State: None CNPS: List 1B.2	Lower montane coniferous forest, meadows and seeps, riparian forest, and upper montane coniferous forest. Known from 1,300-2,800 meters (4,300-9,200 feet) MSL. Active July – August.	Low potential to occur on-site. Not observed during focused surveys**.**
Little mousetail *Myosurus minimus* ssp. *apus*	Federal: None State: None CNPS: List 3.1	Valley and foothill grassland and vernal pools with alkaline soils. Known from 20 to 640 meters (70-2,100 feet) MSL. Active March – June.	Not expected to occur on-site due to a lack of suitable habitat. Not observed during focused surveys.
Long-spined spineflower *Chorizanthe polygonoides* var. *longispina*	Federal: None State: None CNPS: List 1B.2	Chaparral, coastal scrub, meadows, seeps, and valley and foothill grassland. Known from 30-1,450 meters (100-4,800 feet) MSL. Active April – July.	Low to moderate potential to occur on-site. Not observed during focused surveys.
Many-stemmed dudleya *Dudleya multicaulus*	Federal: None State: None CNPS: List 1B.2	Chaparral, coastal scrub, and valley and foothill grassland. Often on clay soils or granitic outcrops. Known from below 800 meters (2,600 feet). Active May – July.	Low to moderate potential to occur on-site. Not observed during focused surveys.
Mesa horkelia *Horkelia cuneata* ssp. *puberula*	Federal: None State: None CNPS: List 1B.1	Sandy or gravelly soils in chaparral and coastal scrub. Known from 70 to 825 meters (200-2,700 feet) MSL. Active Feb. – Sept.	Not expected to occur on-site. Known from few locations in Riverside County; not observed during focused surveys.
Munz's onion *Allium munzii*	Federal: FE State: ST CNPS: List 1B.1	Clay soils supporting chaparral, cismontane woodland, coastal scrub, pinyon and juniper woodland, and valley and foothill grassland. Known from 300-1,070 meters	Low to moderate potential to occur on-site. Not observed during focused surveys.

SPECIES	STATUS	HABITAT	OCCURRENCE ON-SITE
VASCULAR PLANTS]			
		(1,000- 3,500 feet) MSL. Active March – May.	
Orcutt's brodiaea *Brodiaea orcuttii*	Federal: None State: None CNPS: List 1B.1	Clay and serpentine soils supporting grasslands or vernal pools, meadows, seeps, closed-cone coniferous forest. Known from below 1,600 meters (5,300 feet) MSL. Active May – July.	Low potential to occur on-site. Not observed during focused surveys.
Paniculate tarplant *Deinandra paniculata*	Federal: None State: None CNPS: List 4.2	Typically found in vernally mesic coastal scrub, valley and foothill grassland, vernal pools. Known from 25-940 meters (80-3,080 feet) MSL. Active April-Nov.	Observed on-site.
Parish's meadowfoam *Limnanthes gracilis* ssp. *parishii*	Federal: None State: SE CNPS: List 1B.2	Lower montane coniferous forest, meadows and seeps, and vernal pools. Known from 550-2,000 meters (1,800-6,600 feet) MSL. Active April – June.	Low potential to occur on-site. Not observed during focused surveys.
Parry's spineflower *Chorizanthe parryi* var. *parryi*	Federal: None State: None CNPS: List 1B.1	Dry sometimes sandy soils in chaparral and coastal scrub. Known from 40-1,750 meters (100-5,700 feet) MSL. Active April – June.	Observed on-site.
Parry's tetracoccus *Tetracoccus dioicus*	Federal: None State: None CNPS: List 1B.2	Dry rocky slopes in chaparral and coastal scrub. Known from 160-1,000 meters (500-3,300 feet) MSL. Active year-round.	Low potential to occur on-site, not observed during focused surveys.
Plummer's mariposa lily *Calochortus plummerae*	Federal: None State: None CNPS: List 1B.2	Chaparral, cismontane woodland, coastal scrub, lower montane coniferous forest, and valley and foothill grassland. Known from 100-1,700 meters (300-5,600 feet) MSL. Blooms May – July.	Low potential to occur on-site. Not observed during focused surveys.
Prostrate navarretia *Navarretia prostrata*	Federal: None State: None CNPS: List 1B.1	Vernal pools in coastal scrub and alkaline valley and foothill grassland. Known from 15-700 meters (50-2,300 feet) MSL. Blooms May – July.	Low potential to occur on-site. Not observed during focused surveys.
Rainbow manzanita *Arctostaphylos rainbowensis*	Federal: None State: None CNPS: List 1B.1	Gabbro Chaparral. Known from 210- 800 meters (700-2,600 feet) MSL. Active year-round.	Not expected to occur on-site. Out of known range of species. Not observed during focused surveys.
Rayless ragwort *Senecio aphanactis*	Federal: None State: None CNPS: List 2.2	Drying alkaline flats in chaparral, cismontane woodland, and coastal scrub. Known from 15-575 meters (50-1,900 feet) MSL. Active Jan. – April.	Not expected to occur due to a lack of suitable habitat. Not observed during focused surveys.

SPECIES	STATUS	HABITAT	OCCURRENCE ON-SITE
VASCULAR PLANTS]			
Robinson's pepper-grass *Lepidium virginicum* var. *robinsonii*	Federal: None State: None CNPS: List 1B.2	Dry soils in chaparral and coastal scrub. Known from below 500 meters (1,600 feet) MSL. Active Jan. – July.	Moderate potential to occur on-site. Not observed during focused surveys.
Round-leaved filaree *Erodium macrophylla*	Federal: None State: None CNPS: List 1B.1	Clay soils supporting cismontane woodland and valley and foothill grassland. Known from 15-1,200 meters (50-3,900 feet) MSL. Active March – May.	Low potential to occur on-site. Not observed during focused surveys.
Salt spring checkerbloom *Sidalcea neomexicana*	Federal: None State: None CNPS: List 2.2	Alkaline seeps, springs, and marshes. Known from below 1,500 meters (5,000 feet) MSL. Blooms March – June.	Not expected to occur due to a lack of suitable habitat. Not observed during focused surveys.
San Bernardino aster *Symphyotrichum defoliatum*	Federal: None State: None CNPS: List 1B.2	Vernally moist sites; i.e. ditches, seeps, streams, in a variety of plant communities. Known from below 2,050 meters (6,700 feet) MSL. Blooms July – November.	Low to moderate potential to occur on-site. Not observed during focused surveys.
San Diego ambrosia *Ambrosia pumila*	Federal: FE State: None CNPS: List 1B.1	Open areas with coarse substrates near drainages or upland clay slopes, or the dry margins of vernal pools. Known from 20-420 meters (70-1,400 feet) MSL.	Low potential to occur. Not observed during focused surveys.
San Diego button-celery *Erngium aristulatum* var. *parishii*	Federal: FE State: SE CNPS: List 1B.1	Vernal pools in coastal scrub, valley and foothill grassland. Known from 15-620 meters (50-2,000 feet) MSL. Blooms April – June.	Low potential to occur. Not observed during focused surveys.
San Jacinto valley crownscale *Atriplex coronata* var. *notatior*	Federal: FE State: None CNPS: List 1B.1	Playas, chenopod scrub, valley and foothill grassland (mesic), and vernal pools in the San Jacinto River Valley. Known from 370-520 meters (1,200-1,700 feet) MSL. Active April – August.	Not expected to occur on-site due to a lack of suitable habitat. Out of known range of species; not observed during focused surveys..
San Miguel savory *Satureja chandleri*	Federal: None State: None CNPS: List 1B.2	Rocky areas in chaparral, cismontane woodland, coastal scrub, riparian woodland, and valley and foothill grassland. Known from 110-1,210 meters (400-4, 000 feet) MSL. Active March – July.	Low potential to occur on-site. Not observed during focused plant surveys.
Santa Monica Mountains dudleya *Dudleya cymosa* ssp. *ovatifolia*	Federal: FT State: None CNPS: List 1B.2	Cracks and crevices of north facing rock outcrops and cliff faces in canyons, associated with chaparral and coastal scrub. Known from 150-1,700 meters (500-5,500 feet) MSL. Blooms March – June.	Not expected to occur on-site. Out of known range of species; not observed during focused surveys.
Santiago Peak phacelia *Phacelia suaveolens* ssp. *keckii*	Federal: None State: None CNPS: List 1B.3	Closed cone coniferous forest and chaparral. Known from 550-1,600 meters (1,800-5,200 feet) MSL. Blooms May – June.	Not expected to occur on-site. Known from high elevations in the Santa Ana Mountains in Riverside Co. Not

SPECIES	STATUS	HABITAT	OCCURRENCE ON-SITE
VASCULAR PLANTS]			
			observed during focused surveys.
Slender-horned spineflower *Dodecahema leptoceras*	Federal: FE State: SE CNPS: List 1B.1	Mature undisturbed floodplain terraces and benches with overbank deposits every 50-100 years from large washes and rivers. Known from 200-770 meters (600-2,500 feet) MSL. Blooms April – June.	Low potential to occur on-site. Not observed during focused surveys.
Smooth tarplant *Centromadia pungens* ssp. *laevis*	Federal: None State: None CNPS: List 1B.1	Alkaline areas in chenopod scrub, meadows and seeps, ditches, playas, riparian woodland, and valley and foothill grassland. Known from below 480 meters (1,600 feet) MSL. Active April – Sept.	Not expected to occur on-site due to a lack of suitable habitat. Not observed during focused surveys.
Southern skullcap *Scutellaria bolanderi* ssp. *austromontana*	Federal: None State: None CNPS: List 1B.2	Stream-banks, or mesic areas in chaparral, and oak or pine woodland. Known from 435-2,000 meters (1,400 -6,600 feet) MSL. Blooms June – August.	Not expected to occur on-site due to a lack of suitable habitat.
Southern tarplant *Centromadia parryi* ssp. *australis*	Federal: None State: None CNPS: List 1B.1	Margins of marshes, swamps, and vernal pools, or disturbed sites near the coast. Known from below 500 meters (1,500 feet) MSL. Active May – November	Not expected to occur on-site. Out of known range of species. Not observed during focused surveys.
Sticky dudleya *Dudleya viscida*	Federal: None State: None CNPS: List 1B.2	Rocky areas in coastal bluff scrub, chaparral, and coastal scrub. Known from below 550 meters (1,800 feet) MSL. Blooms May – June.	Not expected to occur on-site. Out of known range of species. Not observed during focused surveys.
Summer holly *Comarostaphylis diversifolia* ssp. *diversifolia*	Federal: None State: None CNPS: List 1B.2	Chaparral. Known from 30-550 meters (100-1,800 feet) MSL. Active year-round.	Not expected to occur on-site. Out of known range of species; not observed during focused surveys.
Tecate cypress *Cupressus forbesii*	Federal: None State: None CNPS: List 1B.1	Closed-cone coniferous forest and chaparral. Known from 250-1,500 meters (800-4,900 feet) MSL. Active year-round.	Not expected to occur on-site. Out of known range of species. Not observed during focused surveys.
Thread-leaved brodiaea *Brodiaea filifolia*	Federal: FT State: SE CNPS: List 1B.1	Clay, loamy sand or alkaline soils in grasslands at edges of vernal pools or floodplains. Known from below 1,220 meters (4,000 feet) MSL. Blooms April – June.	Low potential to occur on-site. Not observed during focused surveys.
Vernal barley *Hordeum intercedens*	Federal: None State: None CNPS: List 3.2	Coastal dunes, coastal scrub, valley and foothill grassland (saline flats and depressions), and vernal pools. Known from below 1,000 meters 3,300 feet) MSL. Active March –	Low potential to occur on-site. Not observed during focused surveys.

SPECIES	STATUS	HABITAT	OCCURRENCE ON-SITE
VASCULAR PLANTS]			
		June.	
White-bracted spineflower *Chorizanthe xantii* var. *leucotheca*	Federal: None State: None CNPS: List 1B.2	Mojavean desert scrub and pinyon and juniper woodland. Known from 300-1,200 meters (900-4,000 feet) MSL. Blooms April – June.	Not expected to occur on-site due to a lack of suitable habitat. Not observed during focused surveys.
White-rabbit tobacco *Psuedognaphalium leucocephalum*	Federal: None State: None CNPS: List 2.2	Sandy margins of washes or in debris cones blow steep canyons.	Low potential to occur on-site. Not observed during focused surveys.

Source: (CNDD, 2012)

Federal
FE - Federally Endangered
FT - Federally Threatened

State
SE - State Endangered
ST – State Threatened

CNPS
List 1B - Plants rare, threatened, or endangered in California and elsewhere.
List 2 - Plants rare, threatened, or endangered in California, but more common elsewhere.
List 3 – Plants that more information is needed.

Threat Code extension
.1 – Seriously endangered in California (over 80% occurrences threatened).
.2 – Fairly endangered in California (20-80% occurrences threatened).
.3 – Not very endangered in California (<20% of occurrences threatened or no current threats known).

Bottle liverwort

Bottle liverwort (*Sphaerocarpos drewei*) is a bryophyte native to California designated as a CNPS List 1B.1 species. In southern California most collections of this plant are from San Diego County. This bryophyte is found in openings of chaparral and coastal sage scrub. This species is known from 90-600 meters (300-2,000 feet) and is active following rains. Habitat exists on-site for this species, however, this species was not observed during focused surveys.

California Orcutt grass

California Orcutt grass (*Orcuttia californica*) is an annual herb in the grass family designated as a Federally listed species under the Endangered Species Act (ESA); classified as endangered by the CDFW and identified by CNPS as a List 1B.1 species. This grass is known from Riverside, San Diego, and Ventura Counties as well as Baja California. Orcutt grass is typically associated with vernal pools below 660 meters (2,200 feet) and known from fewer than 25 locations. This grass sets flower from April to August.

Marginal habitat exists on-site for this species, however, this species was not observed during focused surveys.

California satintail
California satintail (*Imperata brevifolia*) is a perennial herb in the grass family designated as a CNPS List 2.1 species. This species is known to occur from throughout the southwestern United States. In California this plant is known from Los Angeles, Kern, San Bernardino, Ventura, and Riverside Counties. This plant is designated by the California Department of Food and Agriculture as a List B noxious weed. This plant is found in chaparral, coastal scrub, desert scrub, meadows, alkaline seeps and riparian scrub and flowers from September through May.

Habitat exists on-site for this species, however, this species was not observed during focused surveys.

Campbell's liverwort
Campbell's liverwort (*Geothallus tuberosus*) is a bryophyte native to California designated as a CNPS List 1B.1 species. In southern California, this species is found chiefly in San Diego County with one collection from an area near Murrieta in western Riverside County. Campbell's liverwort is found in mesic coastal sage scrub and vernal pools and is active following rains.

Habitat exists on-site for this species, however, this species was not observed during focused surveys.

Chaparral sand verbena
Chaparral sand verbena (*Abronia villosa aurita*) is an annual herb in the verbena family and is designated as a CNPS List 1B.1 species. This species is known from several counties in southern California including Orange, Riverside, and San Diego. Chaparral sand verbena is associated with sandy soils in chaparral coastal sage scrub from 80-1,600 meters (300-5,300 feet) and blossoms from January to August.

Marginal habitat exists on-site for this species, however, this species was not observed during focused surveys.

Coulter's goldfields
Coulter's goldfields (*Lasthenia glabrata coulteri*) is an annual herb in the sunflower family and is designated as a CNPS List 1B.1 species. This species is known from several counties including Los Angeles, Orange, Riverside, Santa Barbara, and San Bernardino. This species occurs within a variety of habitats usually with alkaline affinities including marshes, playas and vernal pools from below 1,500 meters (4,900 feet) and blooms from February to June.

Marginal habitat exists on-site for this species, however, this species was not observed during focused surveys.

Coulter's matilija poppy
Coulter's matilija poppy *(Romneya coulteri)* is a perennial rhizomatous herb in the Papaveraceae family designated as a CNPS List 4.2 species. Coulter's matilija poppy is known to occur in Lake Elsinore, Alberhill, Canada Gobernadora, Lake Mathews, Steele Peak, Prado Dam and Black Star Canon; and in Los Angeles, Orange, Riverside, and San Diego Counties. The Coulter's matilija poppy is often found in burn areas (dry slopes and ridges) of chaparral and

coastal sage scrub in rocky habitat. This species is California endemic and can be found in elevation 20-1,200 meters (66-3,943 feet). This plant blooms from late spring to Early Fall (March through July).

This species was observed on-site.

Hall's monardella

Hall's monardella (*Monardella macrantha hallii*) is a perennial herb in the mint family designated as a CNPS List 1B.3 species. Hall's monardella is known to occur in San Diego, San Bernardino, Orange, and Riverside Counties in southern California. Hall's monardella is found on dry slopes and ridges in openings of chaparral, woodland, and forest. In western Riverside County this species has been recorded on the northeast slope of Santiago Peak, the north slope of the Cahuilla Mountains, and within a drainage on the north slope of the Agua Tibia Mountains. This species occurs from 700-2,200 meters (2,300-7,200 feet).

Habitat exists on-site for this species, however, this species was not observed during focused surveys.

Hammitt's clay-cress

Hammitt's clay-cress (*Sibaropsis hammittii*) is an annual herb in the mustard family and designated as a CNPS List 1B.2 species. This plant is known from Riverside and San Diego counties in southern California. Hammitt's clay-cress is associated with chaparral openings and in grasslands with clay soils from 700-1,070 meters (2,300-5,300 feet). This species is closely associated with Forest Service Lands in the Santa Ana Mountains.

Habitat exists on-site for this species, however, this species was not observed during focused surveys.

Heart-leaved pitcher sage

Heart-leaved pitcher sage (*Lepechinia cardiophylla*) is a perennial forb in the mint family designated as a CNPS List 1B.2 species. Heart-leaved pitcher sage is known from Orange, San Diego, and Riverside Counties in southern California, as well as Baja, Mexico. This plant is found in closed cone coniferous forests, chaparral, and cismontane woodland from 550-1,370 meters (1,800-4,500 feet). In western Riverside County this species is known from Forest Service lands associated with the Santa Ana Mountains. Outside of the Forest Service Lands this species has been recorded in the foothills of the Santa Ana Mountains northwest of Lake Elsinore and in the hills southwest of Alberhill.

Habitat exists on-site for this species, however, this species was not observed during focused surveys.

Intermediate mariposa lily

Intermediate mariposa lily (*Calochortus weedii var. intermedius*) is a perennial herb in the Lily family designated as a CNPS List 1B.2 species. The species is known from Los Angeles, Orange and Riverside Counties in southern California. Intermediate mariposa lily occurs within a variety of habitats including chaparral, coastal scrub, and valley and foothill grassland. The species is

associated with rocky soil from 180-855 meters (600-2,800 feet). The flowering period occurs from May to July.

Habitat exists on-site for this species, however, this species was not observed during focused surveys.

Lemon lily

Lemon lily (*Lilium parryi*) is a bulbiferous perennial forb in the lily family designated as a CNPS List 1B.2 species. Lemon lily is known from Los Angeles, Riverside, San Bernardino, and San Diego Counties in southern California. Lemon Lily is found in wet areas in meadows and in riparian and montane coniferous forests. Lemon lily is known to occur from 1,300-2,800 meters (4,300-9,200 feet). In western Riverside County this plant is known to be limited in range to the San Jacinto Mountains. This plant flowers from July through August.

Habitat exists on-site for this species, however, this species was not observed during focused surveys.

Long-spined spineflower

Long-spined spineflower (*Chorizanthe polygonoides* var. *longispina*) is an annual herb in the buckwheat family designated as a CNPS List 1B.2 species. The species is known from several Riverside and San Diego Counties in southern California and Baja California. In Riverside County, this species is often associated with clay soils and other special status species known to occur in clay soils such as *Chorizanthe procumbens*, *Harpagonella palmeri*, and *Allium munzii*. This species is known to occur from 30-1,450 meters (100-4,800 feet) MSL. Long-spined spineflower occurs in a variety of habitats including chaparral, coastal scrub, meadows and seeps, valley and foothill grassland. The Flowering period occurs from April to July.

Habitat exists on-site for this species, however, this species was not observed during focused surveys.

Many-stemmed dudleya

Many-stemmed dudleya (*Dudleya multicaulis*) is a perennial forb in the stonecrop family designated as a CNPS List 1B.2 species. Many-stemmed dudleya is known from Orange, Los Angeles, Riverside, San Bernardino and San Diego Counties in southern California. Many-stemmed dudleya occurs on clay soils or around granitic outcrops associated with chaparral, coastal scrub, and grassland from below 800 meters (2,600 feet). Ten populations of many-stemmed dudleya are documented in western Riverside County. Six of the ten are located within the Temescal Canyon and Gavilan Hills areas. Many-stemmed dudleya is known to flower from May through July.

Habitat exists on-site for this species, however, this species was not observed during focused surveys.

Munz's Onion

Munz onion (*Allium munzii*) is a perennial bulbiferous herb in the lily family designated as Federal endangered, State threatened, and a CNPS List 1B.1 species. Munz onion is known only

from western Riverside County in the Temescal Canyon, Gavilan Plateau, and Skunk Hollow areas. Munz onion is found in opening of coastal sage scrub, pinyon-juniper woodland, and grassland habitat with clay soils from 300-1,070 meters (1,000-3,500 feet). Munz onion is known to flower from March through May.

Habitat exists on-site for this species, however, this species was not observed during focused surveys.

Orcutt's brodiaea

Orcutt's brodiaea (*Brodiaea orcuttii*) is a bulbiferous perennial herb in the lily family designated as a CNPS List 1B.1 species. This species is known from Riverside, and San Diego Counties in southern California as well as Baja California. Orcutt's brodiaea occurs in a variety of habitats including closed-cone coniferous forest, chaparral, cismontane woodland, meadows, seeps valley and foothill grassland and vernal pools. The species is associated with mesic, clay and sometimes serpentine soils from below 1,600 meters (5,300 feet). In western Riverside County this plant is known to occur on the southern slopes of the Santa Ana Mountains and in the vicinity of the Santa Rosa Plateau. Orcutt's brodiaea is known to flower from May to July.

Habitat exists on-site for this species, however, this species was not observed during focused surveys.

Parish's meadowfoam

Parish's meadowfoam (*Limnanthes gracilis* ssp. *parishii*) is a perennial forb in the meadow foam family designated as a State listed endangered, as well as a CNPS 1B.2 species. This species is known from San Diego and Riverside Counties in southern California. Parish's meadowfoam is found in seasonally wet meadows and the edges of vernal pools and intermittent streams from 550-2,000 meters (1,800-6,600 feet). In western Riverside County this plant is known from a single vernal pool located on the Santa Rosa Plateau. All other locations are from the Lake Cuyamaca region in San Diego County.

Habitat exists on-site for this species, however, this species was not observed during focused surveys.

Parry's spineflower

Parry's spineflower *(Chorizanthe parryi var. parryi)* is an annual herb in the buckwheat family designated as a CNPS List 1B.1 species. This species is known from Los Angeles, Riverside and San Bernardino. Parry's spineflower is a small often overlooked plant that occurs in a variety of habitats including chaparral and coastal scrub. This species is associated with dry, rocky (sometimes sandy) soils from 40-1,705 meters (100-5,700 feet). Parry's spineflower is known to flower from April to June.

Habitat exists on-site for this species, however, this species was not observed during focused surveys.

Parry's tetracoccus
Parry's tetracoccus (*Tetra coccus dioicus* Parry) is a perennial deciduous shrub in the Picrodendraceae family designated as a CNPS List 1B.2 species. This species is known from Orange, Riverside and San Diego Counties and occurs in dry rocky slopes in chaparral and coastal scrub habitats. This species is found from 165-1000 meters (500-3,300 feet). The Parry's tetracoccus is known to flower in spring from April through May

This habitat has a low potential to occur on-site and was not observed during focused surveys.

Plummer's mariposa lily
Plummer's mariposa lily (*Calochortus plummerae*) is a bulbiferous perennial herb in the lily family designated as a CNPS List 1B.2 species. This species is known from several counties in southern California including Los Angeles, Orange, Riverside, San Bernardino and Ventura. Plummer's mariposa lily occurs in a variety of habitats including chaparral, cismontane woodland, coastal scrub, lower montane coniferous forest, valley, and foothill grassland. This species is associated with granitic and rocky soils from 100-1,700 meters (300-5,600 feet). In western Riverside County this species is known to occur in the foothills of the San Bernardino Mountains, northeastern Santa Ana Mountains, Box Springs Mountains, and in the vicinity of Lake Skinner. Plummer's mariposa lily is known to flower from May to July.

Habitat exists on-site for this species, however, this species was not observed during focused surveys.

Prostrate navarretia
Prostrate navarretia (*Navarretia prostrata*) is an annual herb in the phlox family designated as a CNPS List 1B.1 species. Prostrate navarretia is known from several counties in southern California including Los Angeles, Riverside, San Bernardino, San Diego. This species is known to occur in vernal pools within coastal scrub, and alkaline valley and foothill grassland. This species is known to occur from 15-700 meters (50-2,300 feet). In western Riverside County this species is known to occur on the Santa Rosa Plateau. The flowering period occurs from April to July.

Habitat exists on-site for this species, however, this species was not observed during focused surveys.

Robinson's pepper-grass
Robinson's pepper-grass (*Lepidium virginicum* var. *robinsonii*) is an annual herb in the mustard family designated as a CNPS List 1B.2 species. This species is known from several counties in southern California including Los Angeles, Orange, Riverside, Santa Barbara, San Bernardino, and San Diego, as well as Baja California. Robinson's pepper-grass is known to occur on rocky slopes or in fissures of rocks, as well as among the shrubs within chaparral and coastal scrub below 500 meters (1,600 feet). Robinson's pepper-grass is known to flower from January to July.

Habitat exists on-site for this species, however, this species was not observed during focused surveys.

Round-leaved filaree
Round-leaved filaree (*Erodium macrophyllum*) is an annual herb in the geranium family designated as a CNPS List 1B.1 species. The species is known from several counties in southern California including Los Angeles, Riverside, Santa Barbara, and San Diego. The species occurs in cismontane woodland, valley and foothill grassland. Round-leaved filaree is associated with deep, heavy clay soils from 15-1,200 meters (50-3,900 feet). In western Riverside County round-leaved filaree is known to occur in Temescal Valley near Lake Elsinore, and Lake Skinner, and in the vicinity of Vail Lake. The flowering period occurs from March to May.

Habitat exists on-site for this species, however, this species was not observed during focused surveys.

San Bernardino aster
San Bernardino aster (*Symphyotrichum defoliatum*) is a perennial forb in the sunflower family designated as a CNPS List 1B.2 species. In southern California, this species is known from Ventura, Kern, San Bernardino, Los Angeles, Orange, San Diego, and Riverside Counties. San Bernardino aster is found in vernally moist sites such as ditches, streams and springs in association with a variety of habitat. San Bernardino aster is known to flower from July through November.

Habitat exists on-site for this species, however, this species was not observed during focused surveys.

San Diego ambrosia
San Diego ambrosia (*Ambrosia pumila*) is a rhizomatous perennial herb in the sunflower family designated as Federally-listed endangered and a CNPS List 1B.1 species. This species is often found in open areas with coarse substrates adjacent to drainages or vernal pools or upland clay slopes within chaparral, coastal scrub, valley, and foothill grassland. San Diego ambrosia is known to occur from 20-415 meters (70-1,400 feet). San Diego ambrosia reproduces chiefly through the spread of its rhizomatous roots and is known to flower from May to September.

In western Riverside County this plant is known to occur in three locations within seasonally wet areas with alkaline soils in the Lake Elsinore and Murrieta area.

Habitat exists on-site for this species, however, this species was not observed during focused surveys.

San Diego button-celery
San Diego button-celery (*Eryngium aristulatum* var. *parishii*) is an annual/perennial herb in the carrot family designated as a Federal and State listed endangered species, as well as a CNPS List 1B.1 species. This species is known from Riverside, San Diego Counties in southern California as well as Baja California. San Diego button-celery occurs in vernal pools with clay soils in coastal scrub, and valley and foothill grassland. This species is known to occur from 20-620 meters (50-2,000 feet). In western Riverside County this species is known from four locations on the Santa Rosa Plateau. San Diego button-celery flowers from April to June.

Habitat exists on-site for this species, however, this species was not observed during focused surveys.

San Miguel savory

San Miguel savory (*Satureja chandleri*) is a perennial herb in the mint family designated as a CNPS List 1B.1 species. This species is known from Orange, Riverside, and San Diego Counties in southern California, as well as Baja California. San Miguel savory occurs in a variety of habitats including chaparral, cismontane woodland, coastal scrub, riparian woodland, and valley and foothill grassland. This species is associated with rocky, gabbroic or metavolcanic soils from 120-1,075 meters (400-4,000 feet). In western Riverside County this species is known to occur on Steele Mountain, in the vicinity of the hogbacks, Santa Rosa Plateau and associated hills, and in the Murrieta area. San Miguel savory flowers from March to July.

Habitat exists on-site for this species, however, this species was not observed during focused surveys.

Slender-horned spineflower

Slender-horned spineflower (*Dodecahema leptoceras*) is an annual herb in the buckwheat family designated as a State and Federal endangered species, as well as a CNPS List 1B.1 species. This species is known from Los Angeles, Riverside and San Bernardino Counties in southern California. Slender-horned spineflower is known to occur in chaparral, cismontane woodland, and alluvial fan coastal scrub on mature undisturbed floodplain terraces and benches adjacent to large rivers and washes that receive over-bank deposits every 50 to 100 years. This species is known to occur from 200-760 meters (600-2,500 feet). The flowering period occurs from April to June.

Habitat exists on-site for this species, however, this species was not observed during focused surveys.

Thread-leaved brodiaea

Thread-leaved brodiaea (*Brodiaea filifolia*) is a bulbiferous perennial herb in the lily family designated as Federal threatened and State endangered, as well as a CNPS List 1B.1. This species is known from Los Angeles, Orange, Riverside, San Bernardino and San Diego counties in southern California. Thread-leaved brodiaea occurs in a variety of habitats including chaparral (openings), cismontane woodland, coastal scrub, playas, valley and foothill grassland and vernal pools. This species is often associated with clay soils from below 1,220 meters (4,000 feet). The flowering period occurs from March to June.

Habitat exists on-site for this species, however, this species was not observed during focused surveys.

Vernal barley

Vernal barley (*Hordeum intercedens*) is an annual herb in the grass family designated as a CNPS List 3.2 species. This species is known from Los Angeles, Orange, Riverside, Santa Barbara,

San Diego and Ventura Counties in southern California and other places including Santa Cruz Island, Santa Catalina Island, San Mateo, Santa Rosa Island and more. Vernal barely occurs in coastal dunes, coastal scrub, valley and foothill grassland (saline flats and depressions) and vernal pools below 1,000 meters (3,300 feet). In western Riverside County this species is chiefly known from the San Jacinto River floodplain, and areas west of Hemet. Vernal barely is known to flower from March to June.

Habitat exists on-site for this species, however, this species was not observed during focused surveys.

White-rabbit tobacco

White-rabbit tobacco (*Pseudognaphalium leucocephalum*) is a perennial forb in the sunflower family designated as a CNPS List 2.2 species. This species is known from several counties in southern California including Orange, Riverside, San Bernardino, Los Angeles, Ventura, Santa Barbara, and San Luis Obispo. This species occurs in the dry sandy creek bottoms, along the margins of washes or in debris cones below steep canyons from below 150 meters (. In western Riverside County this species is known from the San Timoteo Canyon and the Santa Mountains.

Habitat exists on-site for this species, however, this species was not observed during focused surveys.

Special-Status Wildlife Species

The USFWS and CDFW have established classifications for listing of sensitive species. Additionally, the American Bird Conservancy, in partnership with the National Audubon Society, has established classifications for sensitive bird species, and the Western Bat Working Group has established classification for sensitive bat species. These classifications, based on level of threat, are listed below:

CLASSIFICATION	CRITERIA
Federally Endangered	USFWS identifies a Federally endangered species as one that is in serious danger of becoming extinct throughout all, or a significant portion, of its range due to one or more causes, including loss of habitat, change in habitat, overexploitation, predation, competition, or disease.
Federally Threatened	USFWS identifies a Federally threatened species as one that is likely to become endangered in the foreseeable future in the absence of special protection and management efforts, although not presently threatened with extinction.
Bird of Conservation Concern	This classification refers to bird species identified by US Fish and Wildlife Service in the *Birds of Conservation Concern 2008* report as those species (beyond those already designated as Federally threatened or endangered) that represent the highest conservation priorities of USFWS and draw attention to species in need of conservation action.
State Endangered	CDFW identifies a State endangered species as one that is in serious danger of becoming extinct throughout all, or a significant portion, of its range due to one or more causes, including loss of habitat, change in habitat, overexploitation, predation, competition, or disease.
State Threatened	CDFW identifies a State threatened species as one that is likely to become endangered in the foreseeable future in the absence of special protection and management efforts, although not presently threatened with extinction.

CLASSIFICATION	CRITERIA
California Species of Special Concern	This status applies to species that are designated as vulnerable to extinction due to declining population levels, limited ranges, and/or continuing threats.
California Fully-Protected Species	This classification identifies protection to rare animals or those facing possible extinction. Fully-protected species may not be taken or possessed at any time and no licenses or permits may be issues for their take. Most fully-protected species have also been listed as threatened or endangered.
California Watch List	This status applies to species that: 1) are not on the current Special Concern list, but were on previous lists and they have not been State listed under CESA; 2) were previously State or Federally listed and now are on neither list; or, 3) are on the list of "Fully Protected" species.
American Bird Conservancy Watch List of Birds of Conservation Concern	The United States *Watch List* is a joint project between the American Bird Conservancy and the National Audubon Society. It reflects a comprehensive analysis of all the bird species in the United States. It reveals those in greatest need of immediate conservation attention.
Western Bat Working Group High Priority	The Western Bat Working Group is comprised of agencies, organizations and individuals interested in bat research, management and conservation from the 13 western states and provinces. Species designated as "High Priority" are imperiled or are at high risk of imperilment based on available information on distribution, status, ecology and known threats.

A complete list of plant species observed on-site that could support a wide variety of wildlife species were identified on-site during the presence/absence springtime biological surveys and is included in Appendix A to the Biological Assessment located in Appendix G of this Program EIR (PEIR**). In summary, no Federal or State threatened or endangered species were observed during the site reconnaissance.**

During these survey dates (March 31, April 10 & 30, May 14 & 15, June 3, 2008 and April 18, May 16, June 9, and May 29 & 30, June 30 & July 8, 2008 by The Planning Associates; and biological survey updates were performed on July 29, 2011 and again on March 24, April 4, April 14, and May 14, 2014 by Glenn Lukos Associates), the following birds, reptiles, amphibians and mammals were observed:

Birds observed on the Project site included the house finch (*Carpodacus mexicanus*), house wren (*Troglodytes aedon*), California towhee (*Melozone crissalis*), great blue heron (*Ardea herodias*), western meadowlark (*Sturnella neglecta*), Anna's hummingbird (*Calyte anna*), California horned lark (*Eremophilia alpestris actia*), California thrasher (*Toxostoma redivivum*), killdeer (*Charadrius vociferous*), Costa's hummingbird (*Calypte coastae*), spotted towhee (*Pipilo maculatus*), lesser goldfinch (*Cardeulis psaltria*), American crow (*Corvus brachyrhynchos*), northern rough-winged swallow (*Stelgidopteryx serripennis*), bushtit (*Psaltriarus minimus*), song sparrow (*Melospiza melodia*), western scrubjay (*Aphelocoma coerulescens*), wrentit (*Chamaea fasciata*), California quail (*Callipepla californica*), blue-gray gnatcatcher (*Polioptila nigriceps*), red-tailed hawk (*Buteo jamaicenesis*), and morning dove (*Zenaida macroura*).

Reptiles and amphibians observed within the Project site included the western toad (*Bufo boreas*), western fence lizard (*Sceloporus occidentalis*), side-blotched lizard (*Uta stansburiana*),

coast horned lizard (*Phrynosoma coronatum blainvillii*), and orange-throated whiptail (*Aspidoscelis hyperythra*).

Mammals observed within the Project site included the California ground Squirrel (*Spermophilus beecheyi*), mule deer (*Odocoileus hemionus*), coyote (*Canis latrans*), mountain lion (*Puma concolor*), kangaroo rat (*Dipodomys* sp.), and the woodrat (*Neotoma lepida*).

Special-Status Animals

Seven special-status animals, non-threatened or endangered, according to the CDFW and USFWS, were observed during site reconnaissance on the Project site: yellow warbler, California horned lark, Cooper's hawk, southern California rufous-crowned sparrow, Costa's hummingbird, coast horned lizard, and orange-throated whiptail. A summary of those species considered within the constraints analysis is found in TABLE 4.11-3. Species were considered based on:

(1) Species identified by the 2012 CNDDB List and/or 2011 CDFW List as occurring (currently or historically) or in the vicinity of the Site; or,

(2) Any other special-status species that are known to occur within the vicinity of the Site or for what potentially suitable habitat exists on-site.

None of these species are State or federally listed as a threatened or endangered.

TABLE 4.11-3 - SPECIAL-STATUS WILDLIFE CONSIDERED FOR THE CONSTRAINTS ANALYSIS

SPECIES NAME	STATUS	HABITAT REQUIREMENTS	OCCURRENCE ON SITE
MAMMELS			
American badger *Taxidea taxus*	Federal: None State: None CDFW: SSC	Grasslands, open plains, farmland, sometimes the edge of woods, with friable soils.	Not expected to occur due to lack of suitable habitat. Not observed during general and focused biological surveys.
Northwestern San Diego pocket mouse *Chaetodipus fallax fallax*	Federal: None State: None CDFW: SSC	Coastal sage scrub, sage scrub/grassland ecotones, and chaparral.	High potential to occur on-site. Not observed during general focused biological surveys.
Pallid bat *Antrozous pallidus*	Federal: None State: None CDFW: SSC	Deserts, grasslands, shrublands, woodlands, and forests. Most common in open, dry habitats with rocky areas for roosting.	Low potential to occur on-site. Not observed during general and focused biological surveys.
Pocketed free-tailed bat *Nyctinomops femorosaccus*	Federal: None State: None CDFW: SSC	Variety of arid areas in Southern California; pine-juniper woodlands, desert scrub, palm oasis, desert wash, and desert riparian areas.	Not expected to occur on-site due to a lack of suitable habitat. Not observed during general and focused biological surveys.

SPECIES NAME	STATUS	HABITAT REQUIREMENTS	OCCURRENCE ON SITE
San Diego black-tailed jackrabbit *Lepus californicus bennettii*	Federal: None State: None CDFW: SSC	Occupies a variety of habitats, but is most common among shortgrass habitats. Also occurs in sage scrub, but needs open habitats.	Moderate to high potential to occur on-site. Not observed during general and focused biological surveys.
San Diego desert woodrat *Neotoma lepida intermedia*	Federal: None State: None CDFW: SSC	Occurs in a variety of shrub and desert habitats, primarily associated with rock outcrops, boulders, cacti, or areas of dense undergrowth.	High potential to occur on-site. Not observed during general and focused biological surveys.
Stephens' kangaroo rat *Dipodomys stephensi*	Federal: FE State: ST CDFW: None	Open grasslands or sparse shrublands with less than 50% vegetation cover during the summer.	Moderate to high potential to occur on-site. Not observed during general and focused biological surveys.
Western mastiff bat *Eumops perotis californicus*	Federal: None State: None CDFW: SSC	Occurs in many open, semi-arid to arid habitats, including conifer and deciduous woodlands, coastal scrub, grasslands, and chaparral. Roosts in crevices in cliff faces, high buildings, trees, and tunnels.	Moderate potential to occur on-site. Not observed during general and focused biological surveys.
Yuma myotis *Myotis yumanensis*	Federal: None State: None CDFW: SSC	Optimal habitat is open forests and woodlands with sources of water over that to feed. Distribution is tied to bodies of water. Maternity colonies in caves, mines, buildings or crevices.	Low potential to occur on-site. Not observed during general and focused biological surveys.
AMPHIBIANS			
Arroyo toad *Anaxyrus californicus*	Federal: FE State: None CDFW: None	Breeds, forages, and/or aestivates in aquatic habitats, riparian, coastal sage scrub, oak, and chaparral habitats. Breeding pools must be open and shallow with minimal current, and with a sand or pea gravel substrate overlain with sand or flocculent silt. Adjacent banks with sandy or gravely terraces and very little herbaceous cover for adult and juvenile foraging areas, within a moderate riparian canopy of cottonwood, willow, or oak.	Not expected to occur due to lack of suitable habitat. Not observed during general and focused biological surveys.
California red-legged frog *Rana aurora draytonii*	Federal: FT State: None CDFW: SSC	Lowlands and foothills in or near permanent sources of deep water with dense, shrubby, or emergent riparian vegetation. Requires 11-20 weeks of permanent water for larval development.	Not expected to occur due to lack of suitable habitat. Not observed during general and focused biological surveys.
Coast range newt *Taricha torosa torosa*	Federal: None State: None CDFW: SSC	Frequents terrestrial habitats (grassland, woodland and forest) but breeds in ponds, reservoirs, and slow moving	Low potential to occur on-site due to marginal habitat. Not

SPECIES NAME	STATUS	HABITAT REQUIREMENTS	OCCURRENCE ON SITE
		streams.	observed during general and focused biological focused plant surveys.
Western spadefoot toad *Spea hammondii*	Federal: None State: None CDFW: SSC	Breeds and forages in riparian habitat and ephemeral pools of grassland or scrub habitats.	Not observed during survey. Identified from other surveys.
BIRDS			
Bald eagle (nesting and wintering) *Haliaeetus leucocephalus*	Federal: FT State: SE CDFW: None	Primarily in or near seacoasts, rivers, swamps, and large lakes. Perching sites consist of large trees or snags with heavy limbs or broken tops.	Not expected to occur on-site due to a lack of suitable habitat. Not observed during general and focused biological surveys.
Bell's sage sparrow *Amphispiza belli belli*	Federal: BCC State: None CDFW: WL	Chaparral and coastal sage scrub along the coastal lowlands, inland valleys, and in the lower foothills of local mountains.	High potential for occurrence. Not observed during general and focused biological surveys.
Burrowing owl (burrow sites and some wintering sites *Athene cunicularia*	Federal: FSC State: None CDFW: SSC	Short-grass prairies, grasslands, lowland scrub, agricultural lands (particularly rangelands), coastal dunes, desert floors, and some artificial, open areas as a year-long resident. Occupies abandoned ground squirrel burrows, as well as artificial structures such as culverts and underpasses.	Low to moderate potential for occurrence. Not observed during general and focused biological surveys.
California horned lark *Eremophila alpestris actia*	Federal: None State: None CDFW: WL	Occupies a variety of open habitats, usually where trees and large shrubs are absent.	Observed on-site.
Coastal cactus wren *Campylorhynchus brunneicapillus couesi*	Federal: None State: None CDFW: SSC	Occurs almost exclusively in cactus (cholla and prickly pear) dominated coastal sage scrub.	Low potential to occur on-site due to lack of suitable habitat. Not observed during general and focused biological surveys.
Coastal California gnatcatcher *Polioptila californica californica*	Federal: FT State: None CDFW: SSC	Low elevation coastal sage scrub and coastal bluff scrub.	Moderate to high potential to occur on-site. Not observed during general and focused biological surveys.
Cooper's hawk (nesting) *Accipiter cooperii*	Federal: None State: None CDFW: WL	Primarily occurs in riparian areas and oak woodlands, most commonly in montane canyons. Known to use urban areas, occupying trees among residential and commercial.	Moderate potential to occur on-site. Observed on-site.

SPECIES NAME	STATUS	HABITAT REQUIREMENTS	OCCURRENCE ON SITE
Costa's hummingbird *Calypte costae*	Federal: None State: None CDFW: None ABC:WLBCC	Desert and semi-desert, arid brushy foothills and chaparral, in migration and winter also in adjacent mountains and in open meadows and gardens.	Observed on-site.
Golden eagle (nesting and wintering) *Aquila chrysaetos*	Federal: None State: None CDFW: FP/WL	In southern California, occupies grasslands, brush-lands, deserts, oak savannas, open coniferous forests, and montane valleys. Nests on rock outcrops and ledges.	Moderate potential to forage on-site. Not observed during general and focused biological surveys.
Least Bell's vireo (nesting) *Vireo bellii pusillus*	Federal: FE State: SE CDFW: None	Dense riparian habitats with a stratified canopy, including southern willow scrub, mule fat scrub, and riparian forest.	Moderate potential to occur on-site in areas of newly established riparian habitat. Not observed during general and focused biological surveys.
Loggerhead shrike *Lanius ludovicianus*	Federal: None State: None CDFW: SSC	Areas of short vegetation, pastures with fence rows, old orchards, mowed roadsides, cemeteries, golf courses, riparian areas, open woodland, agricultural fields, desert washes, desert scrub, grassland, broken chaparral and beach with scattered shrubs.	Moderate potential to occur on-site. Not observed during general and focused biological surveys.
Long-eared owl (nesting) *Asio otus*	Federal: None State: None CDFW: SSC	Riparian habitats are required by the long-eared owl, but it also uses live-oak thickets and other dense stands of trees.	Low to moderate potential to occur on-site. Not observed during general and focused biological surveys.
Northern harrier (nesting) *Circus cyaneus*	Federal: None State: None CDFW: SSC	A variety of habitats, including open wetlands, grasslands, wet pasture, old fields, dry uplands, and croplands.	Moderate potential to nest on-site. Not observed during general and focused biological surveys.
Southern California rufous-crowned sparrow *Aimophila ruficeps canescens*	Federal: None State: None CDFW: WL	Grass covered hillsides, coastal sage scrub, and chaparral.	Observed on-site.
Southwestern willow flycatcher *Empidonax traillii extimus*	Federal: FE State: SE CDFW: None	Riparian woodlands along streams and rivers with mature dense thickets of trees and shrubs.	Low to moderate potential to occur on-site. Not observed during general and focused biological surveys.
Tricolored blackbird (nesting colony) *Agelaius tricolor*	Federal: None State: None CDFW: SSC	Breeding colonies require nearby water, a suitable nesting substrate, and open-range foraging habitat of natural grassland, woodland, or agricultural cropland.	Not expected occur on-site. Not observed during general and focused biological surveys.
Western snowy plover *Charadrius alexandrinus*	Federal: FT State: None	Sandy or gravelly beaches along the coast, estuarine salt ponds, alkali lakes,	Not expected to occur on-site. Not observed

SPECIES NAME	STATUS	HABITAT REQUIREMENTS	OCCURRENCE ON SITE
nivosus	CDFW: SSC	and at the Salton Sea.	during general and focused surveys.
Western yellow-billed cuckoo *Coccyzus americanus occidentalis*	Federal: None State: SE CDFW: None	Dense, wide riparian woodlands with well-developed under-stories.	Not expected to occur on-site. Not observed during general and focused biological surveys.
White-faced ibis (nesting colony) *Plegadis chihi*	Federal: WL State: None CDFW: None	Winter foraging occurs in wet meadows, marshes, ponds, lakes, rivers, and agricultural fields. Requires extensive marshes for nesting.	Moderate potential to occur on-site. Not observed during general and focused biological surveys.
White-tailed kite (nesting) *Elanus leucurus*	Federal: FSC State: None CDFW: CFP	Low elevation open grasslands, savannah-like habitats, agricultural areas, wetlands, and oak woodlands. Dense canopies used for nesting and cover.	Moderate potential to nest on-site, Moderate to high potential to forage on-site. Not observed during general and focused biological surveys.
Yellow-breasted chat (nesting) *Icteria virens*	Federal: None State: None CDFW: SSC	Dense, relatively wide riparian woodlands and thickets of willows, vine tangles, and dense brush with well-developed under-stories.	Moderate potential to occur on-site. Not observed during general and focused biological surveys.
Yellow warbler (nesting) *Dendroica petechia brewsteri*	Federal: None State: None CDFW: SSC	Lowland and foothill riparian woodlands dominated by cottonwoods, alders, or willows and other small trees and shrubs typical of low, open-canopy riparian woodland.	Observed on-site.
REPTILES			
California mountain kingsnake (San Diego population) *Lampropeltis zonata* (*pulchra*)	Federal: None State: None CDFW: SSC	Inhabits a variety of habitats including valley-foothill hardwood, coniferous, chaparral, riparian, and wet meadows. Restricted to San Gabriel and San Jacinto Mountains.	Not expected to occur on-site. Out of known range. Not observed during general and focused biological surveys.
Coast patch-nosed snake *Salvadora hexalepis virgultea*	Federal: None State: None CDFW: SSC	Occurs in coastal chaparral, desert scrub, washes, sandy flats, and rocky areas.	High potential to occur on-site. Not observed during general and focused biological surveys.
Coast (San Diego) horned lizard *Phrynosoma coronatum (blainvillei)*	Federal: None State: None CDFW: SSC	Occurs in a variety of vegetation types including coastal sage scrub, chaparral, annual grassland, oak woodland, and riparian woodlands.	Observed on-site.
Northern red-diamond rattlesnake *Crotalus ruber ruber*	Federal: None State: None CDFW: SSC	Habitats with heavy brush and rock outcrops, including coastal sage scrub and chaparral.	High potential to occur on-site. Not observed during general and focused biological surveys.

SPECIES NAME	STATUS	HABITAT REQUIREMENTS	OCCURRENCE ON SITE
Orange-throated whiptail *Cnemidophorus hyperythrus*	Federal: None State: None CDFW: SSC	Coastal sage scrub, chaparral, non-native grassland, oak woodland, and juniper woodland.	Observed on-site.
Rosy boa *Charina trivirgata roseofusca*	Federal: None State: None CDFW: SSC	Coastal sage scrub, chaparral, or mixed habitats, commonly with rocky soils and outcrops. Also in oak woodlands and riparian areas bordering scrub habitats.	High potential to occur on-site. Not observed during general and focused biological surveys.
San Bernardino ringneck snake *Diadophis punctatus modestus*	Federal: None State: None CDFW: None Locally rare	Moist habitats including woodlands, forest, grasslands, chaparral, farms, and gardens.	Moderate potential to occur on-site. Not observed during general and focused biological surveys.
Southwestern pond turtle *Actinemys marmorata pallida*	Federal: None State: None CDFW: SSC	Slow-moving permanent or intermittent streams, small ponds and lakes, reservoirs, abandoned gravel pits, permanent and ephemeral shallow wetlands, stock ponds, and treatment lagoons. Abundant basking sites and cover necessary, including logs, rocks, submerged vegetation, and undercut banks.	Low potential to occur on-site. Not observed during general and focused biological surveys.
Two-striped garter snake *Thamnophis hammondii*	Federal: None State: None CDFW: SSC	Aquatic snake typically associated with wetland habitats such as streams, creeks, and pools.	Low potential to occur on-site. Not observed during general and focused biological surveys.
INVERTEBRATES			
Quino checkerspot butterfly *Euphydryas editha quino*	Federal: FE State: None CDFW: None	Larval and adult phases each have distinct habitat requirements tied to host plant species and topography. Larval host plants include *Plantago erecta* and *Castilleja exserta*. Adults occur on sparsely vegetated rounded hilltops and ridgelines, and are known to disperse through disturbed habitats to reach suitable nectar plants.	Low to moderate potential to occur on-site. Not observed during general and focused biological surveys.
Riverside fairy shrimp *Streptocephalus woottoni*	Federal: FE State: None CDFW: None	Restricted to deep seasonal vernal pools, vernal pool-like ephemeral ponds, and stock ponds.	Low potential to occur on-site. Not observed during general and focused biological surveys
San Diego fairy shrimp *Branchinecta sandiegonensis*	Federal: FE State: None CDFW: SSC	Seasonal vernal pools.	Low potential to occur on-site. Not observed during general and focused biological surveys.

SPECIES NAME	STATUS	HABITAT REQUIREMENTS	OCCURRENCE ON SITE
FISH			
Santa Ana speckled dace *Rhinichthys osculus*	Federal: None State: None CDFW: SSC	Occurs in the headwaters of the Santa Ana and San Gabriel Rivers. May be extirpated from the Los Angeles River system. Requires permanent flowing streams with summer water temperatures of 17-20 C. Usually inhabits shallow cobble and gravel riffles.	Not expected to occur on-site due to a lack of suitable habitat. Not observed during general and focused biological surveys.
Southern steelhead - southern California ESU *Oncorhynchus mykiss irideus*	Federal: FE State: None CDFW: SSC	Clear, swift moving streams with gravel for spawning. Federal listing refers to populations from Santa Maria River south to southern extent of range (San Mateo Creek in San Diego County).	Not expected to occur on-site due to a lack of suitable habitat. Not observed during general and focused biological surveys.
Arroyo chub *Gila orcutti*	Federal: None State: None CDFW: SSC	Slow-moving or backwater sections of warm to cool streams with substrates of sand or mud.	Not expected to occur due to lack of suitable habitat. Not observed during general and focused biological surveys.

Source: *(CDFW, 2011)*; *(CNNDB, 2012)*

Federal
FE – Federally Endangered
FT – Federally Threatened
FPT – Federally Proposed Threatened
FSC – Federal Species of Concern
BCC – US Fish and Wildlife Service Birds of Conservation Concern

State
SE – State Endangered
ST – State Threatened

CDFW
SSC – California Species of Concern
CFP – California Fully-Protected Species
WL – CDFW Watch List Species

Other:
ABC: WLBCC – American Bird Conservancy Watch List Birds of Conservation Concern
WBWG: H – Western Bat Working Group High Priority Species

No Federal or State threatened or endangered wildlife species were observed during the Site reconnaissance.

Bell's sage sparrow

The Bell's sage sparrow (*Amphispiza belli belli*) is listed as a CDFW Watch List species, a USFWS Bird of Conservation Concern, and an American Bird Conservancy Watch List Bird of Conservation Concern. This species is a non-migratory subspecies that occurs in chaparral and sagebrush scrub from Baja California, Mexico to Central California. Nests are built low in shrubs or occasionally on the ground. Loss of suitable habitat is a major threat to this bird. Bell's sage sparrow is known to feed on the ground and low branches of shrubs. During the breeding season they feed primarily on insects, spiders, grasshoppers, and seeds, and then switch to feeding mostly on seeds during the winter.

During the 14 days of general and focused biological surveys and site reconnaissance no Bell's sage sparrow were observed on or near the site, however, suitable habitat exists on-site, particularly in the higher elevation chaparral habitat on-site. Therefore, the Bell's sage sparrow has a high potential to breed and forage on the Project site.

Western Burrowing owl

The Western Burrowing owl (*Athene cunicularia*) is a CDFW California Species of Special Concern and USFWS Bird of Conservation Concern when found in burrows and some wintering sites. Burrowing owl habitat can be found in annual and perennial grasslands, deserts, and scrub characterized by low-growing vegetation. They are also known to inhabit other open areas such as airports, open fields, cemeteries, and golf courses. Burrows are essential for successful breeding. This owl will occupy abandoned rodent burrows and man-made structures such as culverts, pipes, and debris piles. The western burrowing owl is known to nest between February and August.

During the 14 days of general and focused biological surveys and site reconnaissance no western burrowing owl or diagnostic sign were observed on or near the site, however, suitable habitat exists on-site. In addition ground squirrels were observed throughout the disturbed portions of the site. Therefore the burrowing owl has a low to moderate potential to occur within the ruderal/non-native grassland areas and the disturbed areas where ground squirrel burrows or man-made structures are located.

It is recommended that focused breeding season protocol surveys be conducted pursuant to the *Burrowing Owl Survey Protocol and Mitigation Guidelines* prepared by the California Burrowing Owl Consortium prior to Project grading activities. The nesting survey season is February 1 through August 31, with the peak nesting season occurring from April 15 through July 15.

California horned lark

The California horned lark (*Eremophila alpestris actia*) is listed as a CDFW Watch List Species. This species breeds from Alaska southward to Mexico, and winters in the southern part of its breeding range. This bird prefers open, barren country with bare ground or short grasses where trees are absent. The California horned lark nests in a basket woven of fine grass or other plant materials, lined with finer material, placed in a depression or cavity in ground. California horned larks are known to feed mostly on seeds, grains, and in the warmer months small insects.

The California horned lark was observed foraging within the ruderal/non-native grassland and disturbed open areas throughout the Project site.

Coast range newt

The Coast Range California newt (*Taricha torosa torosa*), a CDFW California Species of Special Concern, occurs in the Coast Ranges, Transverse Ranges, and Peninsular Ranges from central Mendocino County to San Diego County. In western Riverside County coast range newts are known to occur in coastal drainages in extreme western Riverside County, specifically, southeast of Lake Elsinore, along Highway 74, and southwest Corona. It is commonly found in or near seasonal or permanent streams under cover of trees. Adults are sedentary during the dry season and become

active after the first fall rains. Breeding occurs in shallow pools and eggs are attached to vegetation or rocks. Breeding adults and aquatic larvae are active during the day and at night. Coast range newts are known to prey on earthworms, insects, snails, and other small invertebrates.

During the 14 days of general and focused biological surveys and site reconnaissance no coast range newts were observed on or near the site, however, suitable habitat exists on-site. Therefore, the coast range newt has a low potential to occur within the undeveloped natural drainage courses, specifically within the vegetated riparian habitat located in the northwestern corner of the Project site.

Coastal cactus wren

The cactus wren (*Campylorhynchus brunneicapillus couesi*) in southern California is considered to comprise two distinct subspecies (*C.b. sandiegensis* and *C.b. anthonyi).* The coastal cactus wren (*C.b.sandiegenssis*) occurs in coastal Orange and San Diego Counties, extending into Mexico, while the coastal-slope populations in Riverside, San Bernardino, Los Angeles, Ventura, and northern Orange Counties are classified as (*C.b. anthonyi*), the same subspecies that occurs in the deserts of California and Western Arizona. The *sandiegensis* subspecies is considered a CDFW California Species of Special Concern and USFWS Bird of Conservation Concern, but *anthonyi* is not considered to be rare or sensitive. The coastal cactus wren is usually associated with habitats dominated by prickly-pear or cholla cactus. The coastal cactus wren is known to forage on the ground in low vegetation for insects and other small invertebrates, and is also known to feed on cactus fruits, other seeds and sometimes nectar.

During the 14 days of general and focused biological surveys and site reconnaissance no coastal cactus wren were observed on or near the site. The coastal cactus wren has a low potential to forage only within the chaparral habitat located within the Project site, but is not expected to nest on-site due to the lack of extensive prickly-pear or cholla cactus on-site.

Coastal California gnatcatcher

The coastal California gnatcatcher (*Polioptila californica californica*: CAGN) is a Federally listed threatened species and a CDFW California Species of Special Concern. This small songbird is a year-round, obligate resident of coastal sage scrub communities in southern California and northwestern Baja California, Mexico. CAGN is insectivorous, and nests and forages in moderately dense stands of sage scrub occurring on arid hillsides, mesas, and in washes. CAGN generally occur below 1,200 feet in elevation. Coastal sage scrub communities dominated by California sagebrush (*Artemisia californica*), California buckwheat (*Eriogonum fasciculatum*), white sage (*Salvia apiana*), and black sage (*Salvia mellifera*) are preferred by this species. CAGN are known to feed primarily on insects that may include wasps, bees, ants, and a variety of leaf and plant hoppers. They are also known to feed on grasshoppers, spiders, and ants. Loss and fragmentation of suitable habitat due to expanding development have been major factors in the decline of this bird in southern California.

During the 14 days of general and focused biological surveys and site reconnaissance no CAGN were observed or heard on or near the site, however, suitable habitat patches exists throughout much of the undisturbed scrub on-site, particularly in the northwest portion of the site.

Therefore, CAGN has moderate to high potential to occur within the sage scrub habitat located within the Project site.

Any impacts to occupied habitat, and no habitat on-site was found to be occupied, must occur outside of the breeding season, March 1 through August 31 as determined through a Section 7 or Section 10 consultation with USFWS. Therefore, focused California Gnatcatcher surveys pursuant to the USFWS Coastal California Gnatcatcher (*Polioptila californica californica*) Presence/Absence Survey Guidelines (February 28, 1997) are recommended prior to grading to continue to determine the presence/absence of the coastal California gnatcatcher in the remaining habitat.

Coast patch-nosed snake

The coast patch-nose snake (*Salvadora hexalepis virgultea*) is designated as a CDFW California Species of Special Concern. This snake is known to inhabit a wide variety of habitats including rocky hillsides, plains, sandy flats and rocky open areas in scrub and chaparral from Central to Southern California. The coast patch nosed snake is a diurnal species active throughout the days of months with milder temperatures and during the mornings and evenings of the warmer summer months. The coast patch nosed snake is known to feed opportunistically on a wide variety of prey including small mammals, lizards, and the eggs of lizards and snakes.

During the 14 days of general and focused biological surveys and site reconnaissance no coast patch-nose snake were observed on or near the site, however, suitable habitat exists throughout the Project site. Therefore, due to the wide range and generalist nature of the species the coast patch-nosed snake has a high potential to occur within the chaparral habitat located on-site.

Coast horned lizard

The coast horned lizard (*Phrynosoma coronatum (blainvillei)*) is a CDFW California Species of Special Concern. This lizard inhabits coastal sage scrub and chaparral habitats characterized with sandy, rocky, or shallow soils. The coast (San Diego) horned lizard is a diurnally active species and is known to be active when daytime temperatures are between 19°C and 40°C. During the summer months, when midday temperatures are above 40°C they bury themselves in the sand and wait to emerge when temperatures are in their optimal range. The coast (San Diego) horned lizard is known to prey primarily on harvester ants (*Pogonomyrmex* sp.), but may also feed opportunistically on other slow moving insects such as beetles, flies, and caterpillars.

The coast (San Diego) horned lizard was observed within alluvial fan scrub and chaparral habitat within the Project Site.

Cooper's hawk

The Cooper's hawk (*Accipiter cooperi*) is a CDFW Watch List Species when nesting. Cooper's hawks are found in woodland habitats. The Cooper's hawk is a wide-ranging species in North America that breeds from British Columbia eastward to Nova Scotia and southward to northern Mexico and Florida. Its nesting range includes southern British Columbia, northwestern Montana, Wyoming, eastern North Dakota, southern Manitoba, western Ontario, northern Michigan, southern Ontario, southern Quebec, Maine, and Nova Scotia, south to Baja California,

south-central Texas, Louisiana, central Mississippi, central Alabama, and central Florida. The Cooper's hawk inhabits riparian areas and oak woodlands, most commonly in montane canyons. They are also known to occupy trees in and adjacent to residential and commercial urban areas. Cooper's hawks are known to prey primarily on birds but they are known to eat small mammals, reptiles, amphibians, insects and fish.

The Cooper's hawk was observed within the Project site.

Costa's hummingbird

The Costa's hummingbird (*Calypte costae*) is classified by the American Bird Conservancy as a Watch List Bird of Conservation Concern. This species breeds from central California south to southward to Mexico, and winters in the southern part of its breeding range. This bird prefers desert and semi-desert, arid brushy foothills and chaparral, and also occurs in adjacent mountains and in open meadows and gardens. Female Costa's hummingbirds build small cup shaped nests in shrubs or small trees. Costa's hummingbirds feed on nectar.

The Costa's hummingbird was observed within the Project site.

Golden eagle

The golden eagle (*Aquila chrysaetos*) is designated as a CDFW Watch List species and Fully Protected Species, and a USFWS Bird of Conservation Concern when nesting and wintering. This species occurs in rolling foothills, mountain areas, sage-juniper flats, and deserts. The golden eagle occurs throughout the western United States. In western Riverside County the golden eagle has been reported throughout the central and foothill portions of the county. It prefers to nest in cliff-walled canyons in rugged mountainous terrain and sometimes large trees in open areas. Large open areas are required for foraging. Golden eagles are known to prey primarily on hares, rabbits, other small mammals, birds and reptiles.

During the 14 days of general and focused biological surveys and site reconnaissance no golden eagles were observed on or near the Project site, however, due to suitable foraging habitat existing on-site, the golden eagle has a low potential to forage only within the undisturbed areas of the Project Site.

Least Bell's vireo

Least bell's vireo (*Vireo bellii pusillus*) is a State and Federally listed endangered and American Bird Conservancy Watch List Bird of Conservation Concern when nesting. This migratory songbird breeds in riparian habitats in southern California. This vireo nests and forages almost exclusively in multi-layered riparian woodland habitats. Least Bell's vireo (LBV) winter in southern Baja California, Mexico, and typically migrate between mid-March and early April to southern California and northwestern Baja California, where they remain until late September.

Historically, least Bell's vireo was abundant in riparian habitats throughout the central valley, coastal southern California, and in scattered oases and canyons in California deserts. Populations have declined dramatically this century owing to widespread destruction and degradation of riparian habitats and brood-parasitism by the brown-headed cowbird *(Molothrus ater*). The USFWS listed the least Bell's vireo as an endangered species in 1986. The largest

abundant LBV populations in southern California are currently located at the Prado Basin in Riverside County, and along the Tijuana River, the San Luis Rey River, the San Diego River, the Santa Margarita River and other drainages in Camp Pendleton, San Diego County. During the last decade, least Bell's vireo has begun to exhibit a substantial recovery due in large measure to management, including trapping to remove brown-headed cowbirds from areas occupied by the vireo. Habitat restoration has also provided additional habitat areas for this species, contributing to its recovery. Least Bell's vireo are known to feed primarily in the willow stands on bugs and insects such as beetles, bees, wasps, ants, snails, grasshoppers, moths, and butterflies.

During the 14 days of general and focused biological surveys and site reconnaissance no least Bells Vireo were observed or heard, however, remnants of suitable habitat exists on-site. Therefore, the least Bell's vireo has a low to moderate potential to occur within the vegetated riparian habitat located in the northwestern corner of the property.

It is recommended that protocol level surveys pursuant to the USFWS least Bell's Vireo Survey Guidelines, January 1, 2001 be conducted by a qualified biologist during the breeding season (April 10 through July 31) prior to grading in areas of habitat.

Loggerhead Shrike

The loggerhead shrike (*Lanius ludovicianus*) is designated as a CDFW California Species of Special Concern and a USFWS Bird of Conservation Concern when nesting. Loggerhead shrikes are known to inhabit lands adjacent to open areas. The loggerhead shrike is known to forage over open ground within areas of short vegetation, pastures with fence rows, old orchards, mowed roadsides, cemeteries, golf courses, riparian areas, open woodland, agricultural fields, desert washes, desert scrub, and grasslands. Loggerhead shrikes are known to feed primarily on insects, small mammals, amphibians, reptiles, and fish.

During the 14 days of general and focused biological surveys and site reconnaissance no loggerhead shrike were observed or heard on or adjacent to the Project Site, however, suitable habitat exist on-site. Therefore, the loggerhead shrike has a moderate potential to occur throughout the Project Site in the disturbed or open areas of the Project site.

Long-eared owl

The long-eared owl (*Asio otus*), that is a CDFW California Species of Special Concern when nesting. This species is a resident that breeds in riparian habitats and thick oak woodlands in southern California. Breeding habitat must include thickly wooded areas for nesting and roosting with nearby open spaces for hunting. Roosting sites are usually in the heaviest forest cover available. These owls may roost communally during the winter, returning to the same roosting sites each year. Long -eared owls are known to occur throughout much of western North America. In western Riverside County, the long-eared owl is considered to be a rare transient and winter visitant and few known breeding locations have been documented. Long-eared owls are known to prey primarily on rodents, and occasionally on other birds including other owls.

During the 14 days of general and focused biological surveys and site reconnaissance no long-eared owls were observed on-site, however, suitable habitat exists on the Project site. Therefore, the long-

eared owl has a low potential to occur within the vegetated riparian habitat located in the northwestern corner of the property.

Northern harrier

The northern harrier (*Circus cyaneus*) is designated as a CDFW California Species of Special Concern when nesting. This species ranges across all of North America, while wintering across most of the southern United States and into Mexico. The northern harrier is now one of the rarest nesting raptors in southwestern California. Characteristically, this hawk inhabits marshlands, both coastal salt and freshwater, but often forages over grasslands and fields, requiring open habitats for foraging. The northern harrier is primarily known to prey on small mammals, birds, frogs, small reptiles, insects, and occasionally fish.

During the 14 days of general and focused biological surveys and site reconnaissance no northern harrier were observed on or adjacent to the Project site, however, there is suitable foraging habitat on-site. Therefore, the northern harrier has a low potential to occur on the Project Site.

Northern red-diamondback rattlesnake

The northern red-diamond rattlesnake (*Crotalus ruber ruber*) has been designated as a CDFW California Species of Special Concern. This snake inhabits chaparral, woodland, grassland, and desert areas from coastal San Diego County to the eastern slopes of the mountains below 4,000 feet in elevation. This species is known to occur throughout western Riverside County. The northern red-diamond rattlesnake occurs in rocky areas or dense vegetation and requires rodent burrows or cracks in rocks for cover. The northern red-diamond rattlesnake preys primarily on mice, rats, gophers, ground squirrels, rabbits, and reptiles.

During the 14 days of general and focused biological surveys and site reconnaissance, no red diamond rattlesnakes were observed on or adjacent to the Project Site, however, suitable habitat exists throughout the Project site. Therefore, the northern red-diamond rattlesnake has a high potential to occur within the Project site.

Northwestern San Diego pocket mouse

The northwestern San Diego pocket mouse (*Chaetodipus fallax fallax*) is designated as a CDFW California Species of Special Concern. This species inhabits coastal sage scrub, grassland, and chaparral habitats in western San Diego and southwestern Riverside Counties. The northwestern San Diego pocket is primarily a nocturnal species and feeds primarily on seeds.

During the 14 days of general and focused biological surveys and site reconnaissance no northwestern San Diego pocket mouse were observed on or near the Project site, however, suitable habitat exists on-site. Therefore, the northwestern San Diego pocket mouse has a high potential to occur within the chaparral habitat located on-site.

Orange-throated whiptail

The orange-throated whiptail (*Cnemidophorus hyperythrus*) is designated as a CDFW California Species of Special Concern. This lizard is known from coastal sage scrub, chaparral, and valley-foothill hardwood habitats throughout southern California including San Bernardino, Riverside,

Los Angeles, Orange and San Diego Counties. It prefers washes and other sandy areas with patches of brush and rocks. The orange-throated whiptail feeds primarily on ants and termites.

The orange-throated whiptail was observed within alluvial fan scrub and chaparral habitat within the Project Site.

Pallid bat

The Pallid bat (*Antrozous pallidus*) is designated as a CDFW California Species of Special Concern, as well as High Priority by the Western Bat Working Group. The pallid bat is considered a generalist in their roosting requirements – using of a variety of structures including rock crevices, tree hollows, mines, caves, and human structures. However, they are intolerant of human disturbance and threatened by roost damage and destruction. Pallid bats are insectivores that feed on a wide variety of large arthropod prey that they typically capture on or near the ground.

During the 14 days of general and focused biological surveys and site reconnaissance no pallid bats were observed on the Project site, however, the site does support suitable foraging habitat. Therefore, the pallid bat has a low potential to forage only, within the chaparral and riparian habitat located on-site.

Quino checkerspot butterfly

The Quino checkerspot butterfly (*Euphydryas editha quino*) is designated as a Federally listed endangered species. Currently, the Quino checkerspot butterfly is known only from scattered locations in San Diego and western Riverside Counties, and northwestern Baja California, Mexico. The Quino checkerspot butterfly has two distinct life phases that require different food sources. Quino checkerspot butterfly larvae feed primarily on the small annual California plantain (*Plantago erecta*) and owl's clover (*Castilleja exserta*), the adult phase feeds primarily on nectar from small annual wildflowers. The adult Quino checkerspot butterfly has been observed on sparsely vegetated hilltops, ridgelines and is occasionally associated with rock outcrops that support annual wildflowers. They have been known to move through disturbed areas in order to access suitable feeding grounds. The decline of this butterfly is not completely understood, although habitat destruction and degradation are two of the primary causes.

During the 14 days of general and focused biological surveys and site reconnaissance no Quino checkerspot butterfly were observed on or adjacent to the Project Site, however, suitable habitat requirements exist on-site. Therefore, the Quino checkerspot butterfly has a low potential to occur within the Project site. According to the 2005 USFWS Quino Checkerspot Survey Map, the Project is outside of the recommended Quino checkerspot survey area; therefore no surveys are required for this Project site.

Riverside fairy shrimp

The Riverside fairy shrimp *(Streptocephalus woottoni*) is Federally listed as endangered. The Riverside fairy shrimp is restricted to deep seasonal vernal pools, vernal pool like ephemeral ponds, stock ponds and other human modified depressions (Eng, Belk, and Eriksen 1990, U.S. Fish and Wildlife Service 1993, U.S. Fish and Wildlife Service 2001). Riverside fairy shrimp prefer warm-water pools that have low to moderate dissolved solids, are less predictable, and

remained filled for extended periods of time (Eriksen and Belk 1999). Basins that support Riverside fairy shrimp are typically dry a portion of the year, but usually are filled by late fall, and may persist through May (U.S. Fish and Wildlife Service 1998). All known habitat lies within annual grasslands that may be interspersed through chaparral or coastal sage scrub vegetation. In Riverside County, Riverside fairy shrimp have been found in pools formed over the following soils: Murrieta stony clay loams, Las Posas series, Wyman clay loam, and Willows soils (U.S. Fish and Wildlife Service 1998). None of these soils are mapped within the Project site.

During the 14 days of general and focused biological surveys and site reconnaissance no fairy shrimp or specifically the Riverside fairy shrimp were observed within the Project site, however, due to the presence of numerous seasonal pools there is a low potential to occur on-site. A presence/absence survey following USFWS protocol prior to grading is recommended for the seasonal pool depressions to determine the continued absence of listed fairy shrimp, including the vernal pool fairy shrimp (*Branchinecta lynchi*) and Riverside fairy shrimp (*Streptocephalus woottoni*). A complete USFWS protocol survey to determine absence consists of either a wet-season survey followed by a dry-season survey (or vice versa), or two wet-season surveys conducted during a five-year period pursuant to the USFWS' *Interim Survey Guidelines to Permittees for Recovery Permits under Section 10(a)(1)(A) of the Endangered Species Act for the Listed Vernal Pool Branchiopods.*

Rosy boa

The rosy boa (*Charina trivirgata roseofusca*) is designated as a CDFW California Species of Special Concern. This species occurs from Los Angeles County, southwestern San Bernardino County, south through western Riverside and San Diego County to Baja California. This species although widespread, is generally sparsely distributed in rocky chaparral and coastal sage scrub habitats. The rosy boa feeds primarily on small mammals including mice and rats, young woodrats, and occasionally birds.

During the 14 days of general and focused biological surveys and site reconnaissance the rosy boa was not observed in or adjacent to the Project site, however, suitable habitat exists throughout the Project site. Therefore, the rosy boa has a high potential to occur within the sage scrub and chaparral habitat located on-site.

San Bernardino ringneck snake

The San Bernardino ringneck snake (*Diadophis punctatus modestus*) is not a Federally or State listed species or considered sensitive by CDFW, however, the San Bernardino ringneck snake is a Forest Service sensitive species and is considered a locally rare species in southern California. This species has been recorded throughout much of western Riverside County. This snake prefers moist habitats including woodlands, forest, grassland, chaparral, farms, and gardens. These include soils that are slightly damp but not wet or soggy. This species requires abundant shelter in the form of a surface mat of dead vegetation and/or loose objects such as flat rocks, boards, or trash and screening shrubs or trees with open canopies sparse enough to permit abundant sunshine to reach the ground. Regardless, ringneck snakes appear to be most common in open, relatively rocky areas within valley-foothill, mixed chaparral, and annual grass habitats (Zeiner et al. 1988). This species is known to feed on earthworms, salamanders, lizards, frogs, and insects.

During the 14 days of general and focused biological surveys and site reconnaissance the San Bernardino ringneck snake was not observed on or near the Project site, however, appropriate habitat exists on-site in the vegetated riparian habitat located in the northwestern corner of the Project site. Therefore, the San Bernardino ringneck snake has a moderate potential to occur within the Project site.

San Diego black-tailed jackrabbit

The San Diego black-tailed jackrabbit (*Lepus californicus bennettii*) is designated as a CDFW California Species of Special Concern. This species occurs in cismontane areas within grassland, coastal sage scrub and chaparral habitats throughout Southern California. Records indicate that the San Diego black-tailed jackrabbit has been observed throughout western Riverside County. The San Diego black-tailed jackrabbit is considered an herbivore, focusing on grasses and forbs.

During the 14 days of general and focused biological surveys and site reconnaissance no San Diego black-tailed jackrabbit were observed in or adjacent to the Project site, however, suitable habitat exists throughout much of the Project site. Therefore, the San Diego black-tailed jackrabbit has a moderate to high potential to occur within suitable habitat within the Project site.

San Diego desert woodrat

The San Diego desert woodrat (*Neotoma lepida intermedia*) is designated as a CDFW California Species of Special Concern. This species is known to occur from San Diego to San Luis Obispo Counties in southern California, and is considered present throughout western Riverside County in suitable habitat. This species inhabits coastal sage scrub, chaparral, woodlands, and desert areas. The San Diego desert woodrat is known to feed primarily on leaves, seeds, berries, and flowers.

During the 14 days of general and focused biological surveys and site reconnaissance woodrat middens were observed on-site, however, no woodrats were observed on or adjacent to the Project Site. Therefore, there is a high potential to breed and forage within the chaparral and vegetated riparian habitats located within the Project site.

San Diego fairy shrimp

The San Diego fairy shrimp (*Branchinecta sandiegonensis*) is listed as Federally Endangered and is endemic to vernal (ephemeral) pools on the west coast of the U.S. Development from egg to reproductive adult only takes two weeks. When laid, eggs fall to the soil surface, develop to the early embryo stage, and finally become dormant cysts until the next wet season. Major threats are habitat loss due to agricultural and urban development, alteration of wetland hydrology by draining, off-road vehicle activity, cattle grazing, and replacement by other fairy shrimp species that are habitat generalists.

During the 14 days of general and focused biological surveys and site reconnaissance no fairy shrimp or San Diego fairy shrimp were observed within the Project site, however, due to the presence of numerous seasonal pools there is a low potential to occur on-site.

Direct and indirect impacts to the San Diego fairy shrimp will require a take authorization under the Federal Endangered Species Act (FESA). To satisfy CEQA requirements, a presence/absence survey following USFWS protocol is recommended prior to grading for the seasonal pool depressions to determine the continued absence of listed fairy shrimp, including the vernal pool fairy shrimp (*Branchinecta lynchi*) and Riverside fairy shrimp (*Streptocephalus woottoni*). A complete USFWS protocol survey to determine absence consists of either a wet-season survey followed by a dry-season survey (or vice versa), or two wet-season surveys conducted during a five-year period pursuant to the USFWS' *Interim Survey Guidelines to Permittees for Recovery Permits under Section 10(a)(1)(A) of the Endangered Species Act for the Listed Vernal Pool Branchiopods*.

Southern California rufous-crowned sparrow

The southern California rufous-crowned sparrow (*Aimophila ruficeps canescens*) is designated as a CDFW Watch List Species. This species is a year-round resident of southern California. This species is known to inhabit open coastal sage scrub, open chaparral, and other dry habitats. The southern California rufous-crowned sparrow is known to forage on the ground in leaf litter beneath shrubs. This species is known to feed on insects and seeds, grasses, and the shoots of forbs.

The Southern California rufous-crowned sparrow was observed within chaparral habitat within the Project site.

Southwestern pond turtle

The southwestern pond turtle (*Actinemys marmorata pallida*) is a CDFW California Species of Special Concern. This aquatic turtle is associated with permanent or semi-permanent pools and streams. The southwestern pond turtle is known to occur west of the Cascade-Sierra crest from Baja California north to San Francisco. In western Riverside County the southwestern pond turtle is known to occur along the Santa Ana River to Chino creek, along the eastern slopes of the Santa Ana and Elsinore mountains to Temecula adjacent to Interstate 15. The southwestern pond turtle is usually rare or absent in reservoirs, canals, or other bodies of water heavily altered by humans. Southwestern pond turtles are usually present near the banks or in adjacent backwater habitats where the current is relatively slow and where abundant emergent basking sites are present. Dense growths of woody vegetation along the edges of a watercourse, may shade potential emergent basking sites, and make otherwise suitable habitats unsuitable for pond turtles. The southwestern pond turtle is known to feed on dead animal material, plant material, small fish, crustaceans, worms, and insects.

During the 14 days of general and focused biological surveys and site reconnaissance no southwestern pond turtle were observed on or adjacent to the Project site, however, marginally suitable habitat exists on-site. Therefore, the southwestern pond turtle has a low potential to occur within the intermittent to permanent manmade pools located on-site.

Southwestern willow flycatcher

The State and Federally endangered southwestern willow flycatcher (*Empidonax traillii extimus*) is a small, insectivorous songbird, that is drab olive-brown above with a white throat and a pale yellow belly. It is one of four subspecies of willow flycatchers recognized in North America, and is distinguished by subtle differences in color and morphology. Although the subspecies

occupy distinct breeding ranges, northern subspecies (*E. t. brewsteri* and *E. t. adastus*) do pass through southern California during migration.

Southwestern willow flycatchers breed in riparian habitats along rivers, streams, or other wetlands characterized by dense willows and shrubs in woodlands with standing water. Willow flycatcher subspecies winter in Mexico and Central America, and typically arrive at breeding sites in the southwest in mid-May and remain until late August.

Historically, southwestern willow flycatcher were abundant in riparian habitats throughout southern California, Arizona, New Mexico, southwestern Colorado, southern Nevada and Utah, western Texas, and extreme northern Mexico. Southwestern willow flycatcher currently occupies a small fraction of its former range. The decline has been attributed to widespread destruction and degradation of riparian habitats and brood-parasitism by the brown-headed cowbird. As a result, the southwestern willow flycatcher was listed by CDFW as an endangered species in 1991 and was Federally listed as endangered in 1995. Currently, less than 100 breeding pairs are known in southern California. Most southwestern willow flycatchers are located at Prado Dam in Riverside County, the Kern Valley Nature Reserve, Kern County, the San Luis Rey River, Camp Pendleton Marine Corps Base in San Diego County, the San Ynez River, and Santa Barbara County. The southwestern willow flycatcher feeds on insects taken during flight or from foliage.

During the six days of focused plant surveys and site reconnaissance no southwestern willow flycatchers were observed or heard on or adjacent to the Project site, however, suitable habitat does exist on-site within the vegetated riparian habitat located in the northwestern corner of the property. Therefore, the southwestern willow flycatcher has a low potential to occur on-site.

It is recommended that protocol level surveys pursuant to the 2000 USFWS guidelines be conducted by a qualified biologist, with a Section 10(a)(1)(A) permit, during the breeding season (April through July) prior to grading.

Stephens' kangaroo rat

The Stephens' kangaroo rat (*Dipodomys stephensi*) is designated as federally endangered and State-threatened species. This species occurs in Riverside County and northern San Diego County. This species inhabits open grasslands or sparse shrub-lands with less than 50% vegetation cover during the summer months. Stephens' kangaroo rat is primarily a nocturnal species that is known to feed primarily seeds from filaree (*Erodium* sp.) and brome grasses (*Bromus* sp.).

During the 14 days of general and focused biological surveys and site reconnaissance no Stephens' kangaroo rat were observed on or adjacent to the Project site, however, suitable habitat exists on-site within the ruderal/non-native grassland and disturbed sage scrub habitats located on-site. Therefore, the Stephens' kangaroo rat has a moderate potential to occur on-site. The Project site is located in the Stephens' Kangaroo Rat Fee Assessment Area (Lake Elsinore Municipal Code Chapter 19.04). In accordance with Lake Elsinore Municipal Code Section 19.04.080, a Stephens' Kangaroo Rat Mitigation Fee payment of $500.00 per gross acre located within the parcel to be developed is required.

Two-striped garter snake

The two-striped garter snake (*Thamnophis hammondii*) is a CDFW California Species of Special Concern. This species requires year-round or near year-round water with riparian or emergent vegetation for shelter, and is commonly found in willow-lined streams with rocky substrates. The two striped garter snake is and has been recorded in all the National Forests adjacent to Riverside County, Temecula Creek, Temescal Canyon Wash, the San Jacinto River, and has the potential to be present in any stream providing suitable habitat. Loss of wetland habitat is the major threat to this species.

During the 14 days of general and focused biological surveys and site reconnaissance no two striped garter snakes were observed on or adjacent to the Project site, however, suitable habitat exists on-site. Therefore, the two-striped garter snake has a low potential to occur within undeveloped natural drainage courses, specifically within the vegetated riparian habitat located in the northwestern corner of the Project Site.

Western mastiff bat

The western mastiff bat (*Eumops perotis californicus*) is a CDFW California Species of Special Concern and Western Bat Working High Priority Species. It is a colonial, cliff-roosting species whose distribution is constrained to areas where there are significant rock features offering suitable roosting habitat. Roosts of this species are usually within crevices high above the ground, and maternity colonies may consist of 30 to several hundred bats (less than 100 is more typical). Major threats to the species are urban expansion and activities that disturb or destroy cliff habitat. This species is known to occur in the southwestern United States south to Central America. In California, mastiff bats are most frequently encountered acoustically, as it forages over open areas, such as oak woodland, chaparral, grassland, and agricultural areas. The species is a fast-flying moth specialist (although its diet includes a variety of other insects) that typically emerges relatively late in the evening, can cover an extensive area, and be detected throughout the night. Unlike other bat species that hibernate through the cold season, this species is active periodically throughout the year.

During the 14 days of general and focused biological surveys and site reconnaissance no western mastiff bat were observed on or adjacent to the site. The western mastiff bat has a moderate potential to forage only, within the chaparral and riparian habitat located on-site.

Western spadefoot toad

The western spadefoot toad (*Spea hammondii*) is a CDFW California Species of Special Concern and has potential for occurrence in temporary water ponding on the Site. A study in 2006 (SCE 2006) documents the on-site occurrence of the western spadefoot toad albeit in an area subject to mine development and increased mine traffic. The SCE data cannot be corroborated via the original meta data files or discussions with the principal investigators. No western spadefoot toads were observed in the water pond areas on-site during the 2008 surveys. This species is not State or Federally listed as a threatened or endangered.

This species is known to occur west of the Cascade-Sierra crest from Shasta County south to Baja Mexico. In western Riverside County, the western spadefoot toad is known to be widely distributed in suitable habitat. Suitable habitat for the western spadefoot toad consists primarily

of grassland or scrub habitats associated with temporary pools, that are essential for breeding and egg laying. The duration of standing water in the temporary pools is critical, that must be present for at least three or more weeks in order for the larvae to metamorphose. These breeding pools must be free of fish, bullfrogs, and crayfish in order for the species to successfully reproduce and metamorphose. Spadefoot toads also use riparian habitats with suitable pool resources for breeding that must also be free of exotic pests.

During the 14 days of general and focused biological surveys and site reconnaissance no western spadefoot toads were observed or heard on or adjacent to the Project site, however, the western spadefoot toad has been identified on this Site from other studies (SCE 2006).

White-faced Ibis

The white-faced ibis (*Plegadis chihi*) is designated as a CDFW California Species of Concern Watch List species when in a nesting colony. This species is known to occur from Oregon to North Dakota south to Mexico. The white-faced ibis has been observed throughout suitable habitats in western Riverside County. The white-faced ibis prefers to occupy areas containing wet, muddy ground including marshes, wet meadows, ponds, irrigated fields, rivers, and estuaries. The white-faced ibis nests primarily in dense fresh water emergent wetlands. The white-faced ibis feeds primarily on insects, crustaceans, earthworms, small fish and small amphibians.

During the 14 days of general and focused biological surveys and site reconnaissance no white-faced ibis were observed on or adjacent to the site, however, due to the presence of riparian areas and ponds suitable habitat exists on-site. Therefore there is a moderate potential for this species to occur on-site.

White-tailed kite

The white-tailed kite (*Elanus leucurus*) is designated as a CDFW Fully Protected Species when nesting. The current range of the white-tailed kite in North America includes California, Oregon, southern Washington, southern Texas and Florida. This species was threatened with extinction in North America during the early twentieth century, but since 1960 the population and range of this raptor in North America has improved markedly.

In California, the white-tailed kite is a common to uncommon year-round resident in coastal and valley lowlands. It is rarely found away from agricultural areas. It inhabits herbaceous and open stages of most habitats mostly in cismontane California. Kites appear to track prey populations and may be found almost anywhere adequate prey occurs. Southern California populations appear to be in decline during the last few years, part of that is likely explained by the cyclical population fluctuations typical of this species, and part of that may be due to decreases in agricultural areas that are used as winter foraging areas (Bloom 2003).

During the 14 days of general and focused biological surveys and site reconnaissance no white-tailed kites were observed on or adjacent to the site, however, suitable nesting habitat exists within the vegetated riparian habitat located in the northwest corner of the Project site. Therefore, the white-tailed kite has a moderate potential to occur on-site.

Yellow-breasted chat

The yellow-breasted chat (*Icteria virens*) is designated as a CDFW California Species of Special Concern when nesting. This migratory songbird breeds in riparian habitats in Southern California and is also found in habitat similar to that required by the least Bell's vireo. This species summers throughout much of North America and winters from northern Mexico south to Panama. Suitable habitat typically consists of multi-layered riparian scrub or willow woodland corridors along flowing streams. The yellow-breasted chat feeds primarily on insects gleaned from foliage of shrubs and low trees. They are also known to eat berries and small fruit.

During the 14 days of general and focused biological surveys and site reconnaissance no yellow-breasted chat were observed on or adjacent to the site, however, suitable habitat exits on-site within the vegetated riparian habitat located in the northwest corner of the Project site. Therefore, the yellow-breasted chat has a moderate potential to occur on-site.

Yellow Warbler

The yellow warbler (*Dendroica petechia brewsteri*) is designated as a CDFW California Species of Special Concern and a USFWS Bird of Conservation Concern when nesting. This species is known to breed throughout much of North America including northern Alaska, and winters from southern California, Arizona, and the gulf coast south to central South America. This species is a migratory songbird that breeds in riparian habitats in southern California and exhibits habitat requirements similar to the yellow-breasted chat and least Bell's vireo. Suitable habitat typically consists of multi-layered riparian scrub or willow woodland corridors along flowing streams.

The yellow warbler was observed within vegetated riparian habitat within the Project site.

Yuma myotis

The Yuma myotis (*Myotis yumanensis*) is designated as a Federal Species of Concern and Bureau of Land Management (BLM) sensitive species. The Yuma myotis are cave-dwelling species that will also roost in old buildings. This species forages at night around areas of open water and in wooded canyon bottoms.

During the 14 days of general and focused biological surveys and site reconnaissance the Yuma myotis was not observed on or adjacent to the Project site, however, suitable foraging habitat exists within the vegetated riparian habitat located in the northwest corner of the site. Therefore, the Yuma myotis has a low potential to forage on-site.

Summary of Sensitive Wildlife and Plant Species

Premised on the preceding observational results the following recommendations are suggested to adequately identify biological resources to comport with CEQA and FESA.

-- **Western Burrowing Owl Survey –** The Project Site has the potential to support the western burrowing owl. It is recommend that surveys pursuant to the Burrowing Owl Survey Protocol and Mitigation Guidelines prepared by the California Burrowing Owl Consortium be conducted prior to project grading to confirm the presence or absence of this species on-site. (Note: The nesting survey season is February 1 through August 31, with peak nesting occurring from April 15 through July 15.)

-- Coastal California Gnatcatcher Survey - The Project Site has the potential habitat to support the Federal ESA listed threatened coastal California gnatcatcher (CAGN) although no CAGN were identified on-site. Therefore, presence/absence CAGN surveys are recommended prior to grading to determine the presence / absence of CAGN on-site. (Note: Any impacts to occupied habitat must occur outside of the breeding season, March 1 through August 31.)

-- Least Bell's Vireo Survey - The Project site has the potential to support the Federally and State-listed endangered least Bell's Vireo (LBV) although no LBV were identified on-site. Presence/absence surveys for LBV are recommended prior to grading to confirm the presence or absence of this species on the Site.

-- Southwestern Willow Flycatcher Survey - The southern coast live oak riparian forest located in the northwestern corner of the Site has the potential to support the State and Federal listed endangered southwestern willow flycatcher (SWF) although no SWF were identified on-site. Presence/absence surveys for SWF are recommended prior to grading to confirm the continued absence of this species on-site.

-- Fairy Shrimp Survey - Due to the presence of numerous seasonal pools located on-site, wet season surveys should be conducted to determine if the pools support any State or Federally listed fairy shrimp. To comport with CEQA, a presence/absence survey is recommended prior to grading for the seasonal pool depressions to determine occurrence or continued absence of listed fairy shrimp to include: the vernal pool fairy shrimp (*Branchinecta lynchi*), San Diego fairy shrimp (*Branchinecta sandiegoensis*), and the Riverside fairy shrimp (*Streptocephalus woottoni*).

-- Stephens' Kangaroo Rat Fee - The Site is located in the Stephens' kangaroo rat (SKR) Fee Assessment Area (Riverside County Ordinance 663.10). In accordance with Riverside County Ordinance 663.10, a SKR mitigation fee payment of $500.00 per developed acre is required.

Special-Status Habitats

A review of the 2012 CNDDB identified the following special-status habitats as occurring within the Alberhill, Lake Mathews, Steele Peak, Lake Elsinore, Wildomar, Sitton Peak, Canada Gobernadora, Santiago Peak, and Corona South quadrangles: canyon live oak ravine forest, southern coast live riparian forest, southern cottonwood willow riparian forest, southern interior basalt flow vernal pool, southern interior cypress forest, southern mixed riparian forest, southern riparian forest, southern sycamore alder riparian woodland, southern willow scrub, and valley needle grass grassland.

The Project Site supports two special-status habitats; southern coast live oak riparian forest and southern willow scrub. These special-status habitats are located in central and northwest corner of the Site. Impacts to the southern coast live oak riparian forest and southern willow scrub would be considered significant under CEQA prior to mitigation to offset the impacts.

Mitigation should be assessed with the Specific Plan programs for open space, wildlife corridors and riparian restoration and enhancement.

Soil Map Review

The Soil Conservation Service (National Resource Conservation Service or NRCS) has mapped the following soil types as occurring in the general vicinity of the Project site: Altamont, Cieneba, Crouch, Garretson, Gorgonia, Hanford, Honcut, Lodo, Ramona, Riverwash, Temescal, Terrace Escarpments, and Tujunga. The Altamont soil is located in the southern-central portion of the Site and has been severely disturbed by mining operations. (See FIGURE 4.11-3 – SOILS WITHIN THE PACIFIC CLAY PROPERTY).

Critical Habitat

The Site is not located within any Critical Habitat Areas as designated by the U.S. Fish and Wildlife Service under the ESA. Federal Critical Habitat regulations do not apply to private lands. The Project is within the Stephens' kangaroo rat Fee Assessment Area.

Migratory Bird Treaty

The approximate 1,400-acre Pacific Clay Mine Site currently contains chaparral, sage scrub, alluvial fan scrub, and ruderal / non-native grassland that has potential to support nesting birds. Impacts to nesting birds are prohibited under the Migratory Bird Treaty Act.

Native Trees

Two species of native trees were located within the southern coast live oak riparian forest located in the northwest corner of the Site that includes coast live oak (*Quercus agrifolia*) and arroyo willow (*Salix lasiolepis*). The oak trees and willows are large, mature, and in good health. The City of Lake Elsinore does not have a native tree ordinance; however, the County of Riverside has a tree ordinance and requires a tree removal permit to remove native oak trees.

Jurisdictional Waters and Wetlands

The Project site was reviewed for the presence of ACOE and CDFW jurisdictional waters. Potential ACOE and CDFW jurisdictional waters were located on the Project site. Multiple jurisdictional drainage features that support both ACOE and CDFW indicators such as bed, bank, channel, and vegetated riparian habitat were observed on the Site but in some cases the areas have been disturbed by the 100 years of on-going mining activities (refer to FIGURE 4.11-1 – AERIAL PHOTO with WETLANDS and OTHER WATERS of the U.S. by URS, 2003). In some cases, the drainage features (7, 8 & 9) may have been disconnected along the stream course and from the receiving tributary of the unnamed wash along Lake Street that flows into Temescal Canyon Wash along I-15 toward the Santa Ana River located in Prado Basin in the Chino/Corona area. These observations are a general overview of potential jurisdictions.

SOIL ACRONYMS/DESCRIPTIONS

142	Cieneba sandy loam, 30 to 75 percent slopes, eroded
156	Hanford sandy loam, 2 to 9 percent slopes
AaD	Altamont clay, 5 to 15 percent slopes
AaE2	Altamont clay, 15 to 25 percent slopes, eroded
AaF	Altamont clay, 25 to 50 percent slopes
AbF	Altamont cobbly clay, 9 to 35 percent slopes
CP	Clay Pits
ChD2	Cieneba sandy loam, 8 to 15 percent slopes, eroded
ChF2	Cieneba sandy loam, 15 to 50 percent slopes, eroded
CkF2	Cieneba rocky sandy loam, 15 to 50 percent slopes, eroded
CnC	Cortina gravelly coarse sandy loam, 2 to 8 percent slopes
CrD	Cortina cobbly sandy loam, 2 to 12 percent slopes
CyF2	Crouch rocky sandy loam, 25 to 50 percent slopes, eroded
FaD2	Fallbrook sandy loam, 8 to 15 percent slopes, eroded
GdC	Garretson gravelly very fine sandy loam, 2 to 8 percent slopes
GhC	Gorgonio loamy sand, 0 to 8 percent slopes
GhD	Gorgonio loamy sand, 8 to 15 percent slopes
GkD	Gorgonio loamy sand, channeled, 2 to 15 percent slopes
GlC	Gorgonio loamy sand, deep, 2 to 8 percent slopes
GmD	Gorgonio gravelly loamy fine sand, 2 to 15 percent slopes
GyD2	Greenfield sandy loam, 8 to 15 percent slopes, eroded
HcC	Hanford coarse sandy loam, 2 to 8 percent slopes
HcD2	Hanford coarse sandy loam, 8 to 15 percent slopes, eroded
HdD2	Hanford cobbly coarse sandy loam, 2 to 15 percent slopes, eroded
HnC	Honcut sandy loam, 2 to 8 percent slopes
HnD2	Honcut sandy loam, 8 to 15 percent slopes, eroded
HoE	Honcut cobbly sandy loam, 2 to 25 percent slopes
HuC2	Honcut loam, 2 to 8 percent slopes, eroded
LpF2	Lodo rocky loam, 25 to 50 percent slopes, eroded
MnD2	Monserate sandy loam, shallow, 5 to 15 percent slopes, eroded
PlB	Placentia fine sandy loam, 0 to 5 percent slopes
PlD	Placentia fine sandy loam, 5 to 15 percent slopes
PoC	Porterville clay, 0 to 8 percent slopes
RaB3	Ramona sandy loam, 0 to 5 percent slopes, severely eroded
RaC3	Ramona sandy loam, 5 to 8 percent slopes, severely eroded
RaD2	Ramona sandy loam, 8 to 15 percent slopes, eroded
RaD3	Ramona sandy loam, 8 to 15 percent slopes, severely eroded
RaE3	Ramona sandy loam, 15 to 25 percent slopes, severely eroded
RsC	Riverwash
RuF	Rough broken land
SrE	Soboba cobbly loamy sand, 2 to 25 percent slopes
TbF2	Temescal rocky loam, 15 to 50 percent slopes, eroded
TeG	Terrace escarpments
TvC	Tujunga loamy sand, channeled, 0 to 8 percent slopes
TwC	Tujunga gravelly loamy sand, 0 to 8 percent slopes
VdF2	Vallecitos rocky loam, 8 to 50 percent slopes, eroded
VsC	Vista coarse sandy loam, 2 to 8 percent slopes
VsD2	Vista coarse sandy loam, 8 to 15 percent slopes, eroded
VsF2	Vista coarse sandy loam, 15 to 35 percent slopes, eroded
YbD2	Yokohl loam, 8 to 15 percent slopes, eroded
YbE3	Yokohl loam, 8 to 25 percent slopes, severely eroded



SOURCES: Planning Associates (Castle & Cooke Properties), SSURGO (Western Riverside Soils Geographic Database).

SOILS WITHIN THE PACIFIC CLAY PROPERTY

URS | 750 0 750 1500 Feet | SCALE: 1" = 1500' (1:18,000) | CHECKED BY: BL | DATE: 12-18-03 | PM: PM | PROJ. NO: 27644935.06900 | FIG. NO: 6

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FIGURE 4.11-3

TABLE 4.11-4 - JURISDICTIONAL DRAINAGE FEATURES

Name	Length (feet±)	Width Range (feet)	Area S.F. /Ac.	Nature
		USACE/CRWQCB/ DFG	USACE/CRWQCB/CDFW	
Drainage Feature 1	546.9	15’	8,203.5 S.F. /0.19 Ac.	Ephemeral
Drainage Feature 2	2,990.6	11’-17’ (14’ Avg.)	41,868.4 avg. S.F./0.96 Ac.	Ephemeral
Drainage Feature 3	2,318.8	2’	4,637.6 S.F./0.11 Ac.	Ephemeral
Drainage Feature 4	381.3	8’	3,050.4 S.F./0.07 Ac.	Ephemeral
Drainage Feature 5	4,140.6	3’	12,421.8 S.F./0.29 Ac.	Ephemeral
Drainage Feature 6	1,906.3	3’	5,718.9 S.F./0.13 Ac.	Ephemeral
Drainage Feature 6a	1,025.0	3’	3,075 S.F./0.07 Ac.	Ephemeral
Drainage Feature 7	350.0	1’	350 S.F./0.01 Ac.	Non-Jurisdictional
Drainage Feature 8	734.4	3.5’	2,570.4 S.F./0.06 Ac.	Non-Jurisdictional
Drainage Feature 9	1,512.5	3.5’	5,293.75 S.F./0.12 Ac.	Non-Jurisdictional
Total	**15,906.4**	**5.48’ (Avg.)**	**87,189.75/2.0 Ac.**	**--**

Shown in TABLE 4.11-4, are the nine lengths of either ephemeral or non-jurisdictional drainages.

A final Jurisdictional Determination must be issued by the USACE, CRWQCB and CDFW. This is supported by guidance documents issued jointly by the USACE and the U.S. Environmental Protection Agency following the U.S. Supreme Court’s ruling on the cases of *Carabell v. United States* and *Rapanos v. United States*. The guidance issued from these rulings identifies *“swales and erosional features (e.g. gullies, small washes characterized by low volume, infrequent, or short duration flow)”* as non-jurisdictional.

Wildlife Movement

Wildlife movement activities usually fall into one of three movement categories: (1) dispersal (e.g., juvenile animals from natal areas, or individuals extending range distributions); (2) seasonal migration; and, (3) movements related to home range activities (foraging for food or water, defending territories, searching for mates, breeding areas, or cover). Although the nature of each of these types of movement is species specific, large open spaces will generally support a diverse wildlife community representing all types of movement. Each type of movement may also be represented at a variety of scales from non-migratory movement of amphibians, reptiles, and some birds on a 'local' level to home ranges encompassing many square-miles for large mammals moving at a 'regional' level.

These boundaries of the Project area: the northeastern Temescal Canyon Wash and tributaries leading to the Wash, the north-western flow (jurisdictional Other Waters of the U.S.), the western/southwestern slopes of chaparral, the eastern boundaries along Lake Street, are expected to support regional movement for species. The remainder of the Alberhill Villages Specific Plan area is either of disturbed habitats or developed, with some of the disturbed area supporting a dominance of ruderal plant species. While certain species previously mentioned may be expected to breed or forage within the willow, chaparral, riparian scrub, oak woodland and Riversidian sage scrub, these species are not expected to breed or forage within the remainder of the Alberhill Villages Specific Plan are due to its disturbed/mined nature.

4.11.2 APPLICABLE PLANS AND REGULATIONS

4.11.2.1 Federal Regulations

Endangered Species Act (ESA)

The ESA (16 U.S.C. §1531 et seq.) was signed on December 28, 1973, and established a national policy that all Federal agencies work toward conservation of species of wildlife, plants, and biotic communities endangered or threatened throughout all or a significant portion of their range, and the conservation of the ecosystems on that they depend. 'Endangered' means any species that is in danger of extinction throughout all or significant portion of its range. 'Threatened' means any species that is likely to become an endangered species within the foreseeable future throughout all or significant portion of its range. All species of plants and animals, except pest insects, are eligible for listing as endangered or threatened. The ESA prohibits 'take' (harm or harassment[including to pursue, hunt, shoot, wound, kill, trap, capture, or collect, or attempt to engage in any such control] of individuals of a protected species and, under certain circumstances, the destruction of habitat) of a Federally listed Endangered or Threatened species without incidental take permits or authorization through Section 7 Consultation.

The USFWS is responsible for identifying endangered and threatened species and their critical habitats under their jurisdiction, implementing conservation programs to conserve identified species, and rendering opinions regarding impacts of proposed development and Federal actions on endangered, threatened, or candidate plant and wildlife species. The U.S. National Oceanic and Atmospheric Administration (NOAA) Fisheries Service is responsible for rendering opinions regarding impacts on identified special-status anadromous[1] fish. *(City's certified/adopted December 13, 2011 GP)*

Executive Order 1318 and Migratory Bird Treaty Act

The Migratory Bird Treaty Act (MBTA) (16 U.S.C. 703 – 712 et seq.) implements the provisions of treaties between the United States, Great Britain, Mexico, Japan, and the Soviet Union, and authorizes the U.S. Secretary of the Interior to protect and regulate the taking of migratory birds. It establishes seasons and bag limits for hunted species and protects migratory birds, their occupied nests, and their eggs (16 U.S.C. 703; 50 CFR 10, 21).

[1] Species that live their adult lives in the ocean but move into freshwater streams to reproduce or spawn (e.g., salmon). *(GPU)*

Executive Order (EO) 13186, signed January 10, 2001, directs each Federal agency taking actions that will have or are likely to have a negative impact on migratory bird populations to work with USFWS to develop a Memorandum of Understanding (MOU) to promote the conservation on migratory bird populations. *(City's certified/adopted December 13, 2011 GP)*

Bald and Golden Eagle Protection Act

The Bald and Golden Eagle Protection Act (16 U.S.C. 668 – 668c), enacted in 1940, and amended several times since then, prohibits anyone, without a permit issued by the Secretary of the Interior, from 'taking' bald eagles, including their parts, nests, or eggs. The act provides criminal penalties for persons who "take, possess, sell, purchase, barter, offer for sell, purchase or barter, transport, export or import, at any time or any manner, any bald eagle … [or any golden eagle], alive or dead, or any part, nest or egg thereof." The Act defines 'take' as "pursue, shoot, shoot at, poison, wound, kill, capture, trap, collect, molest or disturb." *(City's certified/adopted December 13, 2011 GP)*

Clean Water Act

The Federal Clean Water Act was enacted as an amendment to the Federal Water Pollution Control Act of 1972 that outlined the basic structure for regulating discharges of pollutants to "waters of the United States". The Clean Water Act now serves as the primary law protecting the quality of the nation's surface waters, including lakes, rivers, and coastal wetlands, all of that pertain to the survival and viability of plants, wildlife, and ecological communities. Under Section 404 of the Clean Water Act, applicants must obtain a permit from the ACOE for all discharges of dredged or fill material into "waters of the United States", including wetlands, before proceeding with a proposed activity.

The ACOE may issue either an individual permit evaluated on a case-by-case basis or a general permit evaluated at a program level for a series of related activities. General permits are preauthorized and are issued to cover multiple instances of similar activities expected to cause only minimal adverse environmental effects. Nationwide Permits (NWPs) are a type of general permit issues to cover particular fill activities. Each NWP specifies particular conditions that must be met in order for the NWP to apply to a particular project.

Section 404 of the Clean Water Act (CWA) establishes a program to regulate the discharge of dredged and fills material into "waters pf the United States, including wetlands as described above. Activities in "waters of the Unites States" regulated under this program include fill or development, water resource projects (such as dams and levees), infrastructure development (such as highways and airports), and mining projects. Section 404 requires a permit before dredged or fill material may be discharged into "waters pf the United States, unless the activity is exempt from Section 404 regulation (e.g., certain farming and forestry activities). States also have a role in Section 404 decisions, through State program general permits, water quality certification, or program assumption.

The basic premise of the program is that no discharge of dredged or fill material may be permitted if: (1) a practicable alternative exists that is less damaging to the aquatic environment; or, (2) the nation's water would be significantly degraded. In other words, when you apply for a permit, you must show that you have, to the extent practicable:

- Taken steps to avoid impacts; and,

- Minimized potential impacts on wetlands.

Proposed activities are regulated through a permit review process. An individual permit is required for potentially significant impacts. Individual permits are reviewed by the U.S. Army Corps of Engineers (ACOE), that evaluates applications under a public interest review, as well as the environmental criteria set forth in the CWA Section 404(b)(1) Guidelines. However, for most discharges that will have only minimal adverse effects, a general permit may be suitable. General permits are based on a nationwide, regional, or State basis for particular categories of activities. The general permit process eliminates individual review and allows certain activities to proceed with little or no delay, provided the general or specific conditions for the general permit are met. The United States Army Corps of Engineers (ACOE) administers day-to-day programs, including individual and general permit decisions; conducts or verifies jurisdictional determinations; develops policy and guidance; and, enforces Section 404 provisions.

Compliance with the Clean Water Act requires compliance with several other environmental laws and regulations. The ACOE cannot issue an individual permit or verify the use of a general permit until the requirements of NEPA, ESA, and the National Historic Preservation Act (regarding "Cultural Resources", see SECTION 4.11) have been met. In addition, the ACOE cannot issue or verify any permit until a waiver certification, or a waiver certification, has been issued pursuant to the Clean Water Act, Section 401. *(City's certified/adopted December 13, 2011 GP)*

Clean Water Act Section 404 Permit – ACOE

In general, to obtain a Section 404 permit, applicants must demonstrate that the discharge of dredged or fill material would not significantly degrade the nation's waters and there are no practicable alternatives less damaging to the aquatic environment. Applicants are also required to describe steps taken to minimize impacts to water bodies and wetlands and provide appropriate and practicable mitigation, such as restoring or creating wetlands, for any retaining, unavoidable impacts. Permits will not be granted for proposals that are found to be contrary to the public interest. Compliance with the Endangered Species Act and/or Section 106 of the National Historic Preservation Act may be required before a Section 404 permit can be issued. *(City's certified/adopted December 13, 2011 GP)*

Further information on ACOE Jurisdiction

The ACOE has regulatory authority over the discharge of dredged or fill material into the "waters of the United States under Section 404 of the CWA. The ACOE and Environmental Protection Agency (EPA) recently clarified and simplified the definition of "fill material" to include any "material placed in "waters of the United States where the material has the effect of:

(i) Replacing any portion of a waters of the United States with dry land; or,

(ii) Changing the bottom elevation of any portion of the "waters of the United States."

Examples include, but are not limited to, sand, rock, clay, construction debris, wood chips and 'materials used to create any structure or infrastructure in the "waters of the United States". The term "waters of the United States" includes the following:

(1) All waters that have, are, or may be used in interstate or foreign commerce (including sightseeing or hunting), including all waters subject to the ebb and flow of the tide;

(2) All interstate waters including interstate wetlands;

(3) All waters such as interstate lakes, rivers, streams (including intermittent streams), mudflats, sandflats, wetlands, sloughs, prairie potholes, wet meadows, playa lakes or natural ponds; the use, degradation or destruction of what could affect interstate or foreign commerce including any such waters:

(i) What are or could be used by interstate or foreign travelers for recreational or their purposes; or,

(ii) From that fish or shell fish are or could be taken and sold in interstate or foreign commerce; or,

(iii) What are used or could be used for industrial purpose by industries in interstate commerce.

(4) All impoundments of water mentioned above;

(5) All tributaries of waters mentioned above;

(6) The territorial seas;

(7) All wetlands adjacent to the waters mentioned above; and

Note: Waste treatment systems including treatment ponds or lagoons designed to meet the requirements of CWA (other than cooling ponds as defined in 40 CFR 123.11(m) that also meets the criteria of this definition are not "waters of the United States.

(8) "Waters of the United States" do not include prior converted cropland. Notwithstanding the determinations of an area's status as prior converted cropland by any other Federal agency, for the purposes of the Clean Water Act, the final authority regarding Clean Water Act jurisdiction remains with the EPA.

In the absence of wetlands, the limits of ACOE jurisdiction in non-tidal waters, such as intermittent streams, extend to the OHWM. Under this definition, and in the absence of wetlands, the limits of the ACOE's jurisdiction in non–tidal waters extend to the ordinary high water mark (OHWM), that is defined at 33 CFR 328.3(e) as:

> "… that line on the shore established by the fluctuations of water and indicated by physical characteristics such as a clear, natural line impressed on the bank, shelving, changes in the character of soil destruction of terrestrial vegetation, the presence of litter and debris, or other appropriate means that consider the characteristics of the surrounding areas (33 CRF §328.3(e)."
>
> Wetlands, a subset of jurisdictional waters, are jointly defined by the ACOE and EPA as:
>
> "... that line on the shore established b the fluctuation of water and indicated by physical characteristics such as clear, natural line impressed on the bank, shelving, changes in the water of soil destruction of terrestrial vegetation, the presence of litter and debris or other appropriate means that consider the characteristics of the surrounding area";
>
> "… those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions (33 CRF §328.3(b)."

The term 'wetlands' a subset of "waters of the United States" is defined at 33 CFR 328.3(b) as "those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support . . . a prevalence of vegetation typically adapted for life in saturated soil conditions." In 1987 the ACOE published a manual to guide its field personnel in determining jurisdictional wetland boundaries. In 1989, the Federal Interagency Committee for Wetland Delineation developed an updated methodology that was adopted by the ACOE, U.S. Fish and Wildlife Service, U.S. Environmental Protection Agency (EPA), and SCS, that replaced the 1987 Wetland Delineation Manual. The use of this 1989 manual was perceived by many to excessively increase the jurisdictional limits of wetlands. After several congressional hearings, EPA, ACOE, SCS, and USFWS published proposed 1991 revisions to the 1989 manual. A few days afterwards, the President signed the Energy and Water Development Appropriations Act of 1992 that, in effect, prohibits the use of the 1989 manual. Because the 1991, proposed revisions to the 1989 manual have not yet been adopted, the only remaining valid methodology is the 1987 Wetland Delineation Manual. The methodology set forth in the 1987 Wetland Delineation Manual generally requires that, in order to be considered a wetland, the vegetation, soils, and hydrology of an area exhibit at least minimal hydric characteristic. While the manual provides great detail in methodology and allows for varying special conditions, a wetland should normally meet each of the following three criteria:

(1) More than 50% of the dominant plant species at the site must be typical of wetlands (i.e., rated as facultative or wetter in the National List of Plant Species that Occur in Wetlands);

(2) Soils must exhibit physical and /or chemical characteristics indicative of permanent or periodic saturation (e.g., a layered color, or mottles with a matrix of low chroma indicating relatively consistent fluctuation between aerobic and anaerobic conditions); and,

(3) Hydrologic characteristics must indicate that the ground is saturated within 12 inches of the surface for at least five percent of the growing season during a normal rainfall year.

Wetlands generally include swamps, marshes, bogs, and similar areas. The U.S. Supreme Court on January 9, 2001 issued the decision, *Solid Waste Agency of Northern Cook County v. U.S. Army Corps of Engineers (ACOE) et al* (SWANCC) that greatly changed wetland regulation. The SWANCC decision limited the scope of the ACOE Section 404 CWA regulatory permitting program as applied to isolated waters; and, the intrastate waters that are not tributary or adjacent to navigable water or tributaries (i.e., wetland conditions). Overall the Court held that Congress did not intend for isolated, non-navigable water conditions to be covered within Section 404 of the CWA, since they are not considered to be true "waters of the U.S."

Section 401 Water Quality Certification – Regional Water Quality Control Board

The Federal Clean Water Act, in Section 401, specifies that States must certify that any activity subject to a permit issued by a Federal agency, such as the ACOE, and meets all State water quality standards. In California, the State Water Resources Board and the regional water quality control boards are responsible for taking certification action for activities subject to any permit issued by the ACOE pursuant to Section 404 (or for any other ACOE' permits, such as permits issued pursuant to Section 10 of the Rivers and Harbors Act of 1899). Such certification actions, also known as '401 certification' or water quality certification, including issuing a 401 certification that the activity subject to the Federal permit complies with State water quality standards, issuing a 401 certification with conditions, denying 401 certification, or denying 401 certification without prejudice, should procedural matters preclude taking timely action on a 401 certification application. Should 401certification be denied, the Federal permit is deemed denied also.

The CRWQCB is the primary agency responsible for protecting water quality in the State of California. The CRWQCB draws its authority to regulate discharges to surface waters from the Federal CWA and the California Porter–Cologne Water Quality Control Act. The CRWQCB's jurisdiction extends to all "waters of the United States" included wetlands (isolated and non–isolated conditions).

Section 401 of the CWA gives the CRWQCB the authority to regulate through 401 Certification any proposed federally permitted activity that may affect water quality. Among such activities are discharges of dredged or fill materials permitted by the ACOE pursuant to Section 404 of the CWA. Section 401 requires the CRWQCB to provide "certification that there is reasonable assurance that an activity that may result in the discharge to "waters of the United States", will not violate water quality standards." Water Quality Certification must be based on a finding that the proposed discharge will comply with the quality of standards that are found as numeric and narrative objectives in each of the nine (9) Regional Board's Basin Plan.

Regional Boards or their executive officers may issue 401 certifications. The State Board issues 401 certificates for projects that will take place in two or more regions. The regulations governing California's issuance of 401 certifications were updated in 2000, and are contained in Sections 3830 through 3869 of Title 23 of the California Code of Regulations. *(City's certified/adopted December 13, 2011 GP)*

Executive Order 11990 – Protection of Wetlands

Executive Order 11990 (issued in 1977) is an overall wetland policy for all agencies managing Federal lands, sponsoring Federal projects, or providing Federal funds to State and local projects. It requires Federal agencies to follow procedures for avoidance, mitigation, and preservation, with public input, before proposing new construction in wetlands. Compliance with Section 404 permit requirements may constitutes compliance with the requirements of Executive Order 11990. *(City's certified/adopted December 13, 2011 GP)*

4.11.2.2 State Regulations

California Endangered Species Act

The California Endangered Species Act (CESA) (California Fish and Game Code Section 2050 et seq.) prohibits the take of any species listed by the CDFW as endangered, threatened, or candidate for such listing. Take is defined in CDFW Code Section 86 as "hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill." CDFW may authorize, by permit, the take of endangered species, threatened species, and candidate species if both the following conditions are met: (1) the take in incidental to an otherwise lawful activity; and, (2) the impacts of the authorized take shall be minimized and fully mitigated. The measures required to meet this obligation shall be roughly proportional in extent to the impact of the authorized taking on the species. Where various measures are available to meet this obligation, the measures required shall maintain the applicant's objectives to the greatest extent possible. All required measures shall be capable of successful implementation. *(City's certified/adopted December 13, 2011 GP)*

CDFW and USFWS Species of Concern

The CDFW has also produced a species of concern list to serve as a species watch list. Species on this list are either of limited distribution or their habitats have been reduced substantially, such that a threat to their populations may be imminent. Species of special concern may receive special attention during environmental review, but they do not have formal statutory protection. At the Federal level, USFWS also uses the label species of concern, an informal term that refers to species that might be in need of concentrated conservation actions.

As the Species of Concern designated by USFWS do not receive formal legal protection, the use of the term does not necessarily ensure that the species will be proposed for listing as a threatened or endangered species. *(City's certified/adopted December 13, 2011 GP)*

California Fish and Game Code Sections 3503 and 3503.5

Under Section 3503 of the California Fish and Game Code, it is unlawful to take, posses, or needlessly destroy the nest or eggs of any bird. Birds of prey are protected under the Section 3503.5, that states that it is "unlawful to take, posses, or destroy any birds in the order Falconiformes or Strigiformes (birds of prey) or to take, posses, or destroy the nest or eggs of any such bird except as otherwise provided by this code or any regulation adopted pursuant thereto." Construction disturbance during the breeding season could result in the incidental loss of fertile eggs or nestlings, or otherwise lead to nest abandonment. Disturbances that cause nest abandonment and/or loss of reproductive effort is considered 'take' by the California Fish and Game Code. *(City's certified/adopted December 13, 2011 GP)*

California Fish and Game Code Section 1602

The California Department of Fish and Wildlife (CDFW) is responsible for conserving, protecting, and managing California's fish, wildlife, and native plant resources. To meet this responsibility, the California Department of Fish and Game Code (Section 1602) requires an entity to notify the CDFW of any proposed activity that may substantially modify a river, stream, or lake.

Pursuant to Division 2, Chapter 6, Section 1602 of the California Department of Fish and Game Code, notification is required by any person, business, State or local governmental agency, or public utility that proposes an activity that will:

- Substantially divert or obstruct the natural flow of any river, stream, or lake;

- Substantially change or use any material from the bed, channel, or bank of, any river, stream, or lake; or,
- Deposit or dispose of debris, waste, or other material containing crumbled, flaked, or ground pavement where it may pass into any river, stream, or lake.

This notification process is referred to as a 1602 Streambed Alteration Agreement (SAA). Perennial, intermittent, and ephemeral streams, rivers and lakes in the State are covered in CDFW Section 1602.

The notification requirement applies to any work undertaken in or near a river, stream, or lake that flows at least intermittently through a bed or channel. This includes ephemeral streams, desert washes, and watercourses with a subsurface flow. It may also apply to work undertaken within the flood plain of a body of water.

The Department must comply with the California Environmental Quality Act (CEQA) (Pub. Resources Code. §21000, et seq.), before it may issue a final Lake or Streambed Alteration Agreement. Issuance of the final Lake or Streambed Alteration Agreement occurs after the Department receives a Draft Lake or Streambed Alteration Agreement from the applicant and the Department signs it. *(City's certified/adopted December 13, 2011 GP)*

Historically, the State of California regulated activities in rivers, streams, and lakes pursuant to Sections 1600–1607 of the California Fish and Game Code. Legislation that took effect on January 1, 2004 repealed Fish and Game Code Sections 1600–1607 and added Fish and Game Code Sections 1600-1616. The most important issue to note with this change is that now there is no separation between private/public notifications (previously 1601/1603).

The CDFW jurisdictional limits are not as clearly defined by regulation as those of the ACOE. While they closely resemble the limits described by ACOR regulations, they include riparian habitat supported by a river, stream, or lake regardless of the presence of absence of hydric soils and saturated soil conditions. Generally, the CDFW takes jurisdiction to the top of bank of the stream or the outer limit of the adjacent riparian vegetation (outer drip line), whichever is greater. Notification is generally required for any project that will take place in or in the vicinity of a river, stream, lake, or their tributaries. This includes rivers or streams that flow at least

periodically or permanently through a bed or channel with banks that support fish or other aquatic life and watercourses having a surface or subsurface flow that support or have supported riparian vegetation.

California State Wetlands Conservation Policy

The Governor of California issued an executive order on August 23, 1993, that created a California State Wetlands Conservation Policy. This policy is implemented by an interagency task force that is jointly headed by the State Resources Agency and the California Environmental Protection Agency (Cal-EPA). The policy has three goals:

- To ensure no overall net loss and a long-term net gain in wetland acreage and values in a manner that fosters creativity, stewardship, and respect for private property;

- To reduce the procedural complexity of State and Federal wetlands conservation program administration; and,

- To encourage partnerships that makes restoration, landowner incentives, and cooperative planning the primary focus of wetlands conservation. *(City's certified/adopted December 13, 2011 GP)*

Porter-Cologne Water Quality Control Act

The Porter-Cologne Water Quality Control Act (Porter-Cologne Act) comports with the Federal Clean Water Act. The Porter-Cologne Act, passed in 1975, provides for the development and periodic review of water quality control plans (also known as 'basin plans') that designate beneficial uses of California's major rivers and groundwater basins and establish narrative and numerical water quality objectives for those waters. Basin plans are implemented primarily by using the NPDES permitting system to regulate waste discharges so that water quality objectives are met. *(City's certified/adopted December 13, 2011 GP)*

The Porter–Cologne Water Quality Control Act gives the State very broad authority to regulate "waters of the State", that are defined as any surface water or groundwater, including saline waters. The Porter–Cologne has become an important tool in the post SWANCC era, with respect to the State's authority over isolated waters. Generally, any person proposing to discharge waste into a water body that could affect its water quality, then that person is to file a Report of Waste Discharge (should there be no Section 404 nexus). Although 'waste' is partially defined as any waste substance associated with human habitation, the CRWQCB also interprets this to include fill discharged into water bodies.

4.11.2.3 Local Regulations

City of Lake Elsinore General Plan

The City of Lake Elsinore General Plan (GP) includes goals, policies and implementation programs to preserve plants, wildlife, and biological communities. For a discussion of GP goals, policies and implementation programs applicable to biological resources, see sub-section 4.11.2.4. *(City's certified/adopted December 13, 2011 GP)*

Stephens' Kangaroo Rat Habitat Conservation Plan (SKR HCP)

The Stephens' Kangaroo Rat is a Federally-listed endangered species that is also listed as a threatened species by the State of California. The Stephens' Kangaroo Rat Habitat Conservation Plan (SKR HCP) is implemented by the Riverside County Habitat Conservation Agency (RCHCA) that was formed in 1990 for the purpose of planning, acquiring, administering, operating a maintaining land and facilities for ecosystem conservation and the creation of habitat reserves for the SKR and other endangered, threatened, and candidate species. The RCHCA is a Joint Powers Agreement agency comprised of the cities of Corona, Hemet, Lake Elsinore, Menifee, Moreno Valley, Murrieta, Perris, Riverside, Temecula, Wildomar and the County of Riverside. The City of Lake Elsinore joined the County Habitat Conservation Agency Joint Exercise Powers Agreement on May 15, 1990.

In March of 1996, the RCHCA adopted a Long-Term HCP for the SKR that was approved by the USFWS and CDFW on May 6, 1996. At the time of approval, the HCP covered approximately 533,954 acres within RCHCA-member jurisdictions, including an estimated 30,000 acres of the occupied SKR habitat. The western portion of the Project area is located within the boundary of the adopted SKR HCP area and will be required to comply with applicable provisions of the plan. *(City's certified/adopted December 13, 2011 GP)*

Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP)

In 2004, the City adopted the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP or Plan), a comprehensive multi-jurisdictional effort that focuses on conservation of 146 species and their associated habitats within western Riverside County. The Plan seeks to conserve biological resources by establishing a network of Conservation Areas (consisting of Core Reserves and Linkages) that would reserve in perpetuity open space to be maintained pursuant to the guidelines and regulations regarding land use, habitat preservation, and species conservation. Overall, the Plan area covers approximately 1.26 million acres that is broken down into 16 area plans. The City and SOI are completely within the Elsinore Area Plan that also encompasses the entire City of Canyon Lake and additional unincorporated County land outside the City's SOI.

(Note: Historically, the AVSP Project area was subject to a legal settlement agreement in 2004 between Riverside County and Pacific Clay Products, Inc. that removed the property from the MSHCP program.

- In 2004, as the MSHCP was being adopted throughout the County, the County entered into an open space directed land acquisition agreements with Tri-Valley 1 group, prior owners of the 998-acre ARSP #1 area that includes the Castle & Cooke VTTM No. 35001 area. The Tri-Valley three "transactions" included a sale of 598 acres of the 997 acre ASRP #1 to the County and included two (2) Memorandums of Understanding between the County, Tri-Valley 1 Partnership and the City of Lake Elsinore to describe the conditions of the sale or transaction. These three agreements essentially constitute a Habitat and Negotiations Program under the MSHCP. The agreements finalized all biological and natural resource requirements under the MSHCP, and therefore CEQA, pursuant to the provisions of the MSHCP. No further

biological assessment or mitigation under CEQA is now required for this VTTM No. 35001 or subsequent discretionary actions within the VTTM area.

The MSHCP provides a strategy for balancing the need to conserve open space and the need to convert open space to non-open space uses while protecting the region's economy; preserving land owner rights; providing for the long-term management of plant, fish and wildlife species, especially those that are listed or may be listed in the future under the Federal Endangered Species Act or the California Endangered Species Act; providing and maintaining multi-use open space that would contribute to the quality of life of residents of and visitors to the plan area; and, accommodating a growing population while minimizing costs to project proponents and society at large.

The MSCHP serves as the Habitat Conservation Plan pursuant to Section 10(a)(1)(B) of the Federal Endangered Species Act of 1973, as well as a Natural Communities Conservation Plan (NCCP) under the NCCP Act of 2001. The MSHCP allows for the Permittees (i.e., City of Lake Elsinore, County of Riverside, the other 14 participating cities, or similar) to authorize 'take' of plant and wildlife species identified within the Plan area for private and public work projects. Under the MSHCP, the U.S. Fish and Wildlife Service and California Department of Fish and Wildlife, herein referred to as the Wildlife Agencies, have granted take authorization in exchange for the assembly and management of the MSHCP Conservation Area.

One of the conditions of the permits associated with the MSHCP is that the City and other Permittees must contribute to the MSHCP Reserve Assembly. The permits were issued based upon an ultimate Reserve System of 500,000 acres. Of those 500,000 acres, 347,000 acres are designated Public/Quasi-Public lands (see FIGURE 4.11-4 – CITY OF LAKE ELSINORE MSHCP CRITERIA AREAS DESIGNATIONS) and are already conserved. The acquisition of the remaining 153,000 acres is the responsibility of the Permittees. The City is focusing on adding lands to existing and proposed cores and linkages within the Elsinore Area Plan. To meet the goals and objectives of the MSHCP and to comply with the permits issued on this regional Plan, acquisitions of the Reserve Assembly are anticipated over a 25-year period, with an Adaptive Management Program including restoration and enhancement being implemented over the 75-year term of the two permits.

The objective of the approved MSHCP is to provide landowners, developers, and those who build public infrastructure with a streamlined regulatory process, certainty, and identified project mitigation. Pursuant to the MSHCP and its permits, the City reviews proposed development in the Criteria Area to determine consistency with the MSHCP. In some circumstances, development within areas described for conservation may be allowed assuming proper MSHCP processing has been completed. The City is in the process of updating its MSHCP Implementation Guidelines to assist in processing projects consistent with the Plan, including review through the Lake Elsinore Acquisition Process (LEAP) and pursuant to Section 6.0 of the MSHCP. Consistency reviews for proposed development within Criteria Cells also require a Joint Project Review with the Regional Conservation Authority (RCA). The City's MSHCP Implementation Guidelines will also include mapping, as well as develop an economically viable strategy to acquire conservation lands. The City is also working on a Replacement Program to create mapping that will show areas that have already been conserved or exempted.

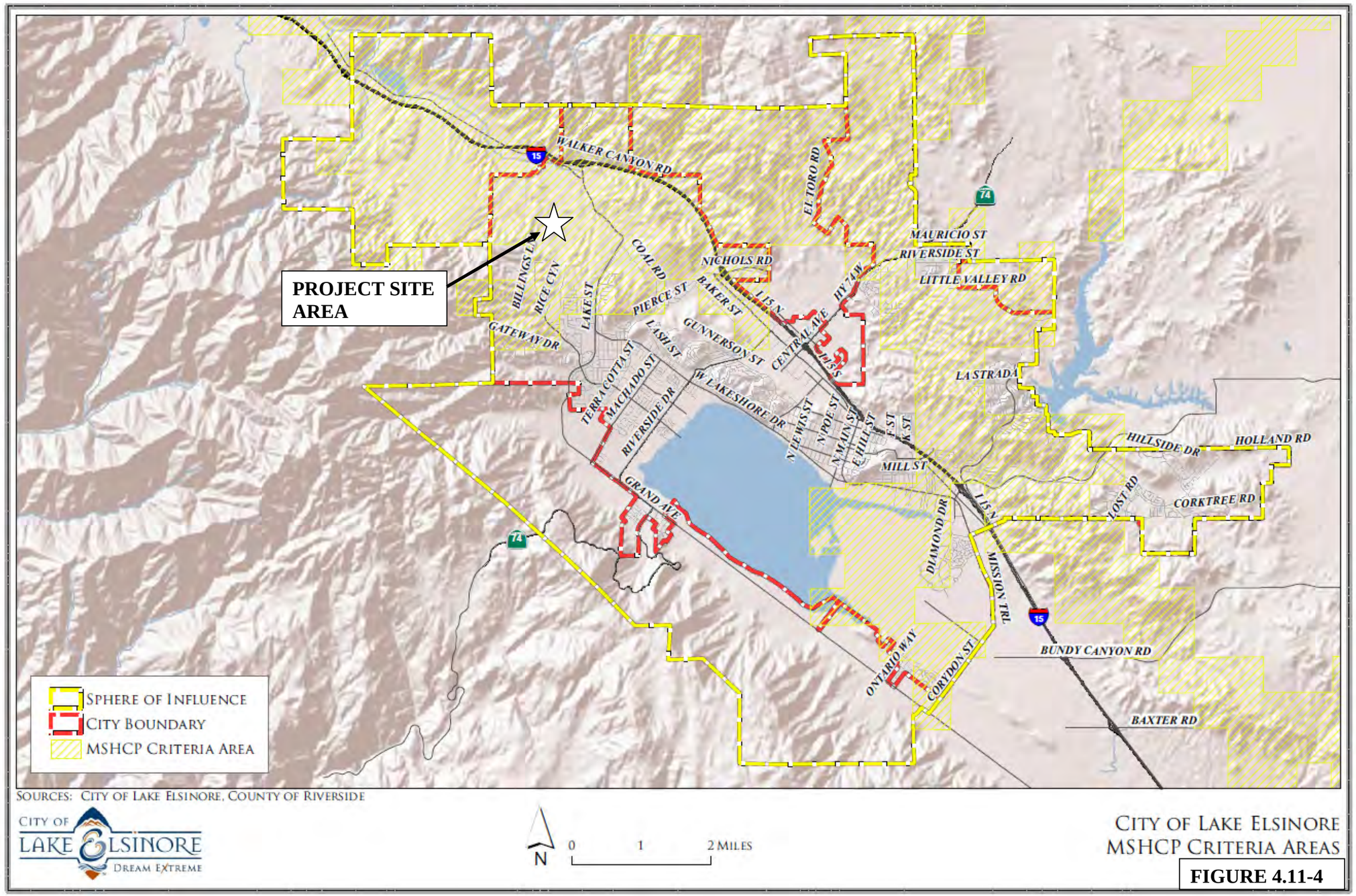

PROJECT SITE AREA
WALKER CANYON RD
EL TORO RD
MAURICIO ST
RIVERSIDE ST
LITTLE VALLEY RD
NICHOLS RD
COAL RD
BILLINGS LN
RICE CYN
LAKE ST
PIERCE ST
BAKER ST
LIS N
HY 74W
GATEWAY DR
LASH ST
GUNNERSON ST
CENTRAL AVE
LIS S
LA STRADA
TERRACOTTA ST
MACHADO ST
RIVERSIDE DR
W LAKESHORE DR
N LEWIS ST
N POE ST
N MAIN ST
E HILL ST
F ST
K ST
MILL ST
HILLSIDE DR
HOLLAND RD
GRAND AVE
LOST RD
CORKTREE RD
DIAMOND DR
MISSION TRL
ONTARIO WAY
CORYDON ST
BUNDY CANYON RD
BAXTER RD
SPHERE OF INFLUENCE
CITY BOUNDARY
MSHCP CRITERIA AREA
SOURCES: CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE
CITY OF LAKE ELSINORE
DREAM EXTREME
N
0
1
2 MILES
CITY OF LAKE ELSINORE
MSHCP CRITERIA AREAS

FIGURE 4.11-4

Lake Elsinore and San Jacinto Watersheds Program

The Lake Elsinore and San Jacinto Watershed Authority (LESJWA) is a joint powers authority charged with improving water quality and protecting wildlife habitats, primarily in Lake Elsinore, but also in Canyon Lake and the surrounding watersheds. The Lake Elsinore and San Jacinto Watersheds cover over 700 square miles, starting at the San Jacinto Mountains, running westerly through Canyon Lake and ending in Lake Elsinore. LESJWA was formed in April of 2000 after California voters passed Proposition 13, a bond measure to fund water projects throughout the State. LESJWA's efforts to address critical water quality issues in Lake Elsinore, Canyon Lake and surrounding unincorporated communities will positively affect property values, local economic conditions and recreational opportunities, thus boosting the overall quality of life in these areas. Healthy watersheds also promote wildlife and their natural habitat. *(City's certified/adopted December 13, 2011 GP)*

Lake Elsinore Municipal Code (LEMC) - Title 19, Chapter 19.04

Chapter 19.04 (Habitat Conservation of the Lake Elsinore Municipal Code addresses the City's implementation of the Stephens' Kangaroo Rat Habitat Conservation Plan in western Riverside County. Chapter 19.04 requires all applicants for development permits within the boundaries of the plan area to pay an impact and mitigation fee of $500.00 per gross acre located within the parcel to be developed and the area disturbed by related off-site improvements except as provided in LEMC 19.04.100. No development permit for real property located within the boundaries of the plan area shall be issued or approved without the payment of the impact and mitigation fees and the submission of the biological survey as required by this chapter. *(City's certified/adopted December 13, 2011 GP)*

Lake Elsinore Municipal Code (LEMC) - Title 16, Chapter 16.85

Chapter 16.85 (Local Development Mitigation Fee for Funding the Preservation of Natural Ecosystems) establishes a local development mitigation fee as part of the City's implementation of the Western Riverside County Multiple Species Habitat Conservation Plan. To assist in providing revenue to acquire and preserve vegetation communities and natural areas within the City and Western Riverside County that are known to support threatened, endangered or key sensitive populations of plant and wildlife species, the City collects the local development mitigation fee for each development project or portion thereof to be constructed within the City. *(City's certified/adopted December 13, 2011 GP)*

Lake Elsinore Municipal Code (LEMC) - Title 14, Chapter 14.08

The purpose of this chapter is to ensure the future health, safety, and general welfare of the City citizens by:

- Reducing pollutants in stormwater discharges to the maximum extent practicable;
- Regulating illegal connections and discharges to the storm drain system; and,
- Regulating non-stormwater discharges to the storm drain system.

The intent of this chapter is to protect and enhance the water quality of City watercourses, water bodies, groundwater, and wetlands in a manner pursuant to and consistent with the Federal Clean

Water Act (33 USC 1342). [Ord. 1004 Art. I § 2, 1995]. *(City's certified/adopted December 13, 2011 GP)*

Lake Elsinore Municipal Code (LEMC) - Title 5, Chapter 5.116

The City has in place a palm tree preservation ordinance that was adopted as City Ordinance No. 1044 and codified as Chapter 5.116 of the Lake Elsinore Municipal Code. The purpose of the program is for the protection of the City's plant life heritage for the benefit of all citizens in Lake Elsinore. The City recognizes the value of significant palm trees (Canary Island Date Palm, California Fan Palm, Windmill Palm, Mediterranean Fan Palm, Senegal Date Palm, Pindo Palm and Pygmy Palm) within the City of Lake Elsinore as natural aesthetic resources that help define the history and character of the City. All residents who wish to remove a palm tree that exceeds five feet in height measured from the ground at the base of the trunk to the base of the crown must obtain a palm tree removal permit prior to removal of the tree. *(City's certified/adopted December 13, 2011 GP)*

Lake Elsinore Acquisition Process (LEAP)

With the adoption of the Final Western Riverside County Multiple Species Plan (MSHCP), the City Council agreed to implement the plan utilizing the Property Owner Initiates Lake Elsinore Acquisition Process (LEAP). LEAP ensures that: 1) an early determination will be made concerning those properties that may be needed for the MSHCP Conservation Area; 2) owners of property needed for MSHCP conservation are compensated, if necessary, through incentives or monetarily; and, 3) owners seeking land not needed for inclusion in the MSHCP Conservation Area, shall receive a Take Authorization for Covered Species Adequately Conserved through the Permits issued to the City pursuant to the MSHCP. *(City's certified/adopted December 13, 2011 GP)*

4.11.2.4 City's General Plan Goals and Policies

The City of Lake Elsinore General Plan addresses Biological Resources in Chapter 4.0 - Resources Protection and Preservation and in the Alberhill District Plan Section 1.0 of the General Plan. The goals, policies and implementation programs listed below, apply to these biological resources. The intent of these goals, policies and implementation programs is to enhance and preserve the City's existing natural resources while balancing the City's other imperatives for balanced economic growth.

- Biological Resources Goals, Policies and Implementation Programs (Chapter 4.0 - Resources Protection and Preservation and Section 4.2 - Biological Resources).

Goal 1 **Identify and conserve important biological habitats where feasible while balancing the economic growth and private property right interests of the City, its residents, and landowners.**

Policies:

1.2 Evaluate the installation of barrier fencing or other buffers between MSHCP Conservation Areas and proposed public and private land uses that may be incompatible

with the Conservation Areas in order to minimize illegal/unauthorized public access, domestic animal predation, or dumping, in the Conservation Areas while not impeding wildlife movement.

Implementation Program: Through the MSHCP, LEAP and CEQA process, the City shall identify and conserve important biological habitats while balancing economic growth and property rights.

Agency/Department: Community Development Department.

Goal 2 **Protect sensitive plant and wildlife species residing or occurring within the City.**

Policies:

2.1 Biological resources analysis of proposed projects shall include discussion of potential impacts to any plant or wildlife species that is officially listed as threatened or endangered by the United States Fish and Wildlife Service and/or California Department of Fish and Wildlife, but not covered by the MSHCP.

2.2 Development or modification shall be discouraged in areas containing riparian habitat of high functions and values or corridors with 80% or more of natural native habitat that link larger patches of natural native habitat containing 80% or more native plant species. Further, development in areas described for conservation, including areas planned for riparian/riverine restoration included in the MSHCP, shall also be discouraged.

Implementation Program: The City shall continue to implement the Western Riverside County MSHCP.

Agency/Department: Community Development Department.

Goal 3 **Provide an open space layout within the City that will enhance the recreational and visual experiences of all City residents and visitors.**

Policies:

3.2 The City shall ensure that passive and active open space uses are incorporated into development areas.

Implementation Program: The City shall consider modifying the existing grading ordinance to include contour grading or other methods and concepts that protect and enhance steep slopes, including enforcement procedures and appropriate access.

Agency/Department: Engineering Department.

4.11.2.5 City's Alberhill District Potential Biological Resources Concerns and the GP Goal/Policy or the Planning Aspect that Addresses the Issue

Goal 5 **Encourage a wide variety of open space and recreational opportunities that are integrated within adopted master planned communities and future development,**

Policy:

AH- 5.1 Encourage the creation of an extensive system of open space and preservation lands throughout the Alberhill District to ensure a healthy balance between development and the natural environment.

Certain biological resources issues would be addressed by both the GP goals/policies and aspects of the Land Use Plan; some would be addressed by one or the other. *(GP - TABLE 3.8-4)*

TABLE 4.11-5 - ALBERHILL DISTRICT POTENTIAL BIOLOGICAL RESOURCES CONCERNS AND GP GOAL/POLICY THAT ADDRESS THAT BIOLOGICAL RESOURCES ISSUE

DISTRICT PLAN	POTENTIAL BIOLOGICAL RESOURCES ISSUE	GP POLICIES THAT ADDRESS BIOLOGICAL RESOURCES ISSUE
Alberhill	Large area of currently undeveloped land with mixture of grassland and chaparral scrub in northernmost portion of district, north of I-15, may be eliminated as a result of implementation of the Land Use Plan.	Biological Resources Policy 2.1 discusses the City's policy requiring The evaluation of potential impacts to sensitive species 9including those may rely upon grasslands and chaparral habitat) Biological Resources Goal 2 requires applicants to consider project impacts on plant and wildlife species.
	Patches of undeveloped chaparral scrub south of I-15 may be eliminated as a result of implementation of the Land Use Plan.	Biological Resources Policy 2.1 discusses the City's policy requiring The evaluation of potential impacts to sensitive species 9including those may rely upon grasslands and chaparral habitat) Biological Resources Goal 2 requires applicants to consider project impacts on plant and wildlife species. District Plan Policy AH1.2 call for preservation of vacant lands in areas with High elevations in the north, east, and southwest in order to provide an adequate amount of conserved lands and open space and wetland areas.
	Network of blueline streams and riparian habitat, including within areas intended for residential development, may be eliminated as a result of implementation of the Land Use Plan.	Biological Resources Policy 2.2 discourages development in and/or modification of riparian habitat. Biological Resources Policy 1.2 and Open Space Policy 3.1 state City policy for implementing the MSHCP and preserving watercourses.

Source: *GP*

4.11.3 PROJECT IMPACT ANALYSIS

Project-specific impacts can occur in two forms: direct and indirect. Direct impacts are considered to be those that involve the loss, modification, or disturbance of plant communities that in turn, directly affect the flora and fauna of those habitats. Direct impacts also include the destruction of individual plants or wildlife that may directly affect regional population numbers of a species or result in the physical isolation of populations, thereby reducing genetic diversity and population stability.

Indirect impacts, such as loss of foraging habitat, can occur although these areas or habitats are not directly removed by Project development. Indirect impacts can involve the effects of increases in ambient levels of noise or light, unnatural predators (i.e., domestic cats and other non-native animals), competition with exotic plants and animals, and increased human disturbance such as hiking and dumping of green waste on-site. Indirect impacts may be associated with the subsequent day-to-day activities associated with Project build-out, such as increased traffic use, permanent concrete barrier walls or chain-link fences, exotic ornamental plantings that provide a local source of seed, or similar, that may be both short-term and long-term in their duration. These impacts are commonly referred to as 'edge effects' and may result in a slow replacement of native plants by exotics, changes in the behavioral patterns of wildlife, and reduced wildlife diversity and abundance in existing habitats adjacent to project sites.

4.11.3.1 Thresholds of Significance

The City of Lake Elsinore has not established local CEQA significance thresholds as described in Section 15064.7 of the State CEQA Guidelines. However, the City of Lake Elsinore's 'Environmental Checklist' for the subject Project (see Appendix A.1 of this document) which is based on Appendix G of the *State CEQA Guidelines* indicates that impacts to 'biological resources/jurisdictional waters' may be considered potentially significant if the Project would:

Have a substantial adverse effect, either directly or through habitat modifications, on any 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;

- Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service;

- 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, or similar) through direct removal, filling, hydrological interruption, or other means;

- 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;

- Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; and,

- Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan.

4.11.3.2 Environmental Impacts

The Project could affect biological resources within the Project area. The impacts of this Project has been assessed for potential biological resources issues, as well as with relevant Federal, State, and local regulations.

Impact 4.11-1 Threshold: Would the Project have a substantial adverse effect, either directly or through habitat modifications, on any 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?

As used in this analysis, the term "sensitive" includes species listed as "endangered/threatened", "special status", or "species of special concern."

Sensitive Vegetation Communities and Habitats

Vegetation Mapping is found on FIGURE 4.11-2B. Most of the Alberhill Villages Specific Plan site would be graded during the development of the Project, resulting in the loss of various habitats. Most of this area is already disturbed habitat and is not considered sensitive. The areas that will be avoided will be the barren/streambed riparian and alluvial fan scrub areas and the willow/riparian scrub and the riparian and oak woodland communities. Therefore, most of the sensitive vegetation will be avoided, and impacts to sensitive vegetation communities will occur.

Sensitive Plant Species and Wildlife Species

Plant Species
Several sensitive plant species have the potential to occur within the Alberhill Villages Specific Plan area as shown in TABLE 4.11-2. Four special-statue plant species, Parry's spineflower, paniculate tarplant, graceful tarplant and Coulter's matilija poppy, were observed within the Alberhill Villages Specific Plan area. Approximately 5,825 of the Parry's spineflower plants (in eight clusters, with range of plant numbers estimated from <25 to ~1,750 plants) were located on-site. There are 27 cluster areas/polygons found of the Coulter's Matilija poppy (estimated number of plants is unknown). Paniculate tarplant occurs in two very small polygons within disturbed annual grassland located at the plant entrance at the northern boundary of the Site. Graceful tarplant occurs in several locations on the eastern side of the Site. These four sensitive-plant species are shown in 'pink' and 'red' polygons on FIGURE 4.11-2A.

The Site contains suitable habitat for sensitive plant species. However, focused special status plant surveys were conducted during the 2008 growing season and again in 2014. Based on

these surveys, no sensitive plant species were observed on the Project site. ***Therefore, impacts are less than significant.***

Wildlife Species

Seven special status species were observed during general and focused biological surveys; California horned lark, coast (San Diego) horned lizard, Cooper's hawk, Costa's hummingbird, the orange-throated whiptail, southern California rufous crowned sparrow, and yellow warbler. None of these species are State or federally listed as a threatened or endangered.

The western spadefoot toad (*Spea hammondii*) is a CDFW California Species of Special Concern and has potential for occurrence in temporary water ponding on the Site. A study in 2006 (SCE 2006) documents the on-site occurrence of the western spadefoot toad albeit in an area subject to mine development and increased mine traffic. [This Edison data cannot be corroborated via the original Meta data files or discussions with the principal investigators. No western spadefoot toads were observed in the water pond areas on-site during the 2008 surveys. This species is not State or Federally listed as a threatened or endangered.]

Based on the biological reports prepared for the Project, the following sensitive wildlife species have the potential to occur on the Project site:

- Burrowing owl
- California gnatcatcher
- Least Bell's Vireo
- Southwestern Willow Flycatcher
- Fairy Shrimp
- Rosy Boa
- Stephens' Kangaroo Rat

Mitigation Measures BIO-1, BIO-2, BIO-3 and BIO- 7 are required to reduce impacts to less than significant.

The project will implement General Plan Goal 1, Policy 1.2, Goal 2, Policy 2.1 through 2.3, and Goal 3, Policy 3.2 all of which serve to reduce impacts to sensitive plant and wildlife species. In addition, the Alberhill District Plan and City Goals and Policies contained in the General Plan contain a variety of biological resources and specialized Goals and Policies to be followed. The Project will implement Alberhill Goal 5, Policy AH 5.1.

Based on the analysis above, with implementation of the Federal (U.S. Fish and Wildlife Service) , State (California Department of Fish and Wildlife) requirements, City General Plan goal and policies, and Mitigation Measures BIO-1 through BIO-4, BIO-7, BIO 9, and BIO-10, the potential impacts, **will be mitigated to a level less than significant.** Potential impacts (i.e., substantial adverse effects, either directly or through habitat modifications) on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, **will be mitigated to a level less than significant.**

Impact 4.11-2 Threshold: Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service; and,

Impact 4.11-3 Threshold: Would the project 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?

Riparian Habitat and Other Sensitive Natural Communities

Because no specific development activity or building plans are proposed at this time, the Project site was reviewed (not formally delineated) for the presence of ACOE and CDFW jurisdictional waters. Based on this review, the AVPS Project area supports a small area (28.44 acres) of alluvial fan scrub, a small area (4.19 acres) of riparian scrub and 12.05 acres of riparian woodland. The areas are not considered a high inventory priority community by the CNDDB due to its disturbed nature. Efforts will be made to avoid these riparian habitat areas, but they will not be avoided completely, Any impacts to the jurisdictional areas will be subject to the ACOE Section 404 of the Clean Water Act and the CDFW pursuant to Division 2, Chapter 6, Section 1600 (1602) pursuant to Mitigation Measure BIO-4.

Federally Protected Wetlands

Because no specific development activity or building plans are proposed at this time, the Project site was reviewed (not formally delineated) for the presence of ACOE and CDFW jurisdictional waters. Based on this review, three multiple jurisdictional drainage features that support both ACOE and CDFG indicators such as bed, bank, channel, and vegetated riparian habitat were observed on the Site but in some cases the areas have been disturbed by the 100 years of on-going mining activities. In some cases, the drainage features may have been disconnected from the receiving tributary. Since ACOE jurisdiction may be present, the Project site most likely would be subject to regulation pursuant to Section 404 of the Clean Water Act.

Since CDFW jurisdiction closely parallels that of the ACOE, and evidence of ACOE jurisdiction occurs on site, a CDFW Section 1602 Streambed Alteration would be required to implement the Project. The coincident finding of ACOE and CDFW jurisdictional features and indicators on the Project site, a Section 404 Permit is required prior to impacting the Project site. Since a Section 404 Permit is required for the Project, a Section 401 Water Quality Certification is also required.

Seasonal ponds were identified within the study area, these features do not meet the three parameters (soils, vegetation, and hydrology) required to qualify as ACOE regulated vernal pools.

Implementation of the AVSP Project would require the Project to obtain the correct permitting/certification from the ACOE, CRWQCB and CDFW due to the Project having potential substantial adverse effects on wetlands per Mitigation Measure BIO-5. These regulatory programs impose rigorous performance standards (e.g., “no net loss” and “no

jeopardy") that qualify as a proper form of deferred mitigation that is enforceable by permit issuance.

The Project will implement General Plan Goal 2, Policy 2 and Alberhill Goal 5, Policy AH 5.1.

Based on the above analysis, the Project's impacts will be mitigated through the necessary permitting by the State, Federal regulatory programs and their performance standards, Mitigation Measure BIO-5, as well as the City's policies. The Project's impacts, through forms of mitigation (i.e., restoration efforts and enhancement), will therefore be mitigated to a level less than significant.

Impact 4.11-4 Threshold: Would the project 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.

Wildlife Movement and Wildlife Corridor Connections

The majority of the AVSP Project area is either developed or disturbed, with the exception of the barren (lakebed) and tamarisk/willow scrub communities in the western portion of the Plan area, and would therefore not be expected to support regional movement for large mammals with extensive home ranges. Additionally, the site is surrounded by and immediately adjacent to urban uses. However, regional wildlife corridor movement and corridor connections will be provided in the form of stepping-stone habitat for birds and several reptile and small- to medium-sized mammals that are more adapted to disturbed development. Such corridors are to be provided within key locations of the AVSP Project. As wildlife connections via under/over crossings at the I-15 and providing safe passage will be in the form of open space uses and designed to separate wildlife from humans through the use of lighting, educational signage and fencing. Multi-purpose trails are also a component of these connections, generally located in and along the outer edges of the AVSP in order to maximize the effectiveness in moving wildlife along and through these open space areas (refer to FIGURES 4.11-5 - OPEN SPACE MAP and 4.11-6 - SAMPLE OPEN SPACE CORRIDOR AND CONNECTION SECTIONS).

The Project was designed to avoid impacts to the riparian willow scrub community areas. The remainder of the AVSP Project area is not expected to support the species identified for conservation due to the lack of suitable riparian scrub, woodland, forest, or grassland habitat.

Although some of the species may be observed flying over the AVSP area as they move through the specifically planned wildlife corridors, they are not expected to breed or forage within the AVSP area due to its disturbed nature. Therefore, the AVSP would not significantly impact movement within the Project area due to the proposed site's lack of suitable habitat to support the species. The AVSP area has the potential to support both raptor and songbird nests due to the presence of trees, shrubs, and ground cover. Nesting activity typically occurs from February 15 to August 31. Disturbing or destroying active nests is a violation of the Migratory Bird Treaty Act (MBTA) (16 U.S.C. 703 et seq.). In addition, nests and eggs are protected under Fish and Game Code Section 3503. Implementation of the AVSP has the potential to impact active nests.

Implementation of the Project will allow for wildlife movement (as ground or fly-over) and wildlife corridor connections along Temescal Canyon Wash, within the proposed lake and detention basin areas and along both the western drainage area of the Project site and the Temescal Connection. Wildlife corridor connections are to be provided within the Alberhill Ridge project, allowing movement along the east-side of Lake Street (off-site), through the animal under-crossings that are to be provided between the AVSP and Ridge projects. ***Therefore, with implementation of Mitigation Measure BIO-6 within the Project, there will be less than significant impacts to animal movement or wildlife nursery sites or impedes the usage of the Project in migration.***

There are presently no fish within the Project site and no mitigation measures are required.

Impact 4.11-5 Threshold: Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Local Policies/Ordinances

Native Trees - Several native coast live oak trees are located on the Project site, most notable in the northwest corner of the site. The County of Riverside has a tree ordinance and requires a tree removal permit to remove native oak trees and Englemann oak woodland. The City has not adopted an Oak Tree Preservation ordinance to extend protection to native oaks outside the MSHCP Criteria Cells and Conservation Areas.

The City also has in place a palm tree preservation program for the protection of the City's plant life heritage for the benefit of all citizens in Lake Elsinore; a permit is required for palm trees that exceed five feet in height from the ground at the base of the trunk to the base of the crown. The Project has a potential for the removal of significant local heritage trees such as palm trees and native oaks (relocated depending on the trees size and health). These trees will be identified before removal or staked for preservation.

The Project's implementation will not conflict with the City's present ordinances and/ or local tree preservation protection programs, with implementation of Mitigation Measure BIO-8. ***Therefore, impacts will be less than significant.***

Impact 4.11-6 Threshold: Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

The General Plan establishes City policies that encourage development while remaining sensitive to biological resources concerns. The Project is not subject to the City's MSHCP review, but is required to be reviewed by the required agencies and policies of the General Plan.

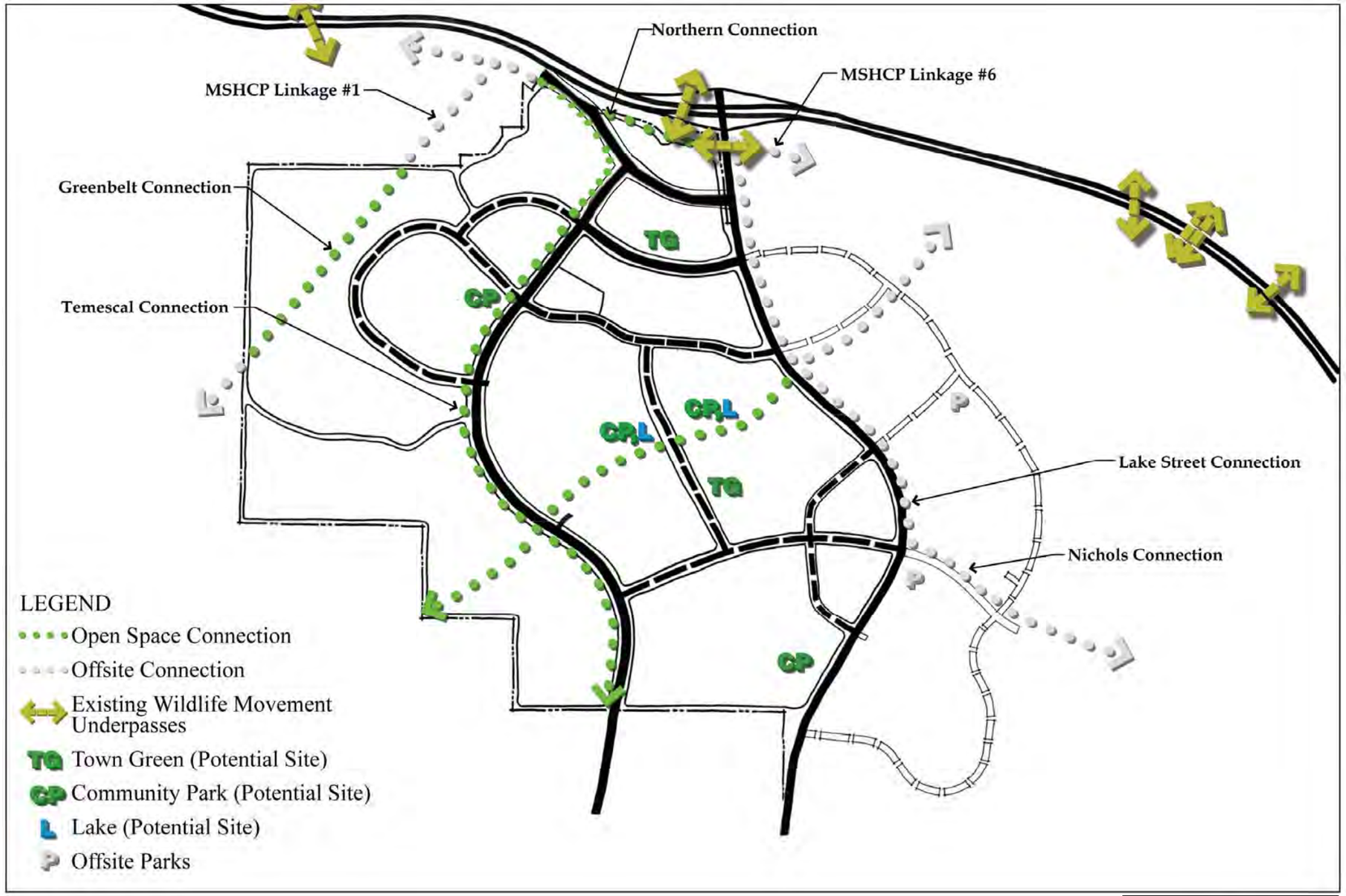


FIGURE 4.11-5

OPEN SPACE MAP

Alberhill Villages Specific Plan

0' 1,000' 2,000'

TPA PROJECT DESIGN CONSULTANTS

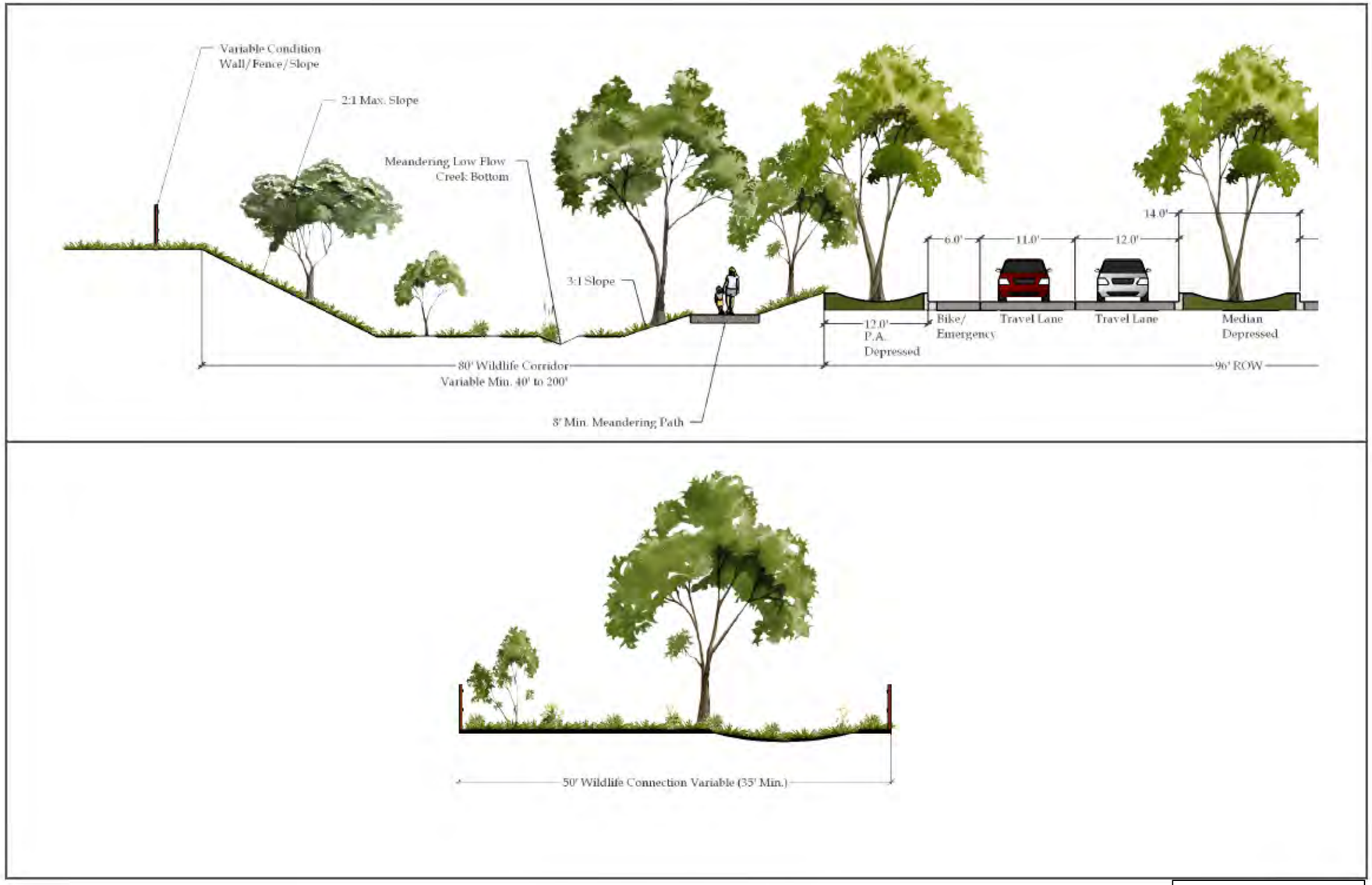


FIGURE 4.11-6

SAMPLE OPEN SPACE CORRIDOR SECTIONS

Alberhill Villages
Specific Plan

PROJECT DESIGN CONSULTANTS

The Project is still subject to all other State and Federal regulations related to wetlands, streambeds and "waters of the U.S." or "waters of the State," in addition to the requirements of other resource agencies having jurisdiction over individual habitats and sensitive species.

This Project implemented pursuant to the General Plan Land Use Plan and Alberhill District Plan is required to identify Project-specific impacts as required by LEMC Title 19.04 (Habitat Conservation) and would be conditioned to provide mitigation for these potential impacts. This Project also has an agreement with the City and County of Riverside that this Project is not subject to the MSHCP review or setting aside of habitat conservation.

Stephens' Kangaroo Rat Fee - The Site is located in the Stephens' kangaroo rat (SKR) Fee Assessment Area (Lake Elsinore Municipal Code Chapter 19.04). In accordance with Lake Elsinore Municipal Code Section 19.04.080, a SKR mitigation fee payment of $500.00 per gross acre within the parcel to be developed is required. Fee must be paid before a development permit shall be issued.

The Final Joint Environmental Impact Statement/EIS ('Joint EIR/EIS') presents an analysis of the environmental impacts associated with the issuance of a permit under Section 10(a) of the Endangered Species Act of 1973 ('ESA'), as amended, to allow the incidental taking of the Stephens' kangaroo rat ('SKR') in certain areas in western Riverside County and the adoption and implementation of both a Habitat Conservation Plan ('HCP') and an Implementation Agreement pursuant to the ESA. The Short-term Habitat Conservation Plan is an interim program for the protection of habitat areas occupied by SKR within western Riverside County. The Murdock Alberhill Ranch Specific Plan area was incorporated within the area analyzed under the Joint EIS/EIR and included in the HCP.

Implementation of the Project and the Project's present agreement with the City and County of Riverside, this Project is no further subjected to the MSHCP review or setting aside of habitat conservation pursuant to the MSHCP. ***Therefore, the AVSP Project will not conflict with the County or City of Lake Elsinore policies, a Habitat Conservation Plan, and will have a less than significant impact, and no mitigation measures are required.***

4.11.4 CUMULATIVE IMPACTS

Cumulative impacts related to biological resources are addressed in the General Plan EIR which is incorporated by reference into this AVSP PEIR. While the GP would not result in any specific project, the GP Land Use Plan could facilitate future developments. Future development activities could result in potential conflicts with plan and policies that are designed to mitigate and avoid potential environmental effects. However, implementation of existing State, Federal, regional, and local regulatory requirements (including the GP goals, policies and implementation programs, together with implementation of applicable mitigation measures within the GP), would ensure that implementation of the GP, and future development projects derived from the GP, would not make a cumulatively considerable contribution to accumulate biological resource impacts within either the Elsinore Area Plan jurisdictional area or the areas covered by the Lake Elsinore and San Jacinto Watersheds. Therefore, impacts upon biological resources are not considered to be cumulatively significant.

With implementation of the goals and policies of the GP, applicable local ordinances, regional plans, and the rules and regulations enforced by the resource agencies cited in Section 3.8 (Biological Resources) to the GP's PEIR, together with the mitigation measures identified in this SECTION 4.11, potential cumulative impacts on biological resources within the City and SOI would be reduced to a less than significant level and no additional mitigation measures are required.

4.11.5 ENVIRONMENTAL MITIGATION MEASURES

The following mitigation measures address impacts from implementation of the Alberhill Villages Specific Plan.

Sensitive Wildlife Species

BIO-1 A pre-construction survey for resident burrowing owls will be conducted by a qualified biologist within 30 days prior to commencement of grading and construction activities within those portions of the Project site containing suitable burrowing owl habitat. If ground disturbing activities in these areas are delayed or suspended for more than 30 days after the preconstruction survey, the area shall be resurveyed for owls.

The pre-construction survey and any relocation activity will be conducted in accordance with the CDFW Report on Burrowing Owl Mitigation, 1995.

If active nests are identified on-site during the pre-construction survey, they shall be avoided or the owls actively or passively relocated. To adequately avoid active nests, no grading or heavy equipment activity shall take place within at least 100 meters (approximately 330 feet) of an active nest during the breeding season (February 1 through August 31), and 165 feet during the non-breeding season (September 1 through January 31).

If burrowing owls occupy the site and cannot be avoided, passive relocation shall be used to exclude owls from their burrows. Relocation shall be conducted outside the breeding season or once the young are able to leave the nest and fly. Passive relocation is the exclusion of owls from their burrows (outside the breeding season or once the young are able to leave the nest and fly) by installing one-way doors in burrow entrances. These one-way doors allow the owl to exit the burrow, but not enter it. These doors shall be left in place 48 hours to ensure owls have left the burrow. Alternative natural or artificial burrows that are beyond 50 meters from the impacted area shall be provided in a ratio of 1:1 in adjacent suitable habitat that is contiguous with the foraging habitat of the affected owls. The Project area shall be monitored daily for one week to confirm owl use of burrows before excavating burrows in the impact area. Burrows shall be excavated using hand tools and refilled to prevent reoccupation. Sections of flexible pipe shall be inserted into the tunnels during excavation to maintain an escape route for any animals inside the burrow.

BIO-2 No new clearing, grubbing, grading or other ground-disturbance activities shall occur on each implementing development Project site until the following requirements have been met for the California gnatcatcher (*Polioptila californrnica californica*):

Presence/absence surveys shall be conducted within the footprint where new clearing, grubbing, grading or other ground-disturbance activities is proposed. Said surveys shall also include all land within 500 feet of the ground-disturbance footprint.

If surveys document absence of CAGN no additional avoidance or minimization measures are required. Surveys where the species is not detected are considered valid for one year. New surveys shall be conducted on any previously surveyed areas where clearing, grubbing, grading or other ground-disturbance activities are not commenced within one year and whenever new areas are proposed for ground-disturbance activities.

If surveys document the presence of California gnatcatcher (CAGN), impacts to CAGN would be mitigated below the level of significance when occupied coastal sage scrub is fenced and direct impacts are avoided and construction within 500 feet of occupied habitat occurs only between September 1 and February 15 to avoid indirect impacts to nesting CAGN. If avoidance is not feasible a Section 7 Consultation or Section 10 Incidental Take Permit shall be initiated by the Project applicant with the USFWS and mitigation measures to avoid or minimize adverse Project effects to CAGN, as identified by the USFWS, shall be implemented. Potential impacts will be reduced to below the level of significance through implementation of one or more of the following measures that individually or in combination will reduce potential impacts to below the level of significance:

- Avoidance;
- Minimization of Impacts;
- Acquisition and set aside of similar CAGN habitat either on-site or off-site at a 1:1 ratio; and,
- The purchase of off-site compensation land.

BIO-3 Should construction of implementing development projects occur during the breeding season for the least Bell's vireo (LBV) or southwestern willow flycatcher (SWWF) (March 15 through September 15), presence/absence surveys shall be conducted prior to construction; or presence can be assumed. If surveys document the presence of LBV and SWWF, impacts to LBV and SWWF would be mitigated below the level of significance when occupied riparian forest/woodland/scrub is fenced and direct impacts are avoided and construction within 500 feet of occupied habitat occurs only between September 15th and March 15th to avoid indirect impacts to nesting LBV. If avoidance is not feasible, a temporary noise barrier shall be used during construction, at the appropriate location(s), in coordination with CDFW and the USFWS. The noise barrier shall attenuate noise levels to 60 dBA or less, at the edge of breeding habitat. If surveys indicate that these species are not present, this measure will not be required. Additional or alternative

measures to avoid or minimize adverse project effects to LBV and SWWF, as identified by the USFWS in Section 7 or Section 10 Consultation, shall be implemented.

Riparian Habitat

BIO-4 Prior to issuance of a grading permit(s) for areas within the AVSP that contain riparian/riverine habitat, the applicant shall implement one or more of the following measures to mitigate for impact to riparian/riverine habitat at a 1:1 ratio:

- On-site or off-site replacement of ACOE/CRWQCB jurisdictional "waters of the U.S.", "waters of the State" and wetlands at no less than a 1:1 replacement to impact ratio, or as required by the agency. Off-site replacement shall include the purchase of mitigation credits at an agency-approved off-site mitigation bank or payment into an in-lieu fee agreement, such as the San Jacinto River invasive removal project through Santa Ana Watershed Authority.
- On-site or off-site replacement of CDFW jurisdictional streambed and associated riparian habitat at no less than a 1:1 replacement to impact ratio, or as required by the agency. Off-site replacement shall include the purchase of mitigation credits at an agency-approved off-site mitigation bank or payment into an in-lieu fee agreement, such as San Jacinto River invasive removal project through Santa Ana Watershed Authority.

Jurisdictional Waters

BIO-5 Prior to issuance of a grading permit for any implementing development proposal that contains potential "waters of the U.S." and/or "waters of the State", a formal jurisdictional delineation of the subject property documenting all drainages including ephemeral drainages shall be completed. Potential impacts to any "waters of the U.S." and "waters of the State" will be reduced to below the level of significance through implementation of one or more of the following measures, that individually or in combination will reduce potential impacts to below the level of significance, subject to U.S. Army Corps of Engineers (ACOE) and California Department of Fish and Wildlife (CDFW) approval through the Section 404 and Section 1600 Streambed Alteration Agreement permitting process:

- Avoidance of on-site jurisdictional features;
- Enhancement of avoided on-site drainages;
- Restoration of on-site riparian habitat following ground-disturbance activities; or,
- On-site or off-site mitigation of residual impacts to jurisdictional areas at a 1:1 ratio, or such other ratio as negotiated between the applicant, the U.S. Army Corps of Engineers (ACOE), California Regional Water Quality Control Board (CRWQCB) and the California Department of Fish and Wildlife (CDFW) during the Section 404/401/1602 permitting process.

Wildlife Movement (Migratory Birds)

BIO-6 In order to avoid violation of the Migratory Bird Treaty Act (MBTA) and the California Fish and Game Code ground-disturbance activities including the removal of trees and

vegetation shall be avoided, to the greatest extent possible, during the nesting season (generally February 1 to August 31) of potentially occurring native and migratory bird species.

If site-preparation activities are proposed during the nesting/breeding season (February 1 to August 31), a pre-activity field survey shall be conducted by a qualified biologist prior to the issuance of grading permits, to determine if active nests of species protected by the MBTA or the California Fish and Game Code are present in the construction zone.

If active nests are not located within the Project area and appropriate buffer (500 feet) of an active listed species or raptor nest, 300 feet of other sensitive or protected bird nests (non-listed), or within 100 feet of sensitive or protected songbird nests), earth-moving activities may be conducted during the nesting/breeding season. However, if active nests are located during the pre-activity field survey, no grading or heavy equipment activity shall take place within at least 500 feet of an active listed species or raptor nest, 300 feet of other sensitive or protected (under MBTA or California Fish and Game Code) bird nests (non-listed), or within 100 feet of sensitive or protected songbird nests until the nest is no longer active.

BIO-7 Though the **Stephens' kangaroo rat** was not found on-site, suitable habitat, however, exists on-site within the ruderal/non-native grassland and disturbed sage scrub habitats located on-site. The Project Site is located in the Stephens' Kangaroo Rat Fee Assessment Area (Riverside County Ordinance 663.10). To reduce potential impacts to the Stephen's kangaroo rat, and in accordance with Riverside County Ordinance 663.10, a Stephens' Kangaroo Rat Mitigation Fee payment of $500.00 per gross developed acre is required – paid to the Riverside County SKR Habitat Conservation Plan Fees. The mitigation fee shall be required prior to the issuance of a grading permit. If a deferral agreement instrument is recorded by the Applicant, the fee may be deferred to the issuance of the first building permit within the development. Fee amounts are determined by Riverside County Transportation and Land Management Agency (TLMA) Building & Safety and Planning Land Use staff and can be paid at any TLMA Permit Assistance Center.

The **rosy boa**, designated as a CDFW California Species of Concern, were not found on-site during the 14 days of general and focused biological surveys and site reconnaissance, even though suitable habitat was present. The rosy boa is generally sparsely distributed in rocky chaparral and coastal sage scrub habitats, and has a high potential to occur within these habitats. Additional surveys are to be conducted before grading is permitted, and if found, the rosy boa will be relocated to habitat suitable areas outside the development area.

In addition, the **fairy shrimp**, also not found during the 14 days of general and focused biological surveys and site reconnaissance, may have a potential for existence due to the presence of numerous seasonal pools observed on-site. A presence/absence survey shall be conducted prior to any on-site grading.

BIO-8 The Applicant shall be responsible for implementing mitigation to reduce potential impacts to two species of native trees that were located on-site: the southern coast live oak riparian forest located in the northwest corner of the Site that includes coast live oak (*Quercus agrifolia*) and the arroyo willow (*Salix lasiolepis*). The oak trees and willows are large, mature, and in good health. If oak trees will be impacted, the developer shall mitigate the loss at a 3:1 replacement with 36" box trees, or shall relocate the native oak trees.

BIO-9 If necessary, prior to the commencement of construction activity, a temporary sound wall shall be erected adjacent to construction between the AVSP's development footprint and any Critical Habitat Areas to ensure that wildlife are not subject to noise that would exceed residential noise standards (65 dBA) or ambient noise levels (whichever is higher). Once construction is completed, the temporary sound wall shall be removed.

BIO-10 Any loading docks proposed for construction located adjacent to the Critical Habitat Areas shall be designed and operated to maintain noise levels at 65 dBA or ambient noise levels (whichever is higher).

Riparian Habitat **-** Mitigation measure BIO-4 would reduce adverse impacts to riparian/riverine habitats to less than significant. On-site/off-site mitigation for impacts to Riparian resources would ensure mitigation within areas that are contiguous and will be maintained and preserved in perpetuity.

Jurisdictional Waters **-** BIO-5 requires off-site mitigation to reduce the AVSP's impacts to jurisdictional waters to less than significant. This mitigation will be subject to USACOE and CDFW approvals through the permitting process.

Wildlife Movement (Migratory Birds) **-** Mitigation measures BIO-6 would reduce adverse impacts to migratory wildlife species to less than significant. Impacts to migratory and/or nesting bird species, including raptor and songbirds, would be mitigated to below a level of significance through the appropriate timing of vegetation removal and construction activities. Surveying and avoidance of nests shall further reduce adverse effects.

Ordinances **-** The AVSP Project falls within the Stephen's Kangaroo Rat Habitat Conservation Plan. Payment of fees to the conservation plan as outlined in BIO-7 & -8 would reduce the potential for impacts to Stephens' Kangaroo Rat to below a level of significance. BIO-8 also states that the County of Riverside (not the City of Lake Elsinore) has a Tree Ordinance that would implement mitigation should there be impact to both the coast live oaks and arroyo willows, requiring a tree removal permit to remove any native oak trees.

Applicable Plans for City of Lake Elsinore (General Plan) **-** Mitigation measures BIO-9 through BIO-10 would ensure that the potential for noise impacts associated with construction and operation of the AVSP Project on the adjacent preservation area would reduce urban/wildland interface impacts to below a level of significance.

4.11.6 SUMMARY OF ENVIRONMENTAL EFFECTS AFTER MITIGATION MEASURES ARE IMPLEMENTED

With incorporation of mitigation measures BIO-1 through BIO-10 and inclusive of the Project design features outlined in SECTION 4.11.1.1, the AVSP would be consistent with the City of Lake Elsinore.

This Project area, though located within the Western Riverside County MSHCP, is exempt from the application of the MSHCP. With implementation of the goals and policies of the General Plan, applicable local ordinances, regional plans, and the rules and regulations enforced by the State and Federal resource agencies (ACOE, CDFW, CRWQCB, USFWS) together with the mitigation measures outlined above, potential impacts on biological resources within ***this AVSP Project would be mitigated to a level less than significant.***

4.12 CULTURAL RESOURCES

This SECTION 4.12 - CULTURAL RESOURCES portion of the EIR is based on these below documents:

- RMW Paleo Associates, Inc. 1994. *Archaeological Literature and Records Review for the Alberhill Country Club Project, Lake Elsinore, Riverside County, California.* July 1994. (The archaeological investigation was performed by Ms. Joan C. Brown.) (This report is found within Appendix H - Cultural Resources Studies, of this Program Environmental Impact Report (EIR).);

- RMW Paleo Associates, Inc. 1994. *Paleontological Survey of the Alberhill Project, City of Lake Elsinore, Riverside County, California.* July 13, 1994. (The Paleontological investigation was conducted by Mr. Rod Raschke, a Certified Paleontologist.) (This report is found within Appendix H - Cultural Resources Studies, of this Program EIR.);

- BonTerra Consulting. 2012. *Phase 1 Prehistoric Archaeological Resources Assessment for Alberhill Ranch Specific Plan, Lake Elsinore, California*. October 2012. (This Updated Report is found within Appendix H - Cultural Resources Studies, of this Program EIR.);

- City of Lake Elsinore. 2011. *General Plan Update Draft Program EIR (GPU).* August 2011 and Certified/adopted December 13, 2011 by the City of Lake Elsinore. (This document is located and available for Public Review at the City of Lake Elsinore, and at the City of Lake Elsinore web-site at: http://www.lake-elsinore.org; Accessed web-site May 15, 2012.);

- City of Lake Elsinore. 2011. *City of Lake Elsinore General Plan and Draft EIR (GP).* Certified/adopted December 13, 2011 by the City of Lake Elsinore. (The document is located and available for Public Review at the City of Lake Elsinore and at the City of Lake Elsinore web-site at: http://www.lake-elsinore.org; Accessed web-site May 15, 2012.);

- A Collection of Reports, Various years, 1984–2006. *Compendium of Archaeological & Paleontology Study Reports and Sites of Castle & Cooke, Inc. Properties, City of Lake Elsinore, Riverside County, California.* May (1984) – October (2006). (This collection of reports is available for Public Review at The Planning Associates.);

- State of California. *CEQA Guidelines.* 2011. (This document is located and available at this web-site: http://www.ceres.ca.gov/; Accessed web-site September 17, 2012.); and,

- State of California. 2015. *California Public Resources Code.* (This document is located and available at this web-site: http://www.leginfo.ca.gov/cgi-bin/calawquery?codesection=prc&codebody; Accessed web-site October 12, 2015.)

In accordance with the California Environmental Quality Act (CEQA) of 1970 (as amended with latest updated version being 2011), a cultural resources investigation was conducted and prepared for the Alberhill Country Club Specific Plan, the same Project area that is now known as the Alberhill Villages Specific Plan (AVSP) site area (Project).

4.12.1 ENVIRONMENTAL SETTING

The information contained in this Environmental Setting section is primarily from information contained within the City of Lake Elsinore's General Plan Background reports (Chapter 7 - Cultural, Historical, and Paleontological Resources) and attached as Appendix B to the General Plan Updates Draft Program EIR. *(City's certified/adopted December 13, 2011 GP)*

4.12.1.1 Prehistoric Context

A distinct cultural sequence has yet to be specifically defined for Lake Elsinore. Traditionally, this area has been incorporated within discussion of Luiseño ethnographic traits, and previous descriptions depended upon the similarity of the limited assemblages with those from the more extensively studied Pauma Valley sites. A discussion of the Moratto's (1984) Southern Coast Region (San Diego) sequence is based on these comparisons and included here. In addition, in response to ethnographic references to shared use of this territory by groups to the east of the Luiseño, particularly the Cahuilla, Moratto's (1984) Desert Region (Colorado River) sequence, this is also discussed further (below). *(City's certified/adopted December 13, 2011 GP)*

Southern Coast Region Sequence

Southern Coast Region, San Diego Sequence San Dieguito (Beginning ca. - 5500 B.P.[1])
This period reflects a generalized hunting tradition distinct from the desert from the tradition. California units of the San Dieguito Complex include the C.W. Harris site (San Diego County), Playa I and II (San Bernardino County), Lake Mojave, Death Valley I, Panamint Basin, Mono Lake, and Owens Lake assemblages characterized by leaf-shaped knives and points, Lake Mojave and Silver Lake points, scrapers, engraving tools, and crescents. *(City's certified/adopted December 13, 2011 GP)*

La Jolla Complex (5500 - 1000 B.P.)
The origin of the La Jolla Complex began sometime before 7,500 years ago with the arrival on the coast of a gathering people from the interior desert. The reason for the migration may have been that the California deserts became increasingly unfavorable for human habitation. The La Jolla Complex is recognized by millingstone assemblages in shell middens, often in the vicinity of sloughs and lagoons. Characteristic of this assemblages are millingstones, unshaped manos a large amount of flaked cobble tools, and a few Pinto-like projectile points. Burials tend to be flexed, heads to the north, under stone cairns. Some writers interpret this period as having three distinct phases that reflect developmental changes: La Jolla I (5500-3500 B.C.) identified by flexed burials, the first appearance of millingstones, and percussion-flakes scrapers; La Jolla II

[1] B.P. = Before Present.

(3500-2000 B.P.) with true cemeteries, ground-stone discoidals, and several types of projectile points in addition to the Phase I inventory; and La Jolla III (2000-1000 B.C.) showing Yuman cultural influence from the east. *(City's certified/adopted December 13, 2011 GP)*

Pauma Complex (5500 - 1000 B.P.)
In 1958, D.L. True identified a complex similar to both La Jolla and San Dieguito in an area west of Escondido in the Peninsular Ranges of Northern San Diego County (30 to 35 miles south-southeast of Lake Elsinore). An examination of nearly 25 sites revealed San Dieguito-like flaked-stone crescents and leaf-shaped points or knives associated with the La Jollan millingstones, core scrapers, and stone discoidals. The name Pauma Complex was assigned to these materials after the Pauma Valley where some of the sites were located. As a result of additional surveys and further analysis of artifacts, D.L. True recognized that the Pauma Complex as originally defined may have been a conglomeration of the San-Dieguito-like materials, Millingstone elements, and assemblages with Millingstone artifacts unlike typical of the La Jolla Complex. *(City's certified/adopted December 13, 2011 GP)*

San Luis Rey Complex I-II (1400 - 1750)
Initially attributed to the ancestors of the Diegueño, studies have determined the complex as almost certainly representing the forebears of the Luiseño. Diagnostic features for the San Luis Rey I include cremations, bedrock mortars, millingstones, triangular arrow points, bone awls, and stone and shell ornaments. In addition to those items, San Luis Rey II components include pottery vessels, cremation urns, red and black pictographs, and such non-aboriginal items such as knives and glass beads. *(City's certified/adopted December 13, 2011 GP)*

Desert Region - Colorado River Sequence

Paleo-Indian Period (ca. 12,000 - 7000 B.P.)
The earliest humans to occupy North America are believed to have been highly mobile hunters and gatherers. Rogers (1966) assigned the Paleo Indian sites within the Colorado Desert to the San Dieguito Culture. Moratto (1984:92) notes that San Dieguito artifact assemblages are similar to those of Lake Mojave and other Paleo Indian cultures in Southern California. Moratto goes on to suggest that assemblages of this early era be divided into a Fluted Point tradition (12,000 - 10,000 B.P.) and, following Bedwell (1970), a Western Pluvial Lakes Tradition (10,000-7000 B.P.). *(City's certified/adopted December 13, 2011 GP)*

Pinto Period (ca. 7000 - 4000 B.P.)
The Pinto Period is marked by the gradual transition from pluvial to arid conditions during the terminal Pleistocene-Early Holocene. Pinto Period sites are associated with the margins of pluvial lakes and with mow-extinct springs. Pinto-series projectile points, crudely made stemmed or basally notched dart points, are the most distinctive artifact type of the Pinto Period. Other artifacts found at Pinto Period sites include large leaf-shaped knives, thick, split cobble choppers and scrapers, scraper-planes, and small milling slabs and manos. *(City's certified/adopted December 13, 2011 GP)*

Throughout most of California desert region, sites containing elements of the Pinto Basin Complex are small and are usually limited to surface deposits, suggestive of temporary and perhaps seasonal occupation by small groups of people. Environmental conditions during the Pinto Period of the Early Holocene were characterized by increasing aridity. However, at least one period of increased moisture, from approximately 6,500 to 5,500 years ago, resulted in the return of pluvial lake conditions. Warren (1984:414) postulates that human occupation of the Southern California deserts during the periods from approximately 7,000 to 6,500 years ago and from 5,500 to 4,000 years ago may have been limited because of the arid conditions. It is also suggested that the Pinto Period populations withdrew to the desert margins and oases during these arid periods, leaving large portions of the California deserts unoccupied for many centuries. *(City's certified/adopted December 13, 2011 GP)*

Gypsum Period (ca. 4000 - 1500 B.P.)
The Gypsum Period is one of cultural intensification in the deserts of Southern California. The beginning of the Gypsum Period coincides with the Little Pluvial, a period of increased effective moisture in the region, wherein the ameliorated climate allowed for more extensive occupation of the desert regions. In addition, periods of drought within this era seem to have resulted in human adaptations to more arid conditions rather than a retreat from the deserts. Diagnostic projectile points of this period include Humbolt, Gypsum, and Elko-series dart points (Warren 1984). Late in the Gypsum Period, Rose Spring arrow points appear in the archaeological record, reflecting the spread of the bow and arrow technology from the Great Basin and Colorado River region. Other artifact types characteristic of this period include leaf-shaped arrow points, rectangular-based knives, flake-scrapers, T-shaped drills, milling slabs and manos, as well as core/cobble tools assemblages such as scraper planes, large choppers, and hammerstones (Warren 1984). In addition to the introduction of the bow and arrow, another technological innovation introduced during this period was the mortar and pestle for processing hard seeds, such as those derived from the mesquite pod. Trade relationships with the Pacific Coast are indicated by the presence of shell ornaments at several Gypsum Period sites. *(City's certified/adopted December 13, 2011 GP)*

In addition to diagnostic projectile points, Gypsum Period sites include leaf-shaped planes, choppers, and hammerstones (Moratto 1984:416). Manos and milling stones are common; the mortar and pestle were also introduced during this period. Other artifacts include shaft smoothers, incised slate and sandstone tablets and pendants, bone awls, Olivella shell beads, and Haliotis beads and ornaments. *(City's certified/adopted December 13, 2011 GP)*

Saratoga Springs Period (ca. 500 - 1200)
This period is, in large part, a continuation of the development begun during the Gypsum Period, such as an increasing adaptation to the desert environment and an increase in trade relations (Warren 1984). Regional environmental conditions became much wetter, a development known as Little Pluvial. Variations in regional culture adaptations during the Saratoga Springs Period also became apparent. *(City's certified/adopted December 13, 2011 GP)*

The Saratoga Springs Period is characterized by cultural diversification, with strong regional developments. Turquoise mining and long-distance trade networks appear to have attracted both

the Anasazi and Hakataya peoples into the California deserts from the east and southeast, respectively. Trade with the California coastal populations also appear to have been important in the Antelope Valley region and stimulated the development of large, complex villages. In the northwestern Mojave Desert, however, the basic pattern established during the Gypsum Period changed little during the Saratoga Springs Period. Toward the end of the Saratoga Springs Period, the Hakataya apparently moved far enough north to gain control of the turquoise mines in the central Mojave Desert, thus replacing the Anasazi occupation of the eastern California desert. *(City's certified/adopted December 13, 2011 GP)*

Developments during the Saratoga Springs Period in the southern cultural sphere include the gradual introduction of pottery, Cottonwood-series arrow points, and Desert Side-notched arrow points late in the period. Trade with the Pacific and Gulf coastal populations appears to have been extensive and was likely the driving force that led to the gradual expansion of Hakataya cultural traits further west into the deserts and later into the mountains of the Peninsular Range, as well as into the inland valleys and coastal regions of Southern California. Lake Cahuilla is believed to have formed around 500 and was the focus of cultural activities such as exploitation of fish, waterfowl, and wetland resources during this period. *(City's certified/adopted December 13, 2011 GP)*

Shoshonean Period (ca. 1200 - 1800s)
During the Shoshonean Period, sometimes referred to as the Proto-Historic Period there appears to have been a continuation of the technological developments from the earlier Saratoga Springs Period. Regional developments, however, indicate the formation of distinct ethnographic groups become clearer during the Shoshonean Period. Two major events affect the archaeological record of this period. The final desiccation of Lake Cahuilla that had occurred by approximately 1640, resulted in a population shift away from the lakebed into the Peninsular ranges to the west, including the Lake Elsinore area and the Colorado River regions to the east. Subsequently, Spanish exploration and establishment of the mission system during the late 1700s mark the end of prehistoric lifeways. *(City's certified/adopted December 13, 2011 GP)*

In the southern desert region, brown and buff ware pottery, first appearing on the lower Colorado River at about 800, started to diffuse across the California deserts by about 900 (Moratto 1984). Associated with the diffusion of this pottery were desert side-notched and cottonwood triangular projectile points dating to about 1150-1200, suggesting a continued spread of Hakataya influences. Large, complex housepit village sites were established along the Headwaters of the Mojave River and were somewhat similar to those reported in Antelope Valley. Although both of these areas appear to have participated in extensive trade between the desert and the coast, the lack of buff and brown pottery at the Antelope Valley sites suggests that these people were minimally influenced by the Hakataya developments along the Mojave River (Moratto 1984). The Hakataya influence throughout the Colorado and Mojave deserts is evidenced by desert side-notched and cottonwood triangular projectile points and buff and brown ware pottery. During this period Lake Cahuilla began to recede, and the extensive Hakataya populations occupying its shores began moving westward into areas such as Anza-Borrego, Coyote Canyon, the Upper Coachella Valley, the Little San Bernardino Mountains, the San Jacinto Valley, and Perris Plain. *(City's certified/adopted December 13, 2011 GP)*

Ethnographic Setting

The geographic boundaries of the City of Lake Elsinore and its Sphere of Influence (SOI) are located within the overall ethnographic territory of the Luiseño Indians. The term Luiseño is derived from the Mission San Luis Rey and has been used in Southern California to refer to those Takic-speaking people associated with the mission. *(City's certified/adopted December 13, 2011 GP)*

Luiseño territory comprised of a total of 1,500 square miles of Southern California. Luiseño territory included most of the drainage of the San Luis Rey River and that of the Santa Margarita River (Bean and Shipek 1978). Along the coast it extended from Agua Hedionda Creek on the south to Aliso Creek on the northwest. The boundary extended inland to Santiago Peak, then across to the eastern side of the Elsinore Valley, then southward to the east of Palomar Mountain, and then around the southern slope above the San Jose Valley. From there the boundary turned west and returned to the sea along the Agua Hedionda Creek. *(City's certified/adopted December 13, 2011 GP)*

Villages were located in diverse ecological zones typically located along valley bottoms, streams, or coastal strands near mountain ranges. Each village area contained many named places associated with food products, raw materials, or sacred beings, and each place was owned by an individual, family, the chief, or by the group collectively (Bean and Shipek 1978). The village of Paiahche is ethnographically documented immediately north of the lake (Kroeber 1925). The Luiseño knew Lake Elsinore as Paahashnan. The area around and including the Elsinore hot springs was known to the Luiseño as Atengvo (meaning "hot springs"). The hot springs also figure prominently in the local creation myth. The location, Itengvu Wumowmu, is named in the song about the death of Wiyot, a religious leader who led the people in their migration from the north (Du Bois 1908; Harrington 1978 in Grenda et al. 1997). *(City's certified/adopted December 13, 2011 GP)*

Houses were primarily conical and partially subterranean, thatched structures of locally accessible materials, including reeds, brush, or bark. Round, semi-subterranean, earth-covered sweathouses were important for a variety of rituals. *(City's certified/adopted December 13, 2011 GP)*

The principal game included deer, rabbit, jackrabbit, woodrat, mice and ground squirrels, antelope, and valley and mountain quail and other birds. Trout and other fish were caught in mountain streams. Acorns were the most important single food source, and villages seem to have been located near water resources necessary for the leaching of acorns. Grass and seed were the next most abundant food source (Bean and Shipek 1978). Seeds were parched, ground, and cooked as a mush in various combinations. Additional food sources in included various greens, cactus pods, yucca buds, and bulbs, roots, and tubers. *(City's certified/adopted December 13, 2011 GP)*

Tools for food acquisition, storage, and preparation included an inventory made from widely available materials. Hunting tools included shoulder-height bows with fire-hardened wood or stone-tipped arrows, curved throwing sticks, rabbit nets, slings, and traps. Seeds were ground

with handstones on shallow unshaped basin metates. The same granites were made into shaped or unshaped mortars and pestles for pounding acorns or small game (Bean and Shipek 1978). Coiled and twined baskets were used in food gathering, preparation, storage, and serving. Food was cooked in wide-mouthed clay jars over fireplaces or in earth ovens wrapped with clay or leaves. Other utensils for food preparation included wooden food paddles, brushes, tongs, tweezers, steatite bowls and wooden digging sticks (Bean and Shipek 1978). *(City's certified/adopted December 13, 2011 GP)*

While the literature recognizes Lake Elsinore as a part of the Luiseño linguistic territory, references are also made to possible previous occupation by the Juaneno based on their place names and creation myths and overlapping use or influence by adjacent groups, including the Gabrielino, Serrano, and Cahuilla (Hampson 1992). *(City's certified/adopted December 13, 2011 GP)*

HISTORIC PERIOD

Archaeology Summary

California has a rich archaeology history, yet it is not well documented. Very little definitive archaeological excavation has been accomplished near the Project site. The Lake Elsinore area has been occupied by people since 8,000 B.C. Archaeological evidence suggests that between 8,000 and 4,000 B.C. sites became more common, indicating larger more sedentary populations. The subsistence of these populations emphasized the collection and processing of hard seeds from the sage scrub and chaparral ecological communities. After 1,000 B.C., a severe drop in the number of sites occurred. Some experts claim that activity was simply reduced, while others argue that the area was vacated.

Very little is known about the native peoples until they came into contact with Spaniards during the 1400s A.D. The Luiseño, as they were called because of the influence of the mission at San Luis Rey, continued the use of milling tools, while adding mortals and pestles to their inventory. The Luiseño, who practiced cremation, left evidence of bows and arrows, and added the use of ceramic vessels. No cultural sites from either the prehistoric or the Luiseño periods are known to occur locally.

The Native American historic period in Riverside County is divided into periods, beginning with the first Spanish land expedition through the region in 1769 and as explained below.

Spanish Period

Beginning in 1769, Spanish settlers set up missions throughout the areas known as Alta California, with the first mission settled in San Diego approximately 70 miles south of the planning area. Missions were based on subsistence agriculture and employed natives in manual labor, as Catholic missionaries sought to convert their charges to Christianity. Most of the missions failed to have a cultural or economic impact beyond their respective regions. The San Luis Rey Mission, located near what is now Oceanside, California, was an exception. This settlement extended its influence into surrounding regions and commandeered outlying lands, including portions of the present-day planning area, for grazing cattle and other animals. In

1818, Leandro Serrano settled in what the Spanish were calling Laguna Grande. He was the first non-Indian to settle what was to become Riverside County, with his settlement only a little north of Glen Ivy Hot Springs. Throughout the Spanish Period, this lone settlement was the only region in present-day Riverside County that continued to succeed and grow. However, Mexican Independence in 1882 changed the makeup of Laguna Grande, Riverside, and all of Alta California. *(City's certified/adopted December 13, 2011 GP)*

Mexican Period

Mexico's independence from Spain and the Secularization Act of 1833 led to the dissolution of mission properties and a population explosion that signaled the end of the mission system. Many of the local Indians had become accustomed to the Mission way of life and were not prepared for the aftermath. It became common practice for large land grants to be issued to those friendly to the Mexican cause. The Comisionados, who were placed in charge of the land transfer, took advantage of the situation and became the powerful land holding class known as the Rancheros. The ranchero Julian Manriquez received, the grant for Ranch La Laguna, encompassed approximately 20,000 acres and what is now the planning area, and established a rancho in the area in early 1844. *(City's certified/adopted December 13, 2011 GP)*

Early American Period: La Laguna

The Treaty of Guadalupe-Hidalgo was signed in 1848, ending the Mexican-American war and marking the end of the Mexican Period in California. The treaty ceded much of the Southwestern United States, including all the lands round La Laguna. Gold deposits were discovered in the region shortly after the war's end, bringing prospectors and speculators and altering the area's economic and social dynamics. In 1850, California became the 31st state in the Union. Soon thereafter (1851), Julian Manriquez sold his ranch land to Abel Sterns, a Massachusetts native who became the largest landholder in all of Southern California. In 1858, Augustin Machado acquired Rancho La Laguna and immediately began construction of a seven-room adobe structure, that immediately became a local landmark. Machado's adobe house was the first stop for the postal service in the area surrounding La Laguna. From this point on, the area would become an important crossroads for stagecoach passages, the railroad, prospectors, recreation seekers, and travelers alike. (City's certified/adopted December 13, 2011 *GP)*

Founding of the Town - Elsinore

The region saw little growth during the 1860s and 1870s. In 1883, Franklin Heald purchased Rancho La Laguna from Don Juan Machado (the son of Augustin Machado) and founded the town of Lake Elsinore, that was named after the famed Danish castle/town of Shakespeare's Hamlet. In 1884, George Irish bought the remainder of Don Juan Machado's estate, thus ending the Machado family's prominent presence in the valley. Shortly after its inception and due to its rapid growth, the town of Elsinore became a City on April 9, 1888, location in what was then San Diego County. Riverside County was created in 1893 out of lands formerly part of San Diego and San Bernardino counties, with Elsinore as one of its largest inhabitations. It was not until 1972 that the City changed its name from Elsinore to Lake Elsinore by popular vote. *(City's certified/adopted December 13, 2011 GP)*

Throughout the last decades of the 19th century, the City continued to expand and increase in popularity as a recreational destination; some structures from this early period still stand today. In 1884, Wilson Heald, Franklin's father, built a two-story home on the corner of what is now Grand and Riverside. Elsinore also built its first official post office and schoolhouse in that same year. In early 1887, one of Heald's major accomplishments was the building of a Bathhouse in the ancient hot springs of the Pai-ah-che, known as the Crescent. Also completed in the same year was a two-story meeting hall dedicated to the City's chapter of the Grand Army of the Republic. This building is located at the northeast corner of Main and Franklin, and it has seen many uses throughout the years. Also built in this year was the Consolidated Bank, later used as both a schoolhouse and hotel. Once known as the Ambassador Hotel, it was the tallest building in Lake Elsinore. It survives today, but is presently vacant. In 1887, the Lakedale Hotel was completed and later became the Lake View Inn. This building no longer stands, but it symbolizes the transformation of Elsinore from a tranquil lakeside town to a vibrant resort town. *(City's certified/adopted December 13, 2011 GP)*

Additional History of Project Area **-** American pioneers traveling westward used the Southern Immigrant Trail, which consisted of Old Temescal Road and extended north through Temescal Canyon from Lake Elsinore to Corona. The trail was used to travel from the Colorado River to San Diego, San Luis Rey, San Juan Capistrano and San Gabriel. The Butterfield Overland Mail Route, that had been established to carry mail from Missouri to Los Angeles and San Francisco, followed the same course as the Southern Emigrant Trail from 1858 to 1861. The stage coaches of the Butterfield Overland Mail Route went along Lake Elsinore to the Laguna Grande Station, around the north end of the lake, passing one mile west of Alberhill. During the Civil War, the trail was used by the military to carry supplies.

The good water and fertile soil in the Temescal area attracted early settlers. The first home in Riverside County was built in 1842 in the Temescal Valley by Spanish settlers. Consisting of three square leagues, the original land grant for the site was known as La Laguna de Temecula and was given to Julian Manriquez by Governor Manual Micheltorena in 1844. The land grant was bought and sold several times over the next 52 years finally coming under the control of C.H. Albers and James and George Hill in 1896. The Alberhill Coal and Clay Mine that began operation around 1890, did not manufacture clay products, but supplied the clay for that purpose. Although the company had started with coal mining in 1890s, it specialized in clay mining by 1910. In 1918, a large clay processing plant was built at Alberhill; by 1920, ninety percent of all clay shipped to Los Angeles came from the Alberhill Region. Because the clay was mined by hand, hundreds of workers were employed. A 1914 map of the Alberhill Coal and Clay Company town shows a boarding house, office and shop, four houses, garage, barn and a stable. A 1916 map also shows a school building north of town just off Alberhill Road, a blacksmith shop, U.S. Post Office, and a commissary in the town.

The Los Angeles Brick and Los Angeles Pressed Brick Factories began operations in Alberhill around 1926. Between the 1920s and 1950s there were eight camps located on mining company property. Between 250 and 300 people lived in these camps. Families began relocating to Lake Elsinore in the 1940s after Pacific Clay Products, Inc. purchased the facilities and required more land for expansion. The 1950s brought plant closures and the mechanization of mining

operations that necessitated fewer workers. Since that time the property has been strictly used for mining operations.

Transportation

The Transcontinental Railroad opened the Pacific coast to settlement. Its completion in 1869 allowed land speculators, miners, developers, farmers, and vacationers to swarm into California. Although the new line's track did not pass through La Laguna, the new interest in and accessibility of California land meant increased development in the planning area. The first colony in the area surrounding La Laguna associated with this new rail-induced population boom sprang up in what is now part of the City of Riverside. *(City's certified/adopted December 13, 2011 GP)*

The Atchison, Topeka & Santa Fe Railroad was completed by the early 1880s, passing through the newly created City and bringing a lifeline to the outside world. The Elsinore Station, later called Elsinore Junction, was located near what is now the intersection of Railroad Canyon Road and Mission Trail in the City. The original station no longer survives. Following the rise in availability and popularity of automobile technology in the early part of the 20th century, the Ortega Highway was opened to the public in 1932, continuing to enable easier access to the City. Around this time, an airport was also constructed for small plane access. Hang gliding and skydiving were introduced to the airport around 1957. *(City's certified/adopted December 13, 2011 GP)*

Mining

Mining played an important role in the economic and social development of the region from the Gold Rush to the present day. Tin, ore, coal, clay, and minor amounts of gold have historically been extracted from within the planning area. In the late 19th century, the town experienced an economic and population boom related to discoveries of gold deposits between the towns of Lake Elsinore and Perris. The most prosperous mine was the good Hope Mine, whose discovery had been variably credited to Juan B. Castillo and Madison Chaney or a Frenchman by the name of Mache. This mine produced over $2 million worth of gold during its working years. Coal was also discovered in the 1880s and was used to process gold, to operate fire kilns, and to heat homes. *(City's certified/adopted December 13, 2011 GP)*

Asbestos mining also began during the 1880s. John D. Huff owned and operated the Asbestos Company and founded the coal and clay mines near the town of Terra Cotta. The clay mine at Terra Cotta was in operation until the 1940s, when the Alberhill mine became the sole operating clay mine in the region. The clay extracted from these mines was of such high quality that it won a gold medal at the San Diego Exposition in 1916. Pacific Clay Products, Inc. is still in business and is the present owner of the Alberhill commercial area that is the Project site area. *(City's certified/adopted December 13, 2011 GP)*

Agriculture

Early settlers in the valley subsisted on livestock ranching and farming; chief crops were olives, grapes, apricots, and other produce. Agriculture continued to expand into the early 20th century. Crops yield were so successful that the Lakeland Ranch, owned by C.H. Albers, built one of the

largest canning facilities in the state. He was the owner of "Albers' Folly" canned olives. In 1916, Elsinore olive oil won the gold medal at the San Diego Exposition. Later apricots became the boom crop. These crops sustained the valley during the worst years of the Depression and helped it flourish during its tourist peak. Today, the amount of land in active agricultural operation has substantially diminished, and this sector of the economy is no longer as important as compared to past decades. *(City's certified/adopted December 13, 2011 GP)*

Recreation

Recreation has also played a key role in the economic and social development of the region. The natural lake - with its surrounding natural habitat and recreational opportunities - has always served as a key attraction to tourists and new residents. The move toward creating a resort town began shortly after the town's inception, with the City's first hotel completed in 1887. The early 20th century saw the establishment of the Laguna Vista Club House, the area's first lakefront resort. The Mount Elsinore Country Club opened to great fanfare in 1923. The earliest attraction of Lake Elsinore was its legendary Bathhouse, known as "the Crescent." At one point it was proclaimed the finest bathhouse in all of California; it still stands today (now known as "the Chimes") and it has been declared a National Historic Place. The region's proximity to the burgeoning film industry of Hollywood made the City and lake a major vacation destination for movie stars and Los Angeles high society throughout the 1910s and 1920s. This period saw expansion of bathhouse operations, a number of improvements to the lake piers, and development of therapeutic hot springs facilities. *(City's certified/adopted December 13, 2011 GP)*

Other entertainment in the area included baseball. The Los Angeles Angels played in the ballpark east of Main Street during spring season of 1916, and the Sacramento Solons and the Hollywood Stars began conducting preseason training in the valley on a newly constructed field on Poe Street in 1940 and 1941, respectively. *(City's certified/adopted December 13, 2011 GP)*

The City of Elsinore (Lake Elsinore)

Elsinore began as a small town with the emergence of railroad around 1883. It soon began to grow with the completion of the first post office and schoolhouse in 1884. In 1888, the town became officially recognized as a City. During the boom years of the 1920s, the City of Lake Elsinore saw a great deal of development. Indeed, the valley' first telephone services were installed in 1924. This time period saw the building of the Masonic Temple at East Graham Avenue and the Methodist Church at the intersection of Main and Heald in 1923. The Methodist Church is still in use. In 1925, the Elsinore's Woman's Club erected a meeting place at the corner of West Graham Avenue and South Lowell Street. The Elsinore Theatre on South Main Street was built in 1925; it replaced the Star Theater that was built c. 1908, and has been the Franklin Store since 1938. Another interesting structure built in 1929 and located on the hills east of the lake is "Aimee's Castle," that was the home of the noted evangelist, Aimee Semple McPherson. The Great Depression limited expansion, except for the completion of a new post office in 1932. *(City's certified/adopted December 13, 2011 GP)*

4.12.1.2 Historical, Archaeological, and Paleontological Resources

Definition of Archaeological Resources

Archaeological resources are defined as the material remains of an area's prehistoric (aboriginal/Native American) or historical (European or Euro-American) human activity; such as remains that are 45 years of age or older are of cultural concern, although they are not necessarily of cultural significance, as defined by CEQA. Archaeological resources are recognized as non-renewable resources significant to our culture and are afforded protection by Federal and State law primarily through conformance with CEQA. Under CEQA, an archaeological survey may be required for a project if archaeological resources are identified as potentially significant during environmental review. The approach to making a determination of significance is essential to ensure protection of these resources. *(City's certified/adopted December 13, 2011 GP)*

Prehistoric archaeological resources are identified by discovering any of the following categories of resources: midden (ashy or greasy dark soil indicating occupation), milling features and related ground stone tools, rock shelters, rock art (petroglyphs, pictographs, etc.), quarries for tool manufacture, ecofactual material (faunal remains, fire-affected rocks, etc.), and trails. Other indicators of aboriginal occurrences are pottery, tool-manufacture waste, body adornments (such as shell or bone beads, bracelets, etc.), or human skeletal remains. *(City's certified/adopted December 13, 2011 GP)*

The purpose of the cultural resources investigation is to locate and identify places, structures, or objects that are important for scientific, historic, and/or religious reasons to cultures, communities, groups or individuals. Cultural resources include historic and prehistoric archaeological sites, architectural remains, engineering structures, and artifacts that provide evidence of past human activity and all cultural resources of significance, which may exist on the property, and to assess the relative significance of such resources. The investigation attempts to identify any and all impacts to such resources that may be expected to result from the proposed development of the property and to suggest reasonable mitigation measures designed to preserve and to protect the resources.

Definition of Historic Resources *(City's certified/adopted December 13, 2011 GP)*

Section 15064.5 of the *State CEQA Guidelines* defines the term "historical resources" as including:

- A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register by the State Historical Resources (California Public Resources Code §5024.1, Title 14 CCR, Section 4850 et seq.).

- A resource included on a local register of historical resources or identified as significant in an historical resources survey.

- Any object, building, structure, site, area, place, record, or manuscript that a Lead Agency determines to be historically significant or significant in the architectural,

engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, may be considered to be an historical resource, provided the Lead Agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the Lead Agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historic Resources (California Public Resources Code §5024.1, Title 14 CCR, Section 4852) including the following:

a) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;

b) Is associated with the lives of persons important in our past;

c) Embodies the distinctive characteristic of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or,

d) Has yielded, or may be likely to yield, information important in prehistory or history.

The fact that a resource is not listed, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources, or identified in an historical resources survey, does not preclude a Lead Agency from determining that the resource my be an historical resource, as defined in Public Resources Code Sections 5020.1(j) or 5024.1. *(City's certified/adopted December 13, 2011 GP)*

In the 1980s, after the completion of a historic resources inventory within the City of Lake Elsinore, the Riverside County Historical Commission designated Historic Elsinore as a local historic district and listed it as a significant historical resource in the County General Plan. This area, shown in an expanded view in FIGURE 4.12-1, CITY OF LAKE ELSINORE HISTORICAL RESOURCES, encompasses areas of early residential and commercial development within the City, including some original structures from the late 19th century and early 20th century that are still standing. *(City's certified/adopted December 13, 2011 GP)*

Previous studies conducted within the City boundary and SOI identified prehistoric archaeological sites including villages, rock shelters, habitation sites, lithic scatters and milling slicks. See Figure 3.2-1 and Table 3.2-1 of the City's EIR that has shown the listed types of previously identified prehistoric archaeological sites within the City and SOI. These previously identified sites can serve as a general guideline to understanding the nature of localized prehistoric inhabitation and provide assistance in determining areas of known sensitivity for prehistoric archaeological resources.

Definition of Paleontological Resources *(City's certified/adopted December 13, 2011 GP)*
Paleontological resources, or fossils, are the remains, imprints, or traces of once-living organisms preserved in rocks and sediments. These include mineralized, partially mineralized, or

unmineralized bones and teeth, soft tissues, shells, wood, leaf impressions, footprints, burrows, and microscopic remains. The fossil record is the only evidence that life on earth has existed for more than 3.6 billion years. Fossils are considered nonrenewable resources because the organisms they represent no longer exist. Thus, once destroyed, a fossil can never be replaced.

Fossils are an important scientific and educational resource because they are used to study the phylogenetic relationships between extinct organisms, as well as their relationships to modern groups, reconstruct ancient environments, climate change, and paleontological relationships, study the geographic distribution of organisms and tectonic movements of land masses and ocean basins through time, study patterns and processes of evolution, extinction, and speciation, and identify past and potential future human-caused effects to global environments and climates.

4.12.1.3 Methodology, Field Survey and Records Search

A historical/archaeological resources records search was conducted in June/July 1994, by the California Archaeological Inventory Eastern Information Center, University of California, Riverside to determine if cultural resources have been recorded on the Project property and to review the cultural resources recorded within one-mile of the study area.

More recently, BonTerra Consultants Archaeologists Patrick Maxon, David Smith and Tony Kuhner, conducted an investigative physical field survey/search on-site over approximately 750-acre portion of the site that has suffered minimal disturbance in the past (starting September 5, 2012 through completion), as well as a more cursory survey (combination of windshield and opportunistic survey was completed over the remaining severely disturbed 650 acres of the Project site. In additional, besides the cultural resources (historical/archaeological) research (from the Eastern Information Center) conducted during the week of September 7, 2012, the review consisted of an examination of the U.S.G.S., Alberhill 7.5-minute quadrangle, the California Points of Historical Interest, California Historical Landmarks, the CRHR, the NRHP and the California State Historic Resources Inventory. Sam McLeod of the L.A. County Natural History Museum conducted a review of the museum's geologic and vertebrate paleontological records for the Project site and vicinity in October, 2012; no new sites or written material has been discovered and/or documented since the previous studies and research was prepared for this Project site and within the one-mile radius of this Project site, from the June/July 1994 records search and are detailed below.

In addition, these historical/archaeological investigations were previously reviewed to determine if any known archaeological sites, historic structure locations, or other cultural resources are present on or adjacent to the Project site, and they included: The National Register of Historic Places, Vol. I and II, and subsequent Federal Register Listings; The National Register Determination of Eligibility (through May 1994); California Historic landmarks (1990); California Inventory of Historical Resources (1976); California Points of Historic Interest (1992); Early USGS topographic maps including Elsinore 15’ (1942), Elsinore 30’ (1901), and 2 the General Land Office Plat Map (1880). Additional research was conducted at the Riverside County Historical Commission located at the Riverside County Parks Department, Rubidoux and at the City of Corona Public Library Heritage Room.

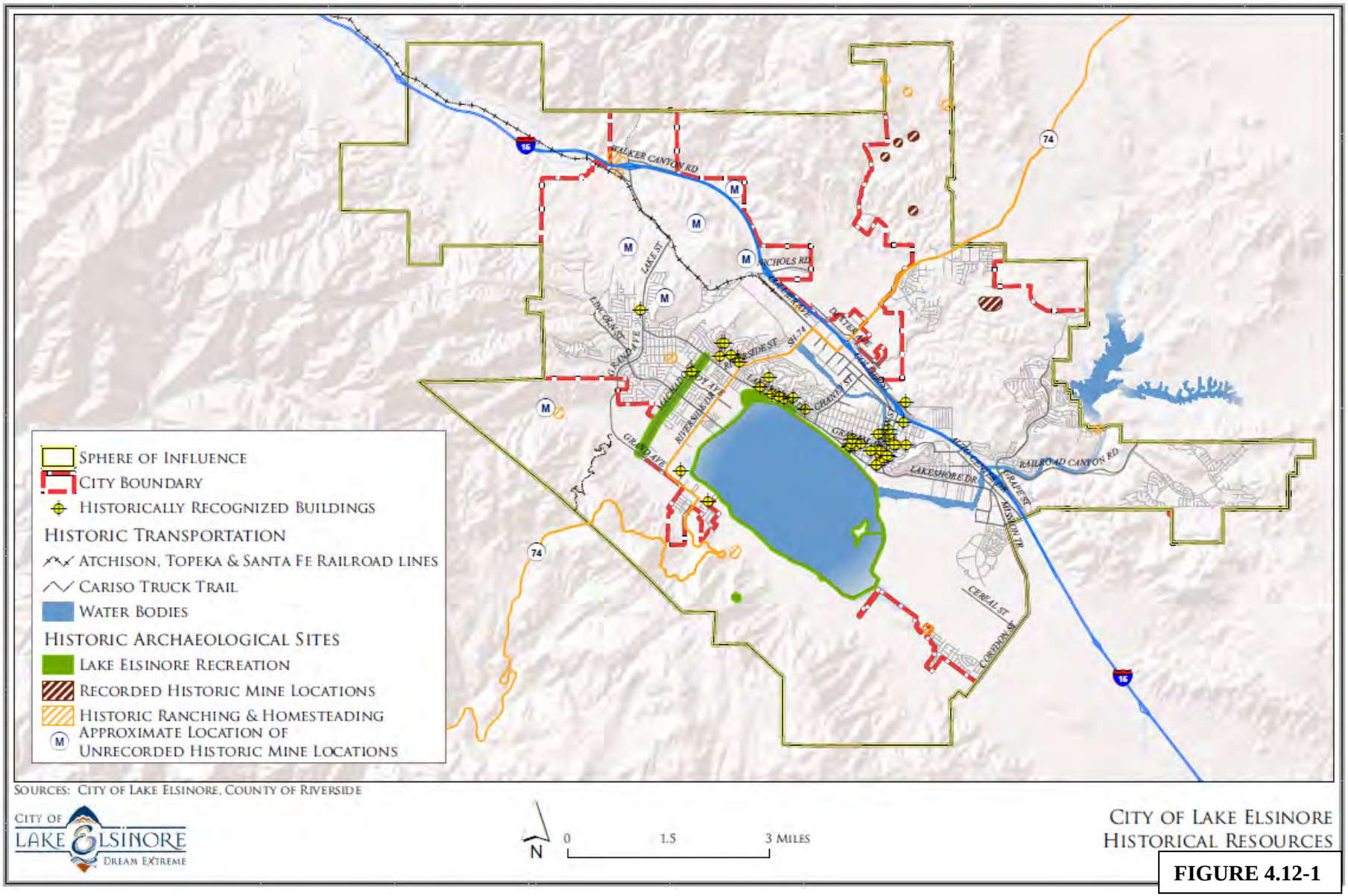

SPHERE OF INFLUENCE
CITY BOUNDARY
HISTORICALLY RECOGNIZED BUILDINGS
HISTORIC TRANSPORTATION
ATCHISON, TOPEKA & SANTA FE RAILROAD LINES
CARISO TRUCK TRAIL
WATER BODIES
HISTORIC ARCHAEOLOGICAL SITES
LAKE ELSINORE RECREATION
RECORDED HISTORIC MINE LOCATIONS
HISTORIC RANCHING & HOMESTEADING
APPROXIMATE LOCATION OF UNRECORDED HISTORIC MINE LOCATIONS
SOURCES: CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE
CITY OF LAKE ELSINORE
DREAM EXTREME
N
0
1.5
3 MILES
CITY OF LAKE ELSINORE
HISTORICAL RESOURCES

FIGURE 4.12-1

The detailed records search revealed that there is one historic archaeological site (CA-Riv-3832 H) located on the Project site. Twelve archaeological sites have been recorded within one-mile of the current study area and are shown in TABLE 4.12-1 - SITES WITHIN ONE-MILE OF THE PROJECT AREA. There is no record of site excavations, either for testing or mitigation purposes, within one-mile of the Project site. The recorded archaeological site located on the subject property, CA-Riv-3832-H, is a section of the Atchison, Topeka, Santa Fe Railroad spur that was built circa 1972. Remnants of the old line, that were removed prior to 1987, are recorded along the original 22-mile route. Research at the Riverside County Historical Commission revealed that the Alberhill School, listed in the Historical Resources Inventory, is also located within the Project study area. The school was constructed in 1912 and served the community until 1964. In 1982, the structure was being used as a storage facility for the Pacific Clay Products, Inc.

In addition to the old railroad line and schoolhouse, twelve prehistoric sites are located within one-mile of the property. The prehistoric sites appear to be primarily food processing sites and short-term camps. An exception could be CA-Riv-4664 that contains a midden at least 15 centimeters in depth.

Only a small portion of this Project property has been examined for the presence of cultural resources. It is recommended that a qualified archaeologist complete a Phase 1 field reconnaissance undertaken for the purpose of determining if cultural remains of historic and/or prehistoric origin are present on the property, and to also determine whether further investigations are necessary, and then make recommendations. The present integrity of the historic school building is to be evaluated and recommendations made to the City of Lake Elsinore as to rehabilitation of the structure for reuse.

TABLE 4.12-1 - SITES WITHIN ONE MILE OF THE PROJECT AREA

Site Number	Description	Source and Data
CA-Riv-656	Unshaped Pestle in-situ in mortar; possible aboriginal trail at base of hill; site destroyed	Humbert and Hammond (1973; White (1991)
CA-Riv-1311	Small campsite: flakes, mano	Baldwin (1978)
CA-Riv-3408	Flaking station (2 loci): cores, hammerstones, flakes	Drover and Jackson Jr. (1987)
CA-Riv-3832-H	Atchison, Topeka, and Santa Fe Railroad remains c. 1927	McCarthy (1990)
CA-Riv-4320-H	Walnut Ranch: houses, warehouse, processing equipment	Hatheway (1989)
CA-Riv-4035	Lithic scatter: chert debitage	Drover and Smith (1990)
CA-Riv-4664	Milling features: mortars, slick; Midden; mano, biface frags., scrapers, debitage	McManis (1991)

Site Number	Description	Source and Data
CA-Riv-4665	Lithic scatter: cores, flakes, debitage	McManis (1991)
CA-Riv-4666	Lithic scatter: biface frag., debitage	McManis (1991)
CA-Riv-4667	Large Lithic scatter: core, flakes, debitage	McManis (1991)
CA-Riv-5306	Boulder with 6 milling surfaces	McManis (1991)
CA-Riv-5307	Boulder with 1 milling surface	McManis (1991)

Paleontology

The Project site is located at the northern end of the Elsinore Trough, an elongated depression that stretches north to Corona and south to Temecula. Some of the oldest rocks in the Peninsular Ranges are exposed by the trough. Within the Project area are rock units that record several events in the development of the Peninsular Ranges. They are the Bedford Canyon Formation, the Santiago Peak Volcanics, various granite rocks, the Silverado Formation, older alluvial deposits and recent alluvial deposits. Preserved in these rocks are the remains of the organisms that lived in the seas and on the land during prehistoric times. Fossils, while rare in this metamorphosed sedimentary rock structures, have been collected in the Lake Elsinore area.

Most of the Project area is underlain by the Late Paleocene age Silverado Formation. This formation was deposited along the shorelines of a sea that covered much of Southern California 58 million years ago, and is well known for its fossil plant remains. Fossil plants from the Silverado Formation have been reported within the Project area at three locations. Also exposed in a large portion of the Project are Pleistocene deposits. These deposits are known to contain significant vertebrate fossils in the Elsinore Trough, yet no fossils are reported from these deposits within the Project site.

The region is rich in paleontological resources, with an extensive and diverse record. The County of Riverside sponsored an inventory of paleontological conditions and sensitivity within the County boundaries for inclusion in the Riverside County Integrated Project (RCIP) General Plan (including various incorporated areas) to ensure appropriate protection of valuable resource areas as either "High A", "High B," "Low," or "Undetermined" sensitivity for paleontological resources, consistent with guidelines published in 1995 by the Society of Vertebrate Paleontology. The inventory serves as a general guide for environmental review of development proposals and identification of appropriate strategies for avoidance and mitigation of paleontological impacts. *(City's certified/adopted December 13, 2011 GP)*

The RCIP General Plan Final Program Environmental Impact Report and Draft Program EIR (RCIP EIR) describes these high potential areas as:

- ***Low Potential*** - This category encompasses lands for which previous field surveys and documentation demonstrates as having a low potential for containing significant paleontological resources subject to adverse impacts. The mapping of low potential was determined based on actual documentation, and was not generalized to cover all areas of a particular rock unit on a geologic map. For instance, an area mapped as "Qal" may actually be a thin surficial layer non-fossiliferous sediments which cover fossil-rich

Pleistocene sediments. Also an area mapped as granite may be covered by a Pleistocene soil horizon that contains fossils. Thus, actual sensitivity must be ultimately determined by both records search and a field inspection by a paleontologist, and those areas designated as having a low potential include those for which field inspections have been completed. *(City's certified/adopted December 13, 2011 GP)*

- ***Undetermined Potential*** - Areas underlain by sedimentary rocks, for which literature and unpublished studies are not available, have determined potential for containing significant paleontological resources. These areas need to be inspected by a qualified vertebrate paleontologist before a specific determination of high potential or low potential for containing significant non-renewable paleontological resources can be made. *(City's certified/adopted December 13, 2011 GP)*

- ***High Potential*** - Sedimentary rock units with high potential for containing significant non-renewable paleontological resources are rock units within which vertebrate or significant invertebrate fossils have been determined to be present or likely to be present. These units include, but are not limited to, sedimentary formations that contain significant non-renewable paleontological resources anywhere within their geographical extent, and sedimentary rock units temporally or lithologically suitable for the preservation of fossils. High sensitivity includes not only the potential for yielding abundant vertebrate fossils, but also for protection of a few significant fossils that may provide new and significant (taxonomic, phylogenetic, ecologic, and/or stratigraphic) data. High sensitivity areas are mapped as either "High A" or "High B". *(City's certified/adopted December 13, 2011 GP)*

    - ***High Sensitivity A (High A)*** is based on geologic formations or mappable rock units that are known to contain or have the correct age and depositional conditions to contain significant paleontological resources. These include rocks of Silurian or Devonian age and younger that have potential to contain remains of fossil fish and Mesozoic and Cenozoic rocks that contain fossilized body elements, and trace fossils such as tracks, nests, and eggs.

    - ***High Sensitivity B (High B)*** is a sensitivity equivalent to High A, but is based on the occurrence of fossils at a specified depth below the surface. This category indicated that fossils are likely to be encountered at or below 4 feet in depth, and may be impacted during excavation by construction activities. (City's certified/adopted December 13, 2011 GP)

- The County's paleontological resources sensitivity mapping shows area of high paleontological sensitivity (High A) in Quaternary deposits north of Lake Elsinore (Lake) along the west side of the I-15 Freeway corridor. Some of these sensitive areas are within the Alberhill Ranch SPA and are planned for future development. Another small strip of High A land is found along the I-15 Freeway corridor east of Lake Elsinore. Quaternary units of the valley floor immediately surrounding Lake Elsinore are of

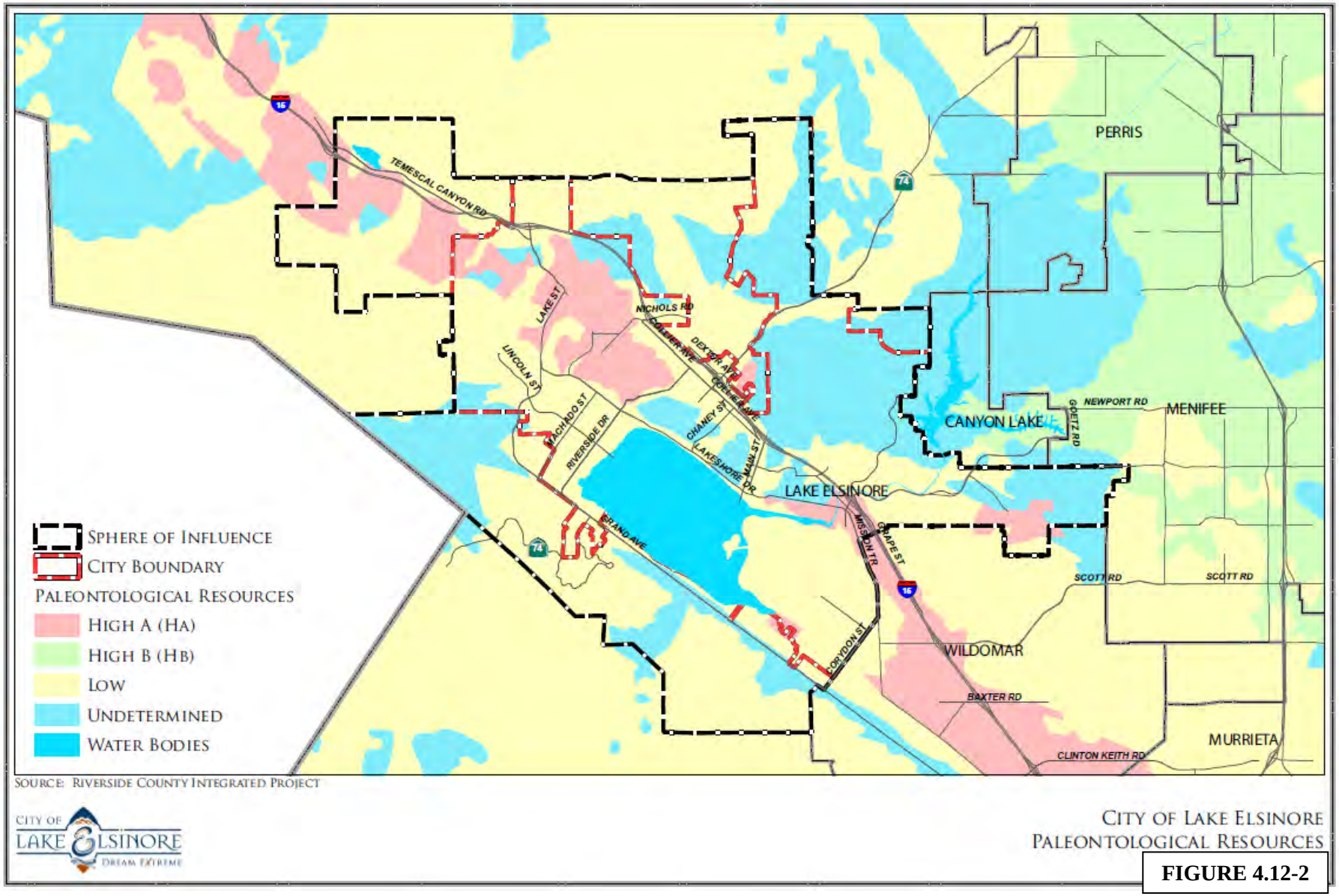

PERRIS
TEMESCAL CANYON RD
NICHOLS RD
LAKE ST
LINCOLN ST
MACHADO ST
RIVERSIDE DR
CHANEY ST
DEXTER AVE
COLLIER AVE
LAKESHORE DR
MAIN ST
LAKE ELSINORE
CANYON LAKE
NEWPORT RD
GOETZ RD
MENIFEE
BRAND AVE
MISSION TR
GRAPE ST
SCOTT RD
SCOTT RD
DRYDEN ST
WILDOMAR
BAXTER RD
MURRIETA
CLINTON KEITH RD
SPHERE OF INFLUENCE
CITY BOUNDARY
PALEONTOLOGICAL RESOURCES
HIGH A (HA)
HIGH B (HB)
LOW
UNDETERMINED
WATER BODIES
SOURCE: RIVERSIDE COUNTY INTEGRATED PROJECT
CITY OF LAKE ELSINORE
DREAM EXTREME
CITY OF LAKE ELSINORE
PALEONTOLOGICAL RESOURCES

FIGURE 4.12-2

undetermined paleontological sensitivity, as are the fan deposits flanking the Santa Ana Mountains range front south of the Lake; Mesozoic metasediments east of the Lake. Most of the valley floor south of Lake Elsinore, and the plutonic highlands to the west and east of the valley, are considered to have low paleontological sensitivity (see FIGURE 4.12-2 – CITY OF LAKE ELSINORE PALEONTOLOGICAL RESOURCES). (*City's certified/adopted December 13, 2011 GP)*

4.12.2 APPLICABLE PLANS AND REGULATIONS

4.12.2.1 Federal Regulations

The National Historic Preservation Act (NHPA) of 1966
(City's certified/adopted December 13, 2011 GP)
The NHPA, as amended from time to time, is the primary set of Federal laws governing projects that may affect cultural resources. Section 106 of the National Historic Preservation Act requires that all Federal agencies review and evaluate how their actions or undertakings may affect historic properties. Historic properties may include those that are already listed in National Registers or that have not yet been reviewed and considered. The regulations implementing Section 106 are codified in the Code of Federal Regulations, Title 36, Chapter VIII, Part 800 (36 CFR Part 800).

To determine whether an undertaking may affect National Register of Historic Places (NRHP) - eligible properties, cultural resources (including archaeological, historical, and architectural properties) must be inventoried and evaluated for listing in the NRHP. The criteria applied to evaluate the significance of cultural resources are defined, as follows:

- The quality of significance in American history, architecture, archaeology, 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:
    - That are associated with events that have made a significant contribution to the broad patterns of our history; or,
    - That are associated with the lives of persons significant 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,
    - That has yielded, or may be likely to yield, information important in prehistory or history.

Ordinarily, properties that have achieved significance within the past 50 years are not considered eligible for listing in the NRHP. However, such properties will be considered eligible if a property that achieved significance within the past 50 years is of exceptional importance.

As codified in 36 CFR Part 800.4(d)(2), if there are historic properties that may be affected by a Federal undertaking, the agency official shall assess adverse effects, if any, in accordance with the *Criteria of Adverse Effect* (36 CFR 800.5 (a)(1)). In general, an adverse effect is found when an undertaking may alter, directly or indirectly, any of the characteristics of a historic property that qualify the property for inclusion in the NRHP. Adverse effects include, but are not limited to: 1) physical destruction, damage, alterations not consistent with the Secretary of the Interior's *Standards for the Treatment of Historic Prope*rties (36 CFR Part 68); 2) removal, neglect, or change of setting; or, 3) the introduction of visual, atmospheric; or, 4) audible elements that diminish the integrity of the property's significant historic features.

Native American Graves Protection and Repatriation Act (NAGPRA)
(City's certified/adopted December 13, 2011 GP)
Native American Graves Protection and Repatriation Act, 25 U.S.C. 3001 et seq. requires Federal agencies to consult with the appropriate Native American Tribes prior to the intentional excavation of human remains and funerary objects. The regulations establish a process for determining the rights of lineal descendants and Indian tribes and Native Hawaiian organizations to certain Native American human remains, funerary objects, sacred objects, or objects of cultural patrimony with which they are affiliated.

Paleontological Resources Preservation Act of 2009 (PRPA)
(City's certified/adopted December 13, 2011 GP)
The Paleontological Resources Preservation Act of 2009 (Public Law 111-11, Title VI, Subtitle D), that was enacted in March 2009 as part of the Omnibus Public Land Management Act of 2009, directs the Secretaries of the Interior and Agriculture to implement a comprehensive paleontological resource management program on Federal lands. The Paleontological Resources Preservation Act (PRPA) requires the agencies to: 1) promulgate regulations as soon as practical; 2) develop plans for fossil inventories, monitoring, and scientific and educational use; 3) manage and protect paleontological resources on Federal land using scientific principles and expertise; 4) establish a program to increase public awareness about the significance of paleontological resources; 5) allow casual collection of common invertebrate and plant fossils on BLM, Forest Service and Bureau of Reclamation lands where consistent with the laws governing those lands; 6) manage fossil collection via specific permitting requirements; 7) curate collected fossils in accordance with the Act's requirements; 8) implement the Act's criminal and civil enforcement, penalty, reward and forfeiture provisions; and, 9) protect information about the nature and specific location of fossils where warranted. The Act authorizes appropriations necessary to carry out these requirements.

4.12.2.2 State Regulations

The California Register of Historic Resources (Public Resources Code Section 5020 et. seq.)
(City's certified/adopted December 13, 2011 GP)
The California Register of Historical Resources (Public Resources Code Section 5024.1) is an authoritative guide to identifying the State's historical resources. It establishes a list of those properties that are to be protected from substantial adverse change.

A historical resource may be listed in the California Register if it meets any of the following criteria:

- It is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage; or,
- It is associated with the lives of persons important in California's past; or,
- 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,
- It has yielded or is likely to yield information important in prehistory or history.

The Register includes properties that are listed or have been formally determined to be eligible for listing in the National Register, State Historical Landmarks, and eligible Points of Historical Interest.

Other resources require nomination for inclusion in the Register. These may include resources contributing to the significance of a local historic district, individual historical resources, historical resources identified in historic resources surveys conducted in accordance with State Historic Resources Commission and the Office of Historic Preservation (SHPO) procedures, historic resources or districts designated under a local ordinance consistent with Commission procedures, and local landmarks or historic properties designated under local ordinance.

California Public Resources Code, Sections 21083.2 and 21084.1

(City's certified/adopted December 13, 2011 GP)

State law (California Public Resources Code, Sections 21083.2 and 21084.1) seeks to protect cultural resources through implementation of the California Environmental Quality Act. Section 21083.2 directs the Lead Agency to determine whether the project may have a significant effect on unique archaeological resources. If the Lead Agency determines that the project may have a significant effect on unique archaeological resources, the environmental impact report shall address the issue of those resources. This section also states that if it can be demonstrated that a project will cause damage to a unique archaeological resource, the Lead Agency may require reasonable efforts to be made to permit any or all of these resources to be preserved in place or left in an undisturbed state. Mitigation is required if unique archaeological resources are not preserved in place or not left in an undisturbed state.

Section 21084.1 directs the Lead Agency to determine whether the project may have a significant effect on historical resources, irrespective of the fact that these historical resources may not be listed or determined to be eligible for listing in the California Register of Historic Resources, a local register of historical resources, or they are not deemed significant pursuant to criteria set forth in subdivision (g) of Section 5024.1.

Section 21084.1 states that "a project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment." Historical resources listed in or determined to be eligible for listing in the

California Register of Historical Resources, included in a local register of historical resources, or otherwise deemed significant pursuant to California Public Resources Code Section 5020.1 are presumed to be historically or culturally significant; unless the preponderance of the evidence demonstrates that the resource is not historically or culturally significant. The fact that a resource is not listed or determined to be eligible for listing does not preclude a Lead Agency from determining whether the resource may be an historical resource for purposes of Section 21084.1.

California Health and Safety Code (HSC) Sections 7050.5, 7051, 5052 and 7054
(City's certified/adopted December 13, 2011 GP)
These sections of the Health and Safety Code collectively address the illegality of interference with human burial remains, as well as the disposition of Native America burials in archaeological sites. The law protects such remains from disturbance, vandalism, or inadvertent destruction, and establishes procedures to be implemented if Native American skeletal remains are discovered during construction of a project, including the treatment of remains prior to, during, and after evaluation, and reburial procedures.

California Public Resources Code Section 5097.98 and Section 15064.5(e)
(City's certified/adopted December 13, 2011 GP)
These sections of the Public Resources Code address the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery. They require that excavation activities be stopped whenever human remains are uncovered and that the County coroner be called in to assess the remains. If the County coroner determines that the remains are those of Native Americans, the coroner must contact the Native American Heritage Commission (NAHC) within 24 hours. At that time, the NAHC shall identify the person or persons most likely to be descended ("most likely descendent") from the deceased Native American. The most likely descendent may make recommendations to the landowner or the person responsible for the excavation work for means of dealing with the human remains. This section also states that a Lead Agency should make provisions for historical or unique archaeological resources accidentally discovered during construction.

Senate Bill 18 (SB 18) *(City's certified/adopted December 13, 2011 GP)*
Senate Bill 18 (SB 18), that went into effect on January 1, 2005, requires local governments to consult with Native American tribes prior to making certain planning decisions and to provide notice to tribes at certain key points in the planning process. The purpose of involving tribes at these early planning stages is to allow consideration of cultural places in the context of broad local land use policy, before individual site-specific, project-level land use decisions are made by a local government. The consultation requirements of SB 18 apply to general plan or specific plan processes proposed on or after March 1, 2005. The following list briefly identifies the contact and notification responsibilities of local governments, in sequential order of their occurrence.

- Prior to the adoption or any amendment of a general plan or specific plan, a local government must notify the appropriate tribes (on the contact list maintained by the NAHC) of the opportunity to conduct consultations for the purpose of preserving, or

mitigating impacts to, cultural places located on land within the local government's jurisdiction that is affected by the proposed plan adoption or amendment. Tribes have 90 days from the date on which they receive notification to request consultation, unless a shorter timeframe has been agreed to by the tribe (Government Code §65352.3).

- Prior to the adoption or substantial amendment of a general plan or specific plan, a local government must refer the proposed action to those tribes that are on the NAHC contact list and have traditional lands located within the city or county's jurisdiction. The referral must allow a 45-day comment period (Government Code §65352). Notice must be sent regardless of whether prior consultation has taken place. Such notice does not initiate a new consultation process.
- Local governments must send notice of a public hearing, at least 10 days prior to the hearing, to tribes who have filed a written request for such notice (Government Code §65092).

Pursuant to the requirements of SB 18, a "Local Government Tribal Consultation List Request" was sent to the Native American Heritage Commission (NAHC) on May 17, 2012. Pursuant to the provisions of SB 18, on May 21, 2012 the City of Lake Elsinore mailed letters to the tribal contacts provided by the NAHC inviting the applicable tribes to participate in consultation regarding the proposed project in accordance with the requirements of SB 18. Those Tribes requesting SB 18 consultation by letter were: 1) the Soboba Band of Luiseño Indians; and 2) the Pechanga Cultural Resources/Temecula Band of Luiseño Mission Indians. Once consultations occur, the results of these SB 18 consultation discussions will be included within Appendix H. Through the SB 18 consultation process, both tribes will provide comments and policy recommendations regarding the protection of cultural resources of interest to the tribes.

California Public Resources Code Section 5097.5 and Section 30244

(City's certified/adopted December 13, 2011 GP)G)

Public Resources Code Section 5097.5 prohibits "knowing and willful" excavation upon, removal, destruction, injury, and defacement of any historic or prehistoric ruins, burial grounds, archaeological or vertebrate paleontological site situated on public lands (lands under State, County, City, District, or public authority ownership or jurisdiction, or the ownership or jurisdiction of a public corporation), except where the agency with jurisdiction has granted express permission. Section 30244 requires reasonable mitigation for impacts on archaeological or paleontological resources that occur as a result of development on public lands.

California Code of Regulations, Title 14, Division 3, Chapter 1, Sections 4307–4309

(City's certified/adopted December 13, 2011 GP)GP)

The California Code of Regulations, afford protection to geologic and paleontological features and objects of archaeological or historical interest or value, but allows the Department of Parks and Recreation to grant permits for specific activities that may result in damage to such resources. (California Code of Regulations Sections 4306–4309).

4.12.2.3 Local Regulations

Riverside County Historical Commission – County Historic Landmark Program

(City's certified/adopted December 13, 2011 GP)

The power to identify and advise the County Board of Supervisors of Riverside County (Board) concerning historical matters is assigned to the Riverside County Historical Commission (Commission) by Resolution No. 2005-345. The Commission was established by Board Resolution on May 6, 1968. The resolution of 1968 was amended on March 15, 1971, May 4, 1982 (Resolution 82-131), and September 13, 2005 (Resolution 2005-345). The Commission operates under established Bylaws approved by the Board on September 13, 2005.

Pursuant to the County resolution establishing the County Historical Commission, its purpose is to "advise the Board of Supervisors in historic matters of the County of Riverside . . . ; to discover and identify persons, events and places of historical importance within Riverside County; to make recommendation relating to the preservation of historic sites and structures ..." Pursuant to this charge, the Commission established criteria and procedures to identify and recognize Historic Landmarks in Riverside County. Such identification and recognition does not convey any regulatory authority to the Commission over properties assigned landmark status.

The Commission has adopted Riverside County Historic Landmark criteria and procedures (2008) that outline the criteria for historic landmark designation and the procedures for application and review.

City of Lake Elsinore Municipal Code - Title 17, Chapter 17.40

(City's certified/adopted December 13, 2011 GP)

Title 17, Chapter 17.40 of the Lake Elsinore Municipal Code establishes a Historic Downtown Elsinore Overlay District that is comprised of the majority of the historic core of the City of Lake Elsinore. The district encompasses approximately 486 acres and is generally bounded to the north by Interstate 15 Freeway and Collier Avenue, to the south by Lakeshore Drive, the east by Conklin Avenue and Rupard Street and to the west by Chaney Street. The purpose of the Historic Downtown Elsinore Overlay District is to establish standards to ensure that future development is the historic core of the City is compatible with the character of the existing historic downtown and to provide a framework for new construction and the renovation of buildings that already exist.

4.12.2.3.1 Moving Existing Condition

A Moving Existing Condition is an existing ongoing activity pre-existing that is present prior to the CEQA analysis which is being conducted on the specific property. In the case of the AVSP DEIR, active and ongoing mining activities exist and are regulated under the Surface Mining and Reclamation Act (SMARA). SMARA regulations require the mining land to be reclaimed. Under CEQA, this situation qualifies as a Moving Existing Condition because SMARA requires the mining site to be reclaimed. Therefore, no new mitigation can be implemented on a Moving Existing Condition. In other words, as a practical matter, it is highly likely that paleontological and cultural resources will be disturbed throughout ongoing mining activities. At the Planned

Development and Subdivision Map process, it is at this time that a determination shall be made as to whether or not further mitigation is required.

4.12.2.4 City's General Plan Goals and Policies

The City of Lake Elsinore General Plan addresses the Cultural Resources in Chapter 2.0 (Community Form, Section 2.3 - Land Use), Chapter 4.0 (Resource Protection and Preservation, Section 4.6 - Cultural and Paleontological Resources, Section 4.7 - Historic Preservation) and in various District Plans. The goals and policies and implementation programs are listed below. The intent of the General Plan goals and policies pertaining to cultural resources is in part to ensure that development in the City and SOI respects the integrity and public value of archaeological resources and important historical resources, as well as preventing removal or other significant impacts on paleontological resources. The specific General Plan goals and policies that are applicable to the Project are identified below.

The City of Lake Elsinore has identified geologic units that are known to contain important paleontological resources in the Alberhill Ranch area in the northeast portion of the Sphere of Influence. In this area, the Silverado Formation of Paleocene age (approximately 65-55 million years old) is locally highly sensitive for invertebrate and plant material. The fossil plants from this unit have been studied for more than half a century and are therefore considered to be particularly significant. In addition, the City of Lake Elsinore General Plan included these Cultural and Paleontological Resource Goals, Policies and Implementation Programs.

Chapter 4.0 - Resources Protection and Preservation (Section 4.6 - Cultural Resources and Paleontological Resources (GP Pages 4-41 to 4-63).

Goal 6 **Preserve, protect, and promote the cultural heritage of the City and surrounding region for the education and enjoyment of all City residents and visitors, as well as for the advancement of historical and archaeological knowledge.**

Policies:

6.1 Encourage the preservation of significant archaeological, historical, and other cultural resources located within the City.

6.2 The City shall consult with the appropriate Native American tribes for projects identified under SB 18 (Traditional Tribal Cultural Places).

6.3 When significant cultural/archaeological sites or artifacts are discovered on a site, coordination with professional archaeologists, relevant State and, if applicable, Federal agencies, and the appropriate Native American tribes regarding the preservation of sites or professional retrieval and preservation of artifacts or by other means of protection, prior to the development of the site shall be required. Because ceremonial items and items of cultural patrimony reflect traditional religious beliefs and practices, developers

shall waive and all claims to ownership and agree to return all Native American ceremonial items and items of cultural patrimony that may be found on the project site to the appropriate tribe for treatment. It is understood by all parties that unless otherwise required by law, the site of any reburial of Native American human remains or cultural artifacts shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act.

6.4 If archaeological excavations are recommended on a project site, the City shall require that all such investigations include Native American consultation that shall occur prior to project approval.

Implementation Program: The City shall encourage owners of local sites to apply for recognition in the State Historic Inventory as Riverside County Landmarks, State Points of Historic Interest, State Landmarks, and as sites on the National Register of Historic Places.

Agency/Department: Community Development Department.

Goal 7 **Continue to support the state-of-the-art research designs and analytical approaches to archaeological and cultural resource investigations, while also acknowledging the traditional knowledge and experience of the Native American Tribes regarding Native American culture *(GP - Page 4-59).***

Policies:

7.1 Consult with California Native American tribes prior to decision-making processes for the purpose of preserving cultural places located on land within the City's jurisdictional that may be affected by the proposed plan, in accordance with State or Federal requirements.

7.2 Continue to identify, document, evaluate, designate, and preserve the cultural resources in the City.

7.3 Continue to update a city-wide inventory of cultural resources in conformance with State standards and procedures while maintaining the confidentially of information, as required by law.

7.4 Support the permanent curation of archaeological artifact collections by universities or museums or appropriate tribal facilities.

7.5 Increase opportunities for cultural heritage tourism by promoting the history of Lake Elsinore to attract cultural heritage travelers while maintaining the confidentially of Native American sites, places and other information, as required by law.

Implementation Program: Through the CEQA process, the City shall request state-of-the-art and best-available research designs and approaches be utilized in archaeological and cultural resource investigations.

Agency/Department: Community Development Department.

Goal 8 **Preserve paleontological resources occurring within the City *(GP - Page 4-69 through 4-70).***

Policy:

8.1 For development in areas delineated in 'High' or 'Undetermined' potential sensitivity for paleontological resources, require the project applicant to hire a certified paleontologist, who must perform a literature search and/or survey and apply the relevant treatment for the site as recommended by the Society for Vertebrate Paleontology.

Implementation Program: The City shall use the development and environmental review processes to ensure that appropriate archaeological and paleontological surveying and documentation of findings is provided prior to project approval, and requiring monitoring of new developments and reporting to the City on completion of migration and resource protection measures.

Agency/Department: Community Development Department.

Chapter 4.0 - Resources Protection and Preservation (Section 4.7 - Historic Preservation)

Goal 9 **Assure the recognition of the City's heritage through preservation of the City's significant historical sites and structures *(GP - Page 4-69 - 4-70).***

Policies:

9.1 Require the developer to obtain a professional, qualified historian to conduct a literature search and/or survey for any project that entails demolition of an existing structure that may be historical value in relation to the City's cultural heritage.

9.4 Where historic structures that do not possess a meaningful association with the immediate surroundings are identified within the City, the City shall consider allowing relocation of the structure to an appropriate site.

Implementation Program: The City shall recognize, support and encourage the maintenance of a historic register of structures and other landmarks that are valuable to the cultural heritage of the City.

Agency/Department: Community Development Department.

Goal 10 **Encourage the preservation, protection, and restoration of historical and cultural resources *(GP - Page 4-70).***

Policies:

10.1 Continue to implement the Historic Preservation Guidelines that guide historic preservation efforts as set forth in the Historic Elsinore Design Guidelines and the Downtown Master Plan.

10.2 Integrate historic and cultural resources in land use planning process where feasible to avoid conflict between the preservation of historic resources and alternative land uses.

10.4 Encourage owners of historic resources to utilize Federal incentives including Federal Rehabilitation Tax Credits, facade and conservation easements, and to coordinate with the State Historic Preservation Office.

Implementation Program: The City shall support programs for the preservation, enhancement or maintenance of key historic or cultural sites in the City.

Agency/Department: Community Development Department.

ALBERHILL DISTRICT'S GOALS AND POLICIES

Goal 3 **Preserve and enhance the cultural and historical resources of the Alberhill District.**

Policies:

AH3.1 Support the relocation and restoration of the Alberhill School as a 20,000 square foot community center promoting education awareness of the District's cultural heritage including mining, homesteading, the railroad, and the Terra Cotta town.

AH3.2 Support educational awareness programs that inform residents and visitors of the District's cultural heritage.

AH3.3 Encourage the use of signs within recreational areas along Lake Street depicting the Alberhill District's historical and cultural significance.

Implementation Program: The City shall support programs for the preservation, educational awareness, and enhancement of maintenance of key historic or cultural sites in the Alberhill District.

Agency/Department: Community Development Department.

4.12.3 PROJECT IMPACT ANALYSIS

4.12.3.1 Thresholds of Significance

The City of Lake Elsinore has not established local CEQA significance thresholds, as described in Section 15064.7 of the *State CEQA Guidelines*. However, the City of Lake Elsinore's 'Environmental Checklist' for the subject Project (see Appendix A of this document) based on Appendix G of the *State CEQA Guidelines* indicates that impacts to cultural resources may be considered potentially significant if the project would:

- Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5 of the California Code of Regulations.
- Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the California Code of Regulations.
- Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.
- Disturb any human remains, including those interred outside of formal cemeteries.

CEQA requires that historic and archaeological resources be evaluated for local significance and for the California Register of Historical Resources. According to Section 15064.5(a) (3) (A-D) in the revised CEQA Guidelines 2014, a resource is considered historically significant if it meets at least one of the following criteria, and as explained further above under 'Historical Resources'.

4.12.3.2 Environmental Impacts

Historical and Archaeology Resources

Impact 4.12-1 Threshold: Would the project cause a substantial adverse change in the significance of a historical resource as defined in §15064.5 of the California Code of Regulations?

Impact 4.12-2 Threshold: Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the California Code of Regulations?

The October 2012 on-site and previous records search indicates that there is one historic archaeological site (CA-Riv-3832-H) located on the Project site; there were no new findings found during this more recent search. Twelve archaeological sites have been recorded within one-mile of the current study area. The archaeological site located on the subject property, CA-Riv-3832-H, is a section of the Atchison, Topeka, and Santa Fe Railroad that was built circa 1927 and recorded along the original 22-mile route. Remnants of the old line, which were removed prior to 1987, have been recorded. Also refer to the FIGURE 4.12-2 – CITY OF LAKE ELSINORE PALEONTOLOGICAL RESOURCES for the Project area and 'High' and 'Low'

potential for paleontological resources, though most of the site has been mined and disturbed for over 100 years.

Research at the Riverside County Historical Commission revealed that the Alberhill School, listed in the Historical Resources Inventory, is located within the Project site. The school was constructed in 1912 and served the community until 1964. As of 1982, the structure was being used as a storage facility for the Pacific Clay Products Inc.

Cultural resources are subject to two types of impacts. Direct impacts will result from ground disturbing activity such as grading, vegetation removal, road construction and underground utility placement. Such activity on an archaeological site has the direct potential to destroy the deposit. The direct impacts will last as long as the construction activity continues. Indirect impacts result from the possibility of artifact collection by unauthorized individuals during grading or construction.

TABLE 3.2-4 of the GP outlines potential resources particular to affected district plans and the GP policy that addresses the issue. Below, TABLE 4.12-2 is the excerpted 'Alberhill District' Potential Historical Resources Impact, and the GP and District Plan Policies that Address Cultural Resources Impact.

TABLE 4.12-2 - POTENTIAL HISTORICAL RESOURCES CONCERNS PARTICULAR TO AFFECTED DISTRICT PLANS AND THE GP POLICY THAT ADDRESSES THE ISSUE

DISTRICT PLAN	POTENTIAL CULTURAL RESOURCES IMPACT	GP AND DISTRICT PLAN POLICIES THAT ADDRESS CULTURAL RESOURCES IMPACT
ALBERHILL	Alberhill School and historic ranching/homesteading sites are located within the Alberhill District. The historic ranching/homesteading sites are located in an area slated for development as Hillside Residential. A low-density designation will allow for avoidance of resources. However, potential impacts on significant resources could still occur in association with future development.	Cultural Resources Policy 6.1 requires that projects prevent loss or compromise of historical structures. Cultural Resources Policies 7.1-7.6 encourage rehabilitation and upkeep of locally significant sites and structures. District Plan Policies AH 3.1-3.3 call for restoration of Alberhill School and promotion of awareness of the Alberhill District's cultural heritage through educational signage.

TABLE 3.2-5 of the GP, and below Alberhill District excerpted portion of the GP, shown as TABLE 4.12-3, outlines the potential archaeological resources concerns particular to the Alberhill District plans and the GP policy that addresses the issue.

TABLE 4.12-3 - POTENTIAL ARCHAEOLOGICAL RESOURCES CONCERNS PARTICULAR TO AFFECTED DISTRICT PLANS AND THE GP POLICY THAT ADDRESSES THE ISSUE

DISTRICT PLAN	POTENTIAL CULTURAL RESOURCES IMPACT	GP AND DISTRICT PLAN POLICIES THAT ADDRESS CULTURAL RESOURCES IMPACT
ALBERHILL	Prehistoric archaeological sites exist within the District. The District Land Use Plan shows much of the archaeologically sensitive land designated as Open Space, that will facilitate avoidance of impacts on archaeological resources. However, planned urban development could impact significant cultural resources.	Cultural Resources Policies 6.1-6.5 require survey and study of project impacts on archaeological resources, consultation with Native American tribes, and implementation of necessary measures to minimize project impacts on archaeological resources prior to project approval.

Both direct and indirect impacts upon unknown resources resulting from implementation to the Project would be reduced to less than significant levels through the use of monitoring and salvaging procedures. The use of these procedures would minimize the risk of destruction, as well as protect and preserve cultural resources.

Because impacts to the Alberhill School building are unknown at this time, Mitigation Measure CR-7 is requires further analysis of this resource if it is to be impacted by future development.

The Project will also implement General Plan Goal 6, Policies 6.1 through 6.4; Goal 7, Polices 71 through 7.4; and Goal 9, Policies 9.1 and 9.4; and Goal 10, Policy 10.1, 10.2, and 10.4.

With implementation of the above described General Plan Goals and policies and Mitigation Measures CR-1 through CR-7, ***impacts will be mitigated to a level less than significant.***

Paleontology Resources

Impact 4.12-3 Threshold: Would the proposed project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

The potential for discovery is a measure of likelihood that fossils would be discovered during excavations onto a given rock unit. This potential is based on the past discovery of fossils from that rock unit. Paleontological potential does not measure the significance of individual fossils present within the study area because it is impossible to accurately predict what individual fossils will be discovered.

Within the Alberhill Villages Project are rock units that recorded several events in the development of the Peninsular Ranges. The rock units exposed in the study area have a diverse history of fossil production. The Bedford Canyon Formation has produced occasional fossils near the study area. This suggests a moderate potential for the discovery of fossils during development. The Late Paleocene age Silverado Formation has produced a variety of fossil plants within and near the study area. Additionally, the paleo environment preserved in the rocks

is one that is well suited for the preservation of vertebrate fossils in the Elsinore Trough, yet no fossils are reported from these deposits within the Project site. This suggests a high potential for the discovery of fossils during development. Recent alluvium is too young to contain fossils, but may bury older fossiliferous deposits. This suggests a low potential for discovery of fossils during development.

The Project will implement General Plan Goal 8, Policy 8.1

With implementation of the above described general Plan Goals and Policies and Mitigation Measure C-8, ***impacts will be mitigated to a level less than significant.***

Impact 4.12-4 Threshold: Would the proposed project disturb any human remains, including those interred outside of formal cemeteries?

The Project site has been used historically for mining over the past 100 years and therefore is not expected to contain human remains, including those interred outside for formal cemeteries. The more recent study performed by BonTerra and the other previous on-site evaluations produced no human remains.

In the event that human remains are discovered during Project grading or other ground disturbing activities, the Project would be required to comply with the applicable provisions of California Health and Safety Code §7050.5 as well as Public Resources Code §5097 et. seq. California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. 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 by the Coroner.

If the Coroner determines the remains to be Native American, the California Native American Heritage Commission (NAHC) must be contacted and the NAHC must then immediately notify the "most likely descendant(s)" of receiving notification of the discovery. The most likely descendant(s) shall then make recommendations within 48 hours, and engage in consultations concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

The Project will implement General Plan Goal 8, Policy 8.1.

With implementation of the above described General Plan Goal and Policy and Mitigation Measure CR- 8, ***impacts will be mitigated to a level less than significant.***

4.12.4 CUMULATIVE IMPACTS

Cumulative impacts related to cultural resources are addressed in the General Plan EIR which is incorporated by reference into this AVSP PEIR. Cumulative development may result in increased impacts upon cultural resources, as a result of the AVSP and all future development within the City of Lake Elsinore and SOI. These potential impacts can be mitigated on a project-by-project

basis by requiring archaeological surveys, and salvages when determined necessary, of known cultural and paleontological resources, and on sites where the potential for occurrence of such resources is high.

Cumulative environmental analysis on a regional level generally requires a high degree of quantification, and cultural resources are difficult to quantify on a regional level. The value of cultural resources is best expressed by the overall potential for an artifact, site, or group of sites, to yield important information regarding the activities of the past inhabitants of the region. Information potential cannot be expressed as a number or identified in a figure, but must be presented qualitatively by archaeologists familiar with the issues in the relevant area. Because of the large areas of undeveloped (and unstudied) land within the City and its SOI, and surrounding region, the archaeological database is relatively incomplete.

Compliance of future developments projects, with existing State and Federal regulations in place, would minimize cumulative impacts on those resources not yet found. Also, the City's GP Policy under Cultural Resources affirm the City's intent in preventing loss of cultural resources and will ensure proper identification, treatment, and preservation of such resources. The County and City identify areas as 'High' or 'undetermined' in the delineation and programs that ensure any contribution to the cumulative loss of paleontological resources is less than significant.

With the local jurisdictions, including the City of Lake Elsinore, the County, CEQA, the National Historic Preservation Act (NHPA) of 1966 and Senate Bill 18, potential cumulative impacts to cultural and paleontological resources should not occur. Therefore, with the City's goals, policies and implementation programs and compliance with regulatory requirements, any potential cumulative impacts related to historical, cultural and paleontological resources will be mitigated to a less than significant level and no additional mitigation is required.

4.12.5 ENVIRONMENTAL MITIGATION MEASURES

4.12.5.1 Archaeological

CR-1 Prior to issuance of grading permit(s) for the Project, the Project applicant shall retain an archaeological monitor to monitor all ground disturbing activities in an effort to identify any unknown archaeological resources. Any newly discovered cultural resource deposits shall be subject to a cultural resources evaluation.

CR-2 At least 30 days prior to seeking a grading permit, the Project applicant shall contact the appropriate tribe to notify that Tribe of grading, excavation and the monitoring program, and to coordinate with the City of Lake Elsinore and the Tribe to develop a Cultural Resources Treatment and Monitoring Agreement. The Agreement shall address the treatment of known cultural resources, the designation, responsibilities, and participation of Native American Tribal monitors during grading, excavation and ground disturbing activities; project grading and development scheduling; terms of compensation; and, treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on the site.

CR-3 Prior issuance to any grading permit, the Project archaeologist shall file a pre-grading report with the City and County (if required) to document the proposed methodology for grading activity observation. Said methodology shall include the requirement for a qualified archaeological monitor to be present and to have the authority to stop and redirect grading activities. In accordance with the agreement required in CR-1, the archaeological monitor's authority to stop and redirect grading will be exercised in consultation with the appropriate tribe 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 also have the authority to stop and redirect grading activities in consultation with the project archaeologist.

CR-4 The landowner shall relinquish ownership of all cultural resources, including sacred items, burial goods and all archaeological artifacts that are found on the project area to the appropriate tribe for proper treatment and disposition.

CR-5 All sacred sites, should they be encountered within the Project area, shall be avoided and preserved as the mitigation, if feasible.

CR-6 If inadvertent discoveries of subsurface archaeological/cultural resources are discovered during grading, the Developer, the Project archaeologist, and the appropriate Tribe shall assess the significance of such resources and shall meet and confer regarding the mitigation for such resources. If the Developer and the Tribe cannot agree on the significance or the mitigation for such resources, these issues will be presented to the Community Development Director (CDD) for decision. The CDD shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological resources and shall take into account the religious beliefs, customs and practices of the appropriate Tribe. Notwithstanding any other rights available under the law, the decision of the CDD shall be final.

4.12.5.2 Historical

CR-7 Prior to the approval of any implementing development project or the issuance of any grading permit, that includes the Alberhill School site, the applicant shall provide to the City of Lake Elsinore an evaluation of the School House structure completed by a qualified architectural historian to determine its historical significance and integrity. The report shall require the review and approval by the Community Development Department – Planning Division.

4.12.5.3 Paleontological

CR-8 Prior to the issuance of grading permits for each implementing development project, 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 mitigation measures CR-1 through CR-7. However, if the approved Paleontological Resources Survey determines that it is likely that paleontological resources will be uncovered during earth-moving activities, a qualified paleontologist shall be retained to develop a Paleontological Resources Monitoring and Treatment Plan (PRMTP) for approval by the Community Development Director. Following Community Development Director approval of the PRMTP, grading and construction activities may proceed in compliance with the provisions of the approved PRMTP.

The PRMTP shall include the following measures:

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 or qualified designee.

c. If fossil remains large enough to be seen are uncovered by earth-moving activities, a qualified paleontologist or qualified designee shall temporarily divert earth-moving activities around the fossil site until the remains have been evaluated for significance and, if 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.

d. If a qualified paleontologist or qualified designee is not present when fossil remains are uncovered by earth-moving activities, these activities shall be stopped and a qualified paleontologist or qualified designee shall be called to the site immediately to evaluate the significance of the fossil remains.

e. 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.

f. A qualified paleontologist or qualified designee shall collect all significant identifiable fossil remains. All fossil sites shall be plotted on a topographic map of the Project site.

g. If the qualified paleontologist or qualified designee determines that insufficient fossil remains have been found after fifty percent of earthmoving activities have been completed, monitoring can be reduced or discontinued.

h. Any significant fossil remains recovered in the field as a result of monitoring or by processing rock samples shall be prepared, identified, catalogued, curated, and accessioned into the fossil collections of the San Bernardino County Museum, or another museum repository complying with the Society of Vertebrate Paleontology standard guidelines. Accompanying specimen and site data, notes, maps, and photographs also shall be archived at the repository.

i. Within 6 months following completion of the above tasks or prior to the issuance of occupancy permits, whichever comes first, a qualified paleontologist or qualified designee shall prepare a final report summarizing the results of the mitigation program and presenting an inventory and describing the scientific significance of any fossil 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.

4.12.6 SUMMARY OF ENVIRONMENTAL EFFECTS AFTER MITIGATION MEASURES IMPLEMENTED

After implementation of the above mitigation measures, potentially significant impacts related to cultural resources are reduced to below the level of significance. After the most recent resource research was performed, no additional unavoidable significant impacts to archaeological or paleontological resources were identified. A very low possibility remains that previously unidentified archaeological resources and paleontological resources could be significantly impacted during Project grading. If archaeological/paleontological resources are found, the recordation and curation of resources will provide the public and historians the opportunity to review potentially discovered resources. Adherence to State laws, and incorporation of mitigation measures, as discussed above, would reduce significant impacts to archaeological and paleontological resources to below a level of significance. If human remains are found/encountered during on-site grading, the mitigation measures, above, would ensure that the appropriate actions are taken to notify the 'most likely descendent' and that the appropriate treatment and disposition occurs, reducing the impact to below a level of significance. **Compliance with these mitigation measures would ensure that impacts to cultural resources resulting from the Project would be less than significant.**

4.13 RETAIL AND FISCAL IMPACT ANALYSIS

The specific documents used in preparation of this SECTION 4.13 of the Program Environmental Impact Report (EIR) were:

- Alfred Gobar Associates. 2011. *Alberhill Villages Retail Impact Study*. November 2011. (This document is located within Appendix M of this Program Environmental Impact Report (EIR).);

- Alfred Gobar Associates. 2015. Lake Elsinore Retail Sales Performance Benchmark – Letter Update. September 10, 2015. (This document is located within Appendix M of this Program Environmental Impact Report (EIR).);

- DPFG (Development Planning and Financial Group). 2012. *Fiscal Impact Analysis for The Alberhill Villages Specific Plan.* January 31, 2012. (This document is located within Appendix M of this Program EIR.) ("2012 Fiscal Impact Analysis");

- DPFG (Development Planning and Financial Group). 2015. *Alberhill Villages Specific Plan Fiscal Impact Analysis Executive Summary – Update.* September 18, 2015. (This document is located within Appendix M of this Program EIR.) ("2015 Fiscal Impact Analysis");

- State of California CEQA Guidelines. 2011 & 2013. *California Code of Regulations, Title 14, Division 6, Chapter 3, Section 15131.* (This document is available at this web-site: http://www.pclfoundation.org/publications/ceqaguidelines/Article-9.html; Accessed web-site September 9, 2012.); and

- The Planning Associates, KWC Engineers and Project Design Consultants. 2015. *Draft Alberhill Villages Specific Plan.* October 1, 2015. (This document is located within Appendix J of this Program EIR.).

The information presented in this SECTION 4.13 of the Program EIR is summarized from the 2015 Fiscal Impact Analysis and previously completed and updated Retail Impact Study, located in Appendix M. The analysis of the Retail Impact was to determine whether or not retail development within the Project would likely have an environmental impact on existing retail facilities in the form of significant deterioration, also known as "blight" (i.e." urban decay").

The 2015 Fiscal Impact Analysis was also prepared to determine the estimated fiscal impacts on the City of Lake Elsinore in connection with the proposed development of the Project, the Alberhill Villages Specific Plan (AVSP), in order to provide a context for the analysis of "blight" or "urban decay." The 2015 Fiscal Impact Analysis includes a time phased analysis showing the net annual surplus to the City's General Fund for Phase 1 and over the estimated 27 year build-out period of the AVSP. Based on the results of the 2015 Fiscal Impact Analysis, the AVSP is

expected to generate a Net Annual Surplus to the City for Phase 1 and in each of the 27 years through build out of the AVSP. Key results are shown in TABLE 4.13-1.

TABLE 4.13-1 - NET ANNUAL SURPLUS TO THE CITY

	Total	Per Unit
Phase 1 Annual Net General Fund Surplus at Build-Out	$4,936,094	$3,556
AVSP Annual Net General Fund Surplus at Build-Out	$3,159,237	$383
Aggregate Net General Fund Surplus (Years 1-27)	$55,465,845	$6,728
Minimum Annual Net General Fund Surplus (AVSP results in a surplus to the General Fund every year)	$553,217	$2,088

The 2015 Fiscal Impact Analysis did not evaluate the "multiplier" effects of the revenue, AVSP employee and home owner house hold spending inside the City. This multiplier "effect," as is often calculated through models such as Implan, will see other considerable direct and indirect revenues flowing into the City and to other City businesses by virtue of the AVSP development.

4.13.1 PURPOSE OF STUDIES

Although not a required element of the EIR, economic information may be included within an EIR. Section 15131(a) of the *State CEQA Guidelines* states:

> *"Economic…effects of a project shall not be treated as significant effects on the environment. An EIR may trace a chain of cause and effect from a proposed decision on a project through anticipated economic…changes resulting from the project to physical changes caused in turn by the economic…changes."*

Economic effects may be considered in an EIR if they would lead to an environmental effect. *CEQA Guidelines,* Section 15131(b) states:

> *"Economic…effects of a project may be used to determine the significance of physical changes caused by the project."*

On September 18, 2015, Development Planning & Financing Group Inc. ("DPFG"), a financial consultant hired by the project applicant, prepared a Fiscal Impact Analysis ("FIA") for the Project to evaluate the City General Fund's financial capacity to adequately fund the delivery of municipal services and finance the operation of public facilities for the Project. Given the City's ongoing annual structural budget deficit, the ability of the Project to generate sufficient General Fund revenues to offset General Fund expenditures could potentially impact the level and reliability of public services for residents, businesses, and property owners. To evaluate the sensitivity of the FIA to alternative market conditions and cost scenarios, the City hired Urban Futures Inc. ("UFI") to conduct a peer review of the FIA. On May 8, 2015 and October 1, 2015, UFI transmitted technical memorandums to City staff providing alternative revenue and cost scenarios with particular focus on the first seven years of project build-out.

The FIA estimated that, at the end of Year 7, the Project would annually generate a net General Fund surplus of $1,569,366, or $860 per residential dwelling unit. UFI analyzed three alternative scenarios based on alternative assumptions for retail absorption (sales tax revenues), hotel absorption (transient occupancy tax revenues), and annual cost increases (public safety expenditures). Under two of those scenarios, at the end of Year 7, the Project would generate a net General Fund deficit between -$10,480 and -$53,576, or -$6 and -$29 per dwelling unit. A General Fund deficit at the Project level or cumulatively citywide could result in budget cuts, including reductions in public safety staffing levels established in the City's service contracts for police and fire protection services with the Riverside County Sheriff's Department, Riverside County Fire Department, and CAL FIRE, and reductions in other operational departments of the City.

Pursuant to California Government Code Section 53339 et seq., territory may be annexed to an existing community facilities district ("CFD"). Annexation of the Project to an existing CFD authorized to finance City services and operations would provide the City special tax revenues that would address a potential project-level General Fund deficit and the potential degradation of public services and facilities.

4.13.1.1 Project Description

The Project Site is currently utilized for clay, sand and aggregate mining operations. In this use, the site generates small revenue for the City of Lake Elsinore, but less than significant revenue to other servicing agencies. The current mining operation use does not require significant services that would require expenditures by such agencies. The current fiscal effect of the Project site on the City of Lake Elsinore is presently insignificant.

The AVSP is a phased development program sponsored by Pacific Clay Products, Inc. that will encompass approximately 1,400 acres within a northern area of the City of Lake Elsinore recognized as the Alberhill District. As proposed, the Alberhill Villages Specific Plan Project will result in the conversion and re-use of a largely vacated approximate 1,400-acre mining site with a diverse mix of land uses, including major activities summarized below:

- 8,244 residential housing units of varying design and density, hosting 24,957 equivalent residents;
- 1,564,500 square feet of retail-commercial space serving the Alberhill Villages residents, the Lake Elsinore community, and surrounding trade area region;
- 1,012,500 square feet of office-commercial space expected to serve as an employment center along the I-15 Freeway corridor;
- 1,560,000 square feet of educational space including a university campus with 6,000 enrollment capacity, and an 850 elementary school plus two 600 student places of religious assembly/school planning areas; and,

- Phase 1 of the AVSP is anticipated to consist of 1,388 dwelling units and 3,444,000 square feet of non-residential land uses.

Development consistent with the AVSP Project will result in significant expenditures, over a period of twenty to thirty years, to provide services to the new residents and multi-facetted community (consisting of university campus, recreational lake and park acres, mixed-use commercial/office/retail, neighborhood commercial, public institutions/schools, and a large residential component ranging from very low density estate lots to very high density multi-family lots) that will use or inhabit the site. At this same time, the AVSP Project will also generate significant revenues to offset these costs. The phased development program has not yet received entitlement approval, and the earliest phase of retail development is not envisioned to occur for another three to five years (2017). It remains too early in the development process to undertake a concerted tenant solicitation effort dependent upon site-specific schematic drawings or prospective tenant mix for various retail phases. Given the overall scale of retail development envisioned (1,564,500 square feet), however, the ultimate mix of tenants occupying space within the AVSP Project is likely to reflect a broad spectrum of retail activity that currently exists throughout the Southwestern region of Riverside County.

4.13.2 GENERAL SOURCES OF INFORMATION AND METHODOLOGY USED

4.13.2.1 Retail Impact Study Resources

A wide variety of data resources were relied upon to complete this study, including the Draft AVSP. Research summarized in this study report relied extensively on public information available from government sources or otherwise purchased from industry associations and private data purveyors. Alfred Gobar Associates also conducted an extensive in-field audit in July 2011 to identify the existing supply of retail competitors in the surrounding trade area and also to identify the outlook of future retail development approved by the City or being processed for entitlement. Alfred Gobar Associates did not have access to any proprietary resources describing confidential operations of any individual retail competitor or retail development program and, as such, the findings of this analysis reflect a thorough and reasoned assessment of public information.

Key data sources relied upon and their principal use in this analysis are summarized as follows:

- ***California State Board of Equalization (SBOE)*** **—**provides reports on sales and use tax and number of retail permits in all cities and counties of California according to major store-group activities that are used to analyze trends in taxable sales growth, increases or decreases in number of establishments, and probable inflow and outflow of potential sales from selected cities.

- ***California Employment Development Department (EDD)*** **—**responsible for conducting audits, collecting of payroll taxes, and compiling of labor force employment statistics for all payroll establishments throughout California. Annual and monthly series reports address a variety of employment-related data. Agency employment data is used to assess

business characteristics within a region and identify emerging industry sector employment trends, such as retail.

- ***California Department of Finance (DOF)*** **—**serves as the chief fiscal policy advisory agency for the State and provides annual population and housing unit estimates used to evaluate historic and projected growth trends for cities and regions throughout the State.

- ***Southern California Association of Governments (SCAG)*****—**is a quasi-government research agency that provides research, analysis, and policy to facilitate coordinated and managed long-term development of the entire southern California region. SCAG prepares long-range population, household, and employment projections as part of the agency's regional transportation planning directive. In 2008, the RTP-08 was prepared and identified projected growth through 2035 for county, city, and Census Tract areas of the region based historical growth patterns and on local growth policies, such as the community General Plan. The SCAG RTP-08 projections were used to identify the outlook for long-term growth in the surrounding trade area. SCAG information has also been supplemented by long-range growth projections prepared by the San Diego Association of Governments (SANDAG) and California DOF.

- ***U.S. Census Bureau (Census)*** **—**provides the most comprehensive reporting of employment and payroll data from the administrative record of business establishments within the "County Business Patterns" (CBP) annual report. The annual report series describes sub-national economic data by industry, based on the North American Industry Classification System (NAICS). The data is used to study economic activity within selected state, county, and ZIP Code locations. In addition, the U.S. Census Bureau also conducts an economic census of business and trade every five years. Results from the 2007 Economic Census provide a detailed assessment of establishment, employment, payroll, and sales performance across a broad spectrum of businesses, including major forms of retail merchandising and service activity.

- ***U.S. Bureau of Labor Statistics (BLS)*** **—**is the principal fact-finding agency for the Federal Government in the broad field of labor economics and statistics. The BLS coordinates with state-level agencies, such as EDD, to provide monthly and annual series data describing payroll employment. The BLS is also responsible for calculating and reporting monthly and annual Consumer Price Indexes (CPI) of inflation used to determine the constant dollar value of various consumption products. The CPI data from BLS is used to adjust taxable sales data from the California SBOE. The BLS also conducts an annual survey of household spending behavior, including spending by income classification across a spectrum of product, service, energy, insurance, and financial categories that describe the U.S. economy, including retail-oriented spending.

- ***ESRI ArcGIS Business Analyst Online (ESRI)*** **—**an on-line subscription service that provides access to demographic, business, and traffic data for standard and customized geographic reporting areas. Subscription data is selected and compiled into a pre-determined report and mapping formats. Demographic characteristics reflect the

principal data used in this study to evaluate consumer demographic characteristics describing the selected trade area and surrounding reference areas including cities, counties, and State.

- ***Google Earth Pro (Google)*** **—**an on-line subscription service provides interactive maps and imaging used to identify formal geographic boundaries (ZIP Codes, Census Tracts, City Limits, or similar); review land use patterns; assess drive times; and, measure buildings, land area, and travel distances.

- ***Urban Land Institute (ULI)*** **—**a nonprofit research and education organization focused on the responsible use of land. ULI prepares bi-annual reports, in cooperation with the International Council of Shopping Centers (ICSC) that identify empirical based trends and measures that describe the composition and performance of retail tenants by store-type activity and by type of retail center development. The ULI-ICSC report data is used to provide timely reference parameters that describe median level sales performance and store size characteristics for selected store-group activities and tenant mix and development scale for conventional retail centers with a neighborhood, community, regional, and super regional market orientation.

Data reporting schedules for the source data used in Retail Impact Study vary by Agency and data-series within Agency. Consequently, the latest available data from one Agency source may reflect annual reporting for the 2009 calendar period, while another may reflect recent monthly reporting during 2011. To account for the difference in data release dates, improve the continuity between reference sources, and enable meaningful comparison of data, all source data was updated based on selected constant dollar (inflation-adjusted) rates of adjustment whenever appropriate. Describing market trends and retail impacts on a constant dollar basis allows the effects of the Project to be evaluated in real terms and minimize distortions associated with inflation.

4.13.3 RETAIL IMPACT ANALYSIS

4.13.3.1 Thresholds of Significance

The City of Lake Elsinore has not established local CEQA significance thresholds as described in Section 15064.7 of the *State CEQA Guidelines*. However, the *State's CEQA Guidelines* as explained above in Section 4.13.1 for the Project, indicates that impacts "…Although not a required element of the EIR, economic information may be included within an EIR." Section 15131(a) and Section 15131(b) of the *State CEQA Guidelines* are to assist in understanding the importance of the recurring fiscal impacts, fees and economic impacts attributed to the Project, a Retail Impact Analysis and a 2015 Fiscal Impact Analysis were prepared.

- In effect, will the competitive impact of retail development within the AVSP be reasonably expected to have significant environmental impact on existing retail facilities that now serve the area?

- Will the estimated fiscal impacts on the City of Lake Elsinore (City), in connection with the proposed development, cause impacts to AVSP's future revenue and costs which may result in blight?

4.13.3.2 Economic Impacts

Impact 4.13-1 Threshold: In effect, will the competitive impact of retail development within the AVSP be reasonably expected to have significant environmental impact on existing retail facilities that now serve the area?

Retail Impact Study

The Retail Impact Study sought to determine the probable impact that future retail development within the Alberhill Villages Specific Plan (AVSP) Project will have on existing retail facilities. In order to address the core study objective, it is first necessary to research a number of related issues—market trends affecting retail performance and growth; trade area demand and supply; and, residual market potential. A focal research objective of the study was to evaluate the net outcome of demand-supply conditions within a designated trade area and determine if enough residual floor space potential remains to accommodate the amount of retail floor space planned within the AVSP Project.

The purpose of the analysis was to determine whether or not retail development within the AVSP is likely to have an environmental impact on existing retail facilities in the form of significant physical deterioration, also known as 'blight' (i.e. 'urban decay."). For purpose of the analysis, blight is defined as physical conditions brought on by prolonged vacancy, including but not limited to: deteriorating buildings, maintenance neglect, boarded-up windows and openings, extensive site debris, dying landscape and other conditions that foster loitering, graffiti, vandalism, homelessness, and criminal activity. Identified blight conditions do not presently characterize the existing supply of retail facilities expected to compete with the AVSP for consumer sales support. The analysis sought to determine if the competitive impact of retail development within the AVSP will bring about a probable chain of economic and physical events that would lead to prolonged vacancy and neglect of existing retail facilities that result in significant physical deterioration.

The general research approach used to determine if retail activity within the AVSP will result in significant physical deterioration is summarized as follows:

- Economic and market trends affecting retail demand and supply conditions in the surrounding area are evaluated in order to determine the level of market potential that will be available to support future retail development within the AVSP (market conditions and residual potential);

- Identified residual potential is compared against the envisioned schedule of retail development to determine if retail activity within the AVSP can be expected to shift sales away from existing retailers (competitive sales shift);

- Any indicated shift in sales is evaluated in terms of the resulting decline in sales at existing establishments and whether such decline can be expected to result in widespread business failure and attendant vacancy based on the competitive resiliency of existing retailers (retail resiliency and risk of business failure); and,

- Potential retail vacancy associated with any sale shift attributed to the AVSP is evaluated in terms of the risk that impacted facilities will remain vacant over a prolonged period due to a lack of market growth enabling such space to be re-occupied with a replacement activity (risk of protracted vacancy and physical deterioration of existing retail facilities).

This study sought to determine the probable impact that future retail development within the AVSP will have on existing retail facilities. In order to address the core study objective, it was first necessary to research a number of related issues—market trends affecting retail performance and growth; trade area demand and supply; and, residual market potential. A focal research objective of the study was to evaluate the net outcome of demand-supply conditions within a designated trade area and determine if enough residual floor space potential remains to accommodate the amount of retail floor space planned within the AVSP. Once the focal research objective was satisfied, the core study objective was addressed—whether or not the development and occupancy of planned retail within the AVSP is likely to diminish sales at competing establishments to such an extent planned development results in widespread business failure and attendant vacancy that leads to significant physical deterioration of existing retail facilities.

To determine if the Project will cause significant physical impacts to existing retail facilities, the following factors were evaluated:

Market Trends —the current economic recession has had a dampening effect on the overall level of consumer spending and business activity that describes a probable mid-term retail environment. While macro-level trends can be expected to influence the broad retail environment, specific market opportunities will be influenced by the relative strength of consumer spending and retail merchandising within a relevant trade area setting. Macro-level and local area trends are assessed in order to better gauge the demand-supply relationship describing trade area retail potential.

Market Potential —the relative abundance or absence of market potential within a trade area location determines the extent future retail development is dependent on capturing sales support that currently flows to existing retailers. Market potential describes the amount of sales support that remains available to the Project after accounting for potential sales support captured by existing retailers. For purpose of this study, market potential is the residual product of consumer sales potential less sales capture by existing retailers, described in terms of the amount of floor area support potential that remains available for retail development within the Alberhill Villages.

Sales Shift —describes the extent that the Alberhill Villages retail development is dependent on sales support already captured by existing retailers. When a substantial share of retail sales is dependent on capturing sales support that already flows to existing retailers, the resulting impact can be described in terms of an expected shift in sales (sales shift). Existing retailers that suffer a

significant reduction in store sales due to a shift in sales face added competition and operating pressure that may increase the potential for business failure and attendant vacancy. The magnitude of the sales shift is an important factor that contributes to the potential for widespread business failure and attendant vacancy.

Retail Resiliency **-** the demonstrated ability of existing retailers to weather and rebound from sales impacts. Whether or not a sales shift significantly increases the risk of widespread business failure and attendant vacancy depends on the resiliency of existing retailers. Precedent trends describing sales fluctuations and growth in number of establishments willing to compete in a trade area environment are evaluated. The demonstrated resiliency of existing retailers is used to determine the significance of risk that widespread vacancy will result due to business failure.

Market Area Growth —the scale and pace of future market growth and its influence on the duration of time likely to lapse before vacated retail space is again occupied with a replacement or alternate retail activity. The likelihood that existing retail space will be impacted by a period of protracted vacancy is strongly influenced by future market growth and retail potential. Growth in trade area potential is evaluated in terms of the amount of retail floor space that can be competitively supported from the increase in trade area consumer spending.

Cumulative Effects —the extent the Project contributes directly and indirectly to physical deterioration based on the cumulative effects of the Project itself and other retail development programs likely to compete for a portion of future market growth.

Alberhill Villages Retail Development

The AVSP will encompass 1,400 approximate acres in a northern area of the City of Lake Elsinore recognized as the Alberhill District. As the name implies, Alberhill Villages is envisioned as a community network of residential, educational, office, retail, and mixed-use villages developed in phases over a -27 year build-out period. A total of 1,564,500 square feet of retail development is envisioned as summarized below in TABLE 4.13-1.

TABLE 4.13-2 – ALBERHILL VILLAGES RETAIL DEVELOPMENT PROGRAM

Community Location	Gross Floor Area (SQ. FT.)	Street Access/Exposure	Market Orientation-Focus
Planning Area 1B	530,000	Lake St/So. of I-15 Frwy.	Sub-Regional
Planning Area 6A	272,500	Lake St/Nichols Rd (Ext.)	Neighborhood- Community
Planning Area 6B	200,000	Lake St/Nichols Rd (Ext.)	Neighborhood-Community
Planning Area 4C	382,000	4-Lane Major Roadway	Village Related District
Planning Area 1C	180,000	Lake St./So. of I-15 Frwy.	Sub-Regional

Total Alberhill Villages Retail: 1,564,500

(Source: Alberhill Villages Specific Plan Fiscal Impact Analysis)

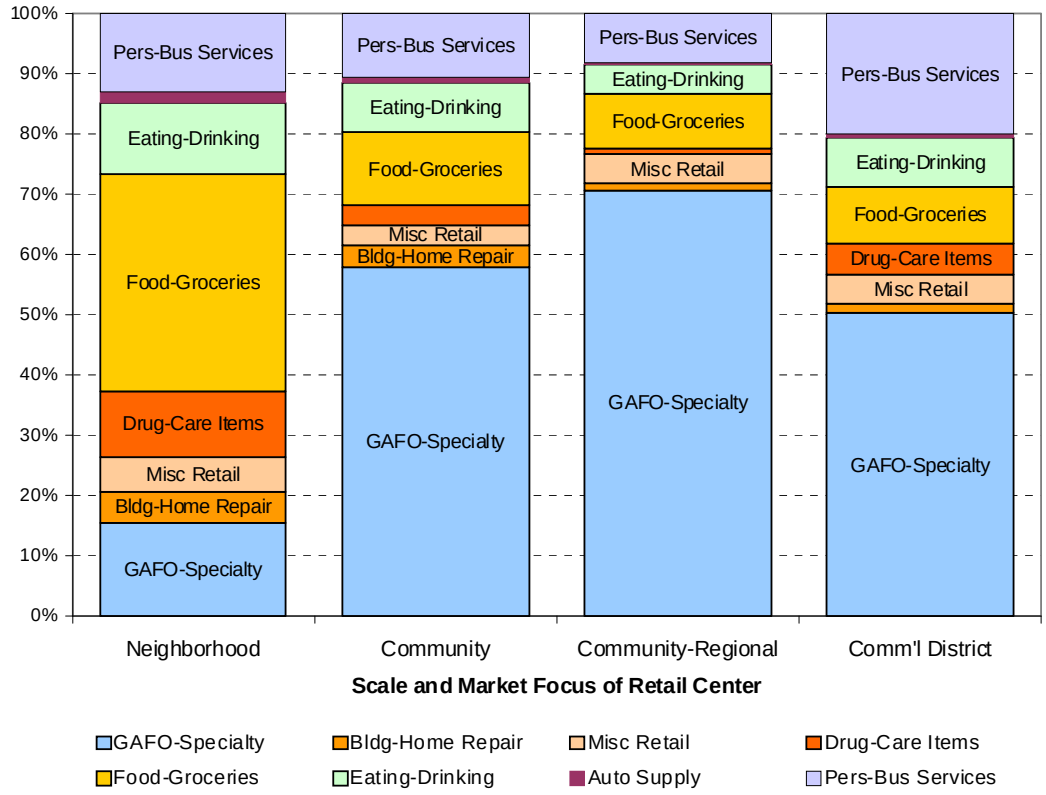
Due to long-term phasing schedule, it is necessary to evaluate the recurring and cumulative effect of retail development on an iterative basis over the 27 year build-out period. The specific composition of store-group activities that describes each phase of retail development is not known at this time. The AVSP has yet to receive entitlement and environmental approvals, and it remains too early in the development process to actively solicit target retail tenants or formulate site schematic plans identifying the conceptual focus of retail activity. For purpose of

this analysis, a market orientation-focus has been identified above for each retail village based on the overall scale of development, location within the Project, surrounding area retail environment, and the Consultant's 25 years of experience evaluating retail development.

A general characterization of the retail merchandising focus is necessary in order to evaluate the competitive impact of envisioned development and potential for a significant environmental impact on existing retail facilities. The composition of retail tenants and occupied space that typifies a neighborhood center is not the same as typifies a community or regional-oriented center. Illustrated below is the typical mix of store-group activities used to characterize envisioned retail development within the AVSP and future trade area development that will add to the supply of existing retail facilities (see TABLE 4.13-3).

TABLE 4.13-3

CHARACTERISTIC FLOOR AREA MIX OF CONTEMPORARY RETAIL CENTERS & DISTRICTS



Source: Urban Land Institute 2008 Dollars and Cents of Shopping Centers; Alfred Gobar Associates

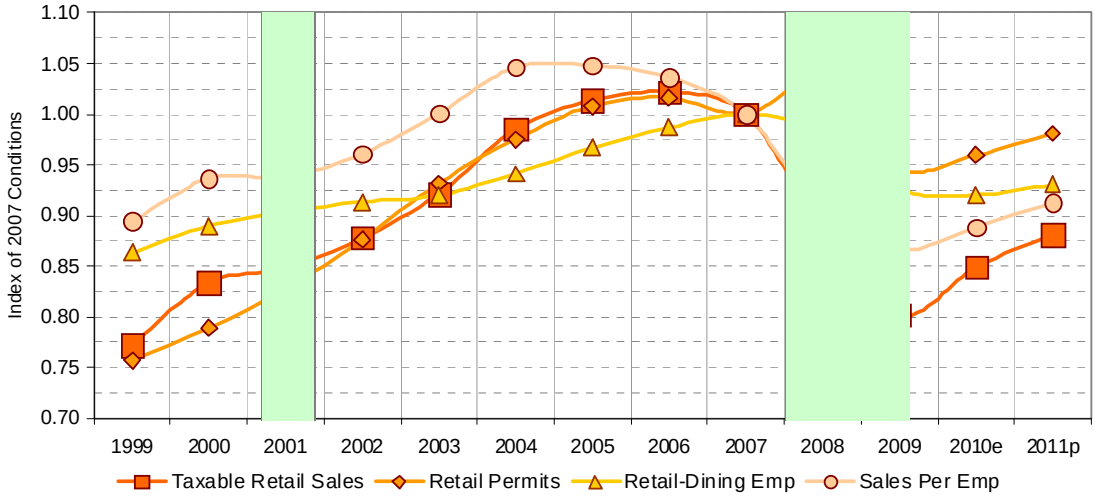
Retail Market Trends and Trade Area Potential

Since the onset of the latest recession in 2008, the retail industry has been significantly affected by a variety of conditions impacting consumer spending potential such as restricted work hours and pay, high unemployment, reduced home values, credit debt, and financial uncertainty depressing consumer confidence. In response to weakened consumer spending, retailers have

found it necessary to lay-off employees, forego expansion plans, close underperforming stores, limit in-store inventory, and undertake a variety of operating strategies to weather the recession. The widespread and significant impact of the recession on the retail industry is clearly evident from trends describing retail growth in California over the past 13 years.

FIGURE 4.13-1

SELECTED TRENDS AFFECTING OVERALL TAXABLE RETAIL SALES - CALIFORNIA



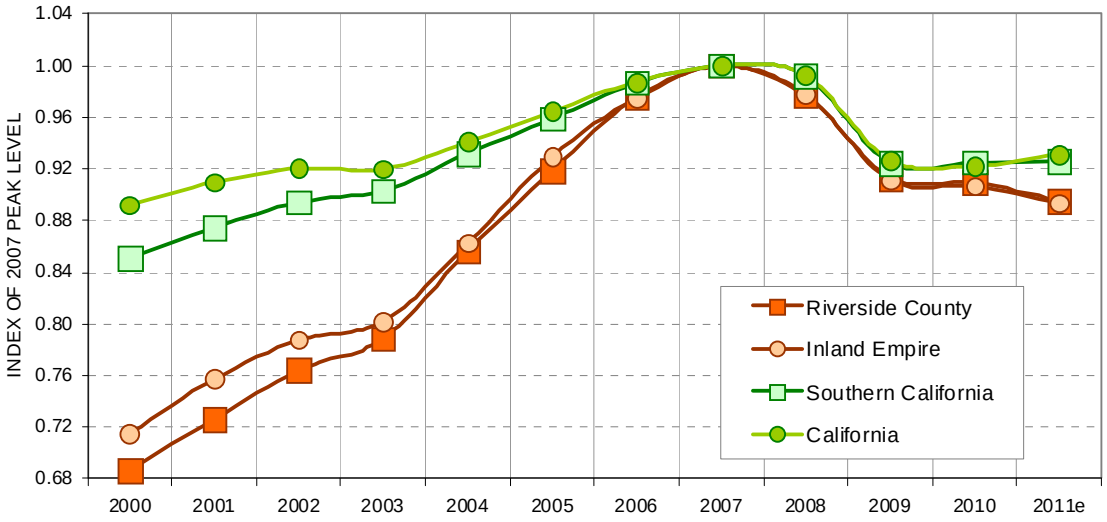
Note: Indexed employment reflects actual through June 2011; shaded areas indicate period of economic contraction
Source: CA-SBOE ; CA-EDD; CA-DOF; USCensue-County Bus Patterns; Alfred Gobar Associates

Retail employment is an important indicator of recovery because labor represents a large component of operating cost for most retailers. As shown above, retailers first seek to increase overall sales and effective sales per employee before hiring on more workers. Unfortunately, retailers in many areas of Riverside County are struggling through the recovery as suggested by area employment trends.

Despite economic challenges impeding a rapid retail recovery within Riverside County, retailers in the surrounding area represent an efficient group of merchandisers. According to 2009 sales data reported by the State Board of Equalization (latest available annual data), retailers within the City of Lake Elsinore were able to attract a level of taxable sales support ($359M excluding auto and fuel sales) that exceeded the level associated with the City resident population ($301M excluding auto and fuel sales) by nearly 20%. In addition, long-term trends indicate the existing group of surrounding area retailers is able to overcome significant and repeated decreases in annual sales per establishment (generally reflecting an 8% to 12% average annual drop in any given year) and still increase the number of operators willing to compete for consumer support. Despite periodic decreases in sales per establishment, the total number of retailers has increased from 4% to 8% annually over the past 19 years in response to a growing consumer population. Precedent performance trends described below provide a good indication that area retailers represent an efficient and resilient group of merchandisers.

FIGURE 4.13-2

INDEXED RETAIL & DINING EMPLOYMENT TRENDS – SELECTED REGIONS



Note: All figures reflect annualized trend based on EDD reporting through June.
Source: California Employment Development Department - Monthly Release Data; Alfred Gobar Associates

Retail development within the AVSP is expected to compete most directly for consumer support originating within the City of Lake Elsinore and surrounding unincorporated areas of Riverside County. Large regional-serving concentrations of retail development existing within the City of Corona, City of Murrieta, and City of Temecula restrict the ability to compete for a substantial amount of retail support from residents living within these communities. By comparison, long driving distances to the AVSP Project location limits the ability to compete for substantial retail support from residents living within the City of Perris and City of Menifee. The AVSP trade area, however, is within Southwest Riverside County that has attracted a disproportionately large share of regional population growth, and is projected to remain an attractive population growth destination over the long run.

Existing consumers within the AVSP trade area represent an attractive pool of potential sales support, based on selected demographic attributes describing trade area residents (family orientation, size of household, resident age structure, workforce participation, owner-occupancy status, household and per capita income, or similar). For purpose of this analysis, future trade area growth is expected to have the same relative attraction as indicated by selected demographic attributes describing existing trade area residents. Consumer retail spending is largely a function of disposable income. The income composition and corresponding support potential of trade area consumers compares favorably to Riverside County and the broader Southern California region.

TABLE 4.13-4

PROJECTED POPULATION FOR SELECTED AREAS (000's)

Reference Area	2010	2015	2020	2025	2030	2035
Southern California	22,461	23,654	24,829	25,989	26,949	27,881
Riverside County	2,243	2,509	2,809	3,090	3,344	3,597
WRCOG Region	1,735	1,919	2,097	2,263	2,414	2,551
5-City Area	460	493	526	556	581	603
City of Lake Elsinore	51	61	71	86	102	120
Alberhill Trade Area	**132**	**149**	**169**	**194**	**219**	**245**

Note: 5-City area includes Lake Elsinore, Corona, Perris, Murrieta, & Temecula

Source: SCAG 2008 RTP; DOF County Projections; Alfred Gobar Associates

TABLE 4.13-5

PER CAPITA RETAIL SPENDING POTENTIAL - 2011

	Southern California		Riverside County		Alberhill Trade Area	
Retail Store-Group Activity	Per Capita	Index of SoCal	Per Capita	Index of SoCal	Per Capita	Index of SoCal
GAFO Retail Activity	$3,091	1.00	$2,880	0.93	$2,956	0.96
General Merchadising	*1,294*	*1.00*	*1,206*	*0.93*	*1,237*	*0.96*
Apparel & Accessories	*684*	*1.00*	*637*	*0.93*	*654*	*0.96*
Furniture & Hshld Appl/Elect.	*460*	*1.00*	*429*	*0.93*	*440*	*0.96*
Other Specialty Retail	*653*	*1.00*	*609*	*0.93*	*625*	*0.96*
Building Materials	536	1.00	500	0.93	519	0.97
Drug & Sundries	436	1.00	408	0.93	415	0.95
Miscellaneous Retail	386	1.00	361	0.94	374	0.97
Food & Groceries	1,422	1.00	1,415	0.99	1,430	1.01
Eating & Drinking	1,402	1.00	1,262	0.90	1,315	0.94
Auto Parts & Accsy	148	1.00	144	0.97	148	1.00
Retail - Excld Fuel-Auto Sales	**$7,421**	**1.00**	**$6,969**	**0.94**	**$7,156**	**0.96**
Service stations	1,177	1.00	1,139	0.97	1,162	0.99
Auto & Vehicle Sales	1,240	1.00	1,188	0.96	1,244	1.00
All Retail Activity Combined	**$9,838**	**1.00**	**$9,296**	**0.94**	**$9,561**	**0.97**

Note: Identified potential is for taxable and non-taxable expenditures combined

Source: State Board of Equalization; BLS 2009 Expenditure Survey; Alfred Gobar Associates

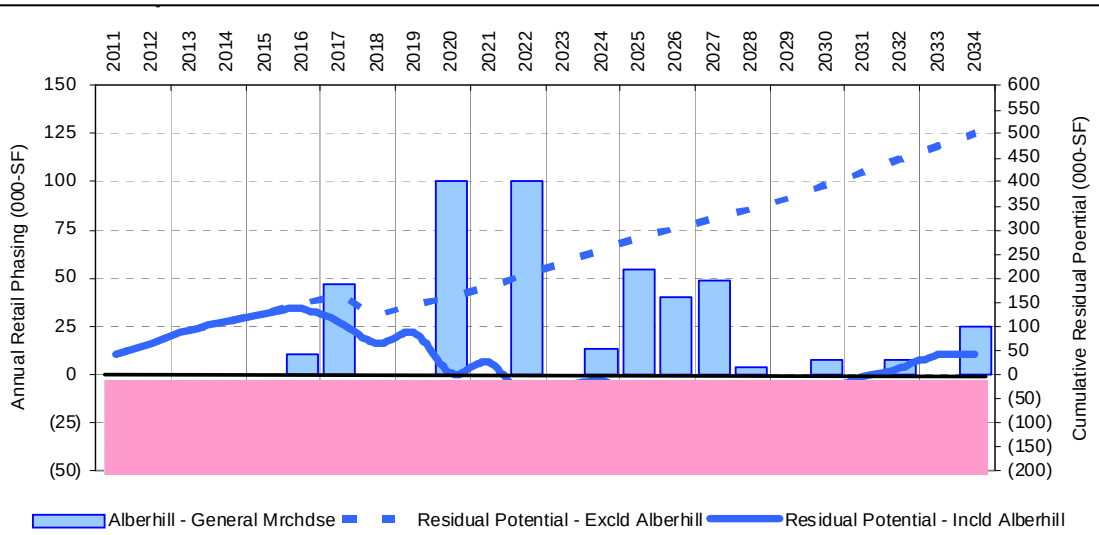
Residential Potential and Competitive Impact

Long-term population growth within the AVSP and throughout the relevant trade area can be expected to increase overall consumer spending support (demand) for distinct store-group activity. By the same token, retail operations within existing retail facilities (supply) can also be expected to capture a portion of the anticipated increase in overall consumer spending. The net product of this demand and supply interaction describes residual retail potential (demand minus supply) available to support retail development within the AVSP. Whenever residual potential falls short of the level required to fully support envisioned development (negative residual), there

is an increased risk that retail activities within the AVSP will trigger a shift is sales from existing retail facilities. The triggered sales shift (drop in sales per establishment) and corresponding risk of widespread business failure and risk of protracted vacancy constitute the potential competitive impact. A potential competitive impact is indicated for three of the many store-group activities used to describe envisioned retail development.

FIGURE 4.13-3

SIMULATED IMPACT OF ALBERHILL RETAIL ON GENERAL MERCNANDISE POTENTIAL

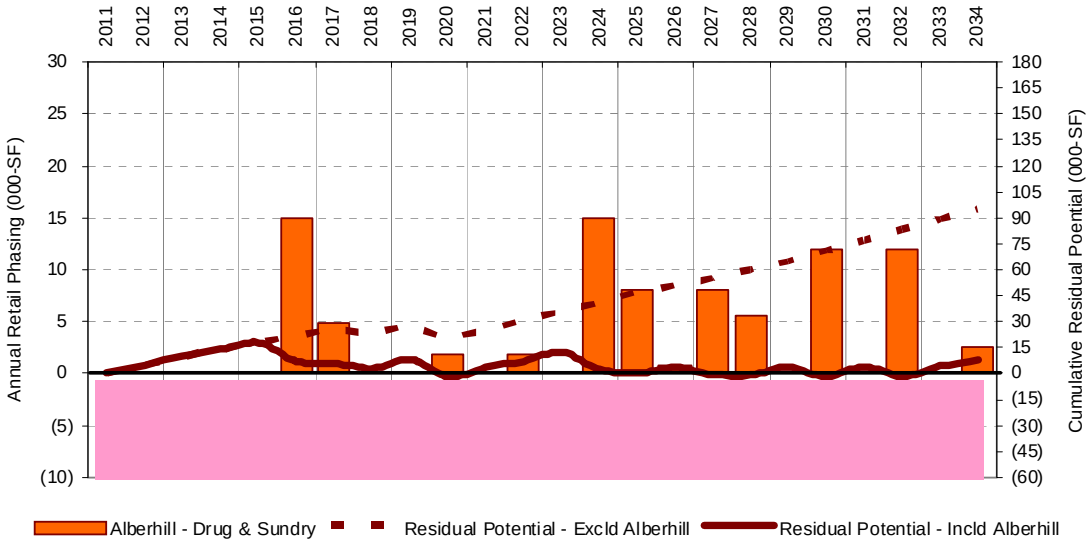


Note: Negative residual indicates likely sales shift and potential for retail impact
Source: Alberhill Villages DEIR; City of Elsinore Planning Department; Alfred Gobar Associates

The above projection of growth in demand and AVSP retail phasing indicates a negative level of residual potential can be anticipated in several years over the long-term period describing Project build-out. The above analysis is described in terms of equivalent floor space based on corresponding level of sales performance representing distinct store-group activities. The indicated level of negative residual corresponds to a drop in sales per existing establishment ranging from 0.8% to 12.2% of annual sales. As a matter of reference, an 8.33% sales shift is the same as a one-month loss in annual sales activities. By comparison, existing general merchandise retailers have repeatedly overcome periodic declines in sales per establishment ranging from 1.6% to 27.7% of annual sales in 11 out of the past 19 years (1991 to 2009) used to evaluated retail resiliency. Retail development within the AVSP is not expected to increase the risk of widespread business failure among existing general merchandise retailers beyond precedent conditions that now describe the competing area.

FIGURE 4.13-4

SIMULATED IMPACT OF ALBERHILL RETAIL ON DRUG & SUNDRY POTENTIAL



Note: Negative residual indicates likely sales shift and potential for retail impact

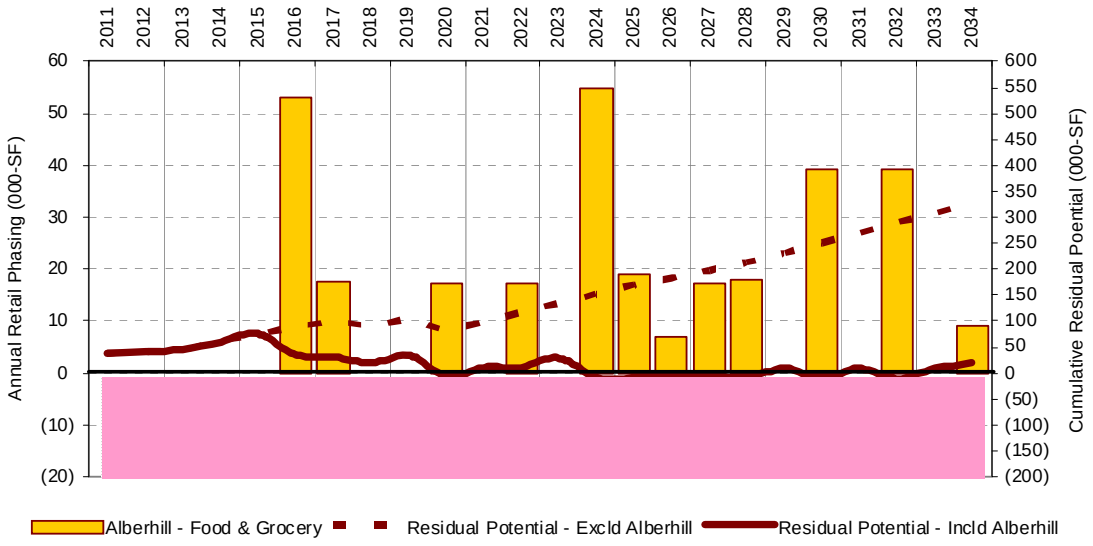
Source: Alberhill Villages DEIR; City of Elsinore Planning Department; Alfred Gobar Associates

The above projection of growth in demand and AVSP retail phasing indicates recurring periods of negative residual potential can be anticipated over the long-term period describing Project build-out. The indicated level of negative residual corresponds to a drop in sales per existing establishment ranging from 0.1% to 1.1% of annual sales. By comparison, existing food and grocery retailers have repeatedly overcome periodic declines in sales per establishment ranging from 1.6% to 18.0% of annual sales in 10 out of the past 19 years used to evaluate retail resiliency. Retail development within the AVSP is not expected to increase the risk of widespread business failure among existing drug and sundry retailers beyond precedent conditions that now describe the competing area.

The below projection of growth in demand and AVSP retail phasing indicates recurring periods of negative residual potential can be anticipated over the long-term period describing Project build-out. The indicated level of negative residual corresponds to a drop in sales per existing establishment ranging from 0.9% to 4.6% of annual sales. By comparison, existing food and grocery retailers have repeatedly overcome periodic declines in sales per establishment ranging from 1.8% to 21.0% of annual sales in 10 out of the past 19 years used to evaluate retail resiliency. Retail development within the AVSP is not expected to increase the risk of widespread business failure among existing food and grocery retailers beyond precedent conditions that now describe the competing area.

FIGURE 4.13-5

SIMULATED IMPACT OF ALBERHILL RETAIL ON FOOD & GROCERY POTENTIAL



Note: Negative residual indicates likely sales shift and potential for retail impact

Source: Alberhill Villages DEIR; City of Elsinore Planning Department; Alfred Gobar Associates

A determination that retail development within the AVSP does not pose a significant risk of causing widespread business failure is not the same as concluding no existing retailers will suffer business failure after a given phase of retail development is completed and occupied. The existing trade area is characterized by recurring cycles of business influx and business departure describing the existing supply of retailers. In any given year, some level of business failure and attendant vacancy is to be expected, whether or not retail development occurs within the AVSP. The prospect that one or more incidents of business failure may occur following a phase of AVSP retail development represents a much more likely outcome than widespread business failure among existing retail facilities. Whether or not such business failure can be anticipated to lead to storefront vacancy over a protracted period depends on the outlook of future market growth.

As shown below, the minimum amount of residual retail potential (described in terms of supportable floor space) projected for any given year in each reference period far exceeds the maximum amount of floor space describing sales shift attributed to retail development within the AVSP. There is negligible risk that future retail potential captured by retail development within the AVSP will result in protracted vacancy within existing facilities given the anticipated level of retail opportunity available to occupy vacated space with a replacement retail activity.

TABLE 4.13-6

VACANT FLOOR SPACE REPLACEMENT POTENTIAL – IMPACTED RETAIL FACILITIES

Retail Store-Group Activity	Ref Period 2015 - 2019	Ref Period 2020 - 2024	Ref Period 2025 - 2029	Ref Period 2030 - 2034
Maximum Vacancy Risk	**0**	**-51,950**	**-98,250**	**-44,050**
Minimum Residual Potential				
GAFO Retail Activity	663,050	614,700	685,800	780,000
General Merchadising	*63,850*	--	--	--
Apparel & Accessories	*152,700*	*148,600*	*156,800*	*184,500*
Furniture & Hshld Elect.	*168,200*	*174,700*	*196,800*	*220,900*
Specialty Retail	*278,300*	*291,400*	*332,200*	*374,600*
Hardware & Bldg Materials	55,000	75,600	112,800	146,300
Drug & Sundries	3,100	--	--	--
Misc-Other Retail	171,200	177,000	194,800	217,200
Food & Groceries	19,300	--	--	--
Eating & Drinking	363,900	390,700	460,700	524,700
Auto Parts & Accsy	58,100	62,600	71,600	81,000
Retail - (Excld Auto/Fuel)	**1,333,650**	**1,320,600**	**1,525,700**	**1,749,200**

Note:

Maximum vacancy risk identifies maximum amount of retail floor space in any given year indicated by the reduction in annual sales at existing retailers attributed to a potential sales shift to Alberhill Villages retail. Minimum residual potential identifies minimum potential available in any given year after accounting for sales capture by 2011 existing retail, future retail in other trade area locations, and the Alberhill Villages.

Source: Alfred Gobar Associates

Chapter III (Retail Market Potential) of the Retail Impact Study, attached in Appendix M, describes further the Retail Development Plan, the Retail Related Trends in regards to Retail Sales and Spending, retail employment, household retail income and spending, retail business activity (in regards to overall amount of occupied floor space), number of storefront businesses and mix of store-group activity varies according to the market focus of the retail center. Identifying the anchor-scale retailers is very important part of assessing the extent consumer support potential within a given trade area may be available for a site-specific retail program. The assessment of surrounding area retail strength is described as useful in the relative strength and representation of existing retailers within a broad geographic region that surrounds the AVSP as an indication about the future competitive environment.

Lake Elsinore had a very high level of retail representation until 2006, one year following the peak in area housing construction and can be partly attributed to the Lake Elsinore Outlet Center that competes within a minimum 30- to 50-mile trade area. Since the onset of the recession, retail representation within the City of Lake Elsinore has also been on the decline. The AVSP Retail Impact Study identifies the per capita sales support trends from 1999 to 2009 and its

historical cycle, strengths and weaknesses within the 4-City area (Lake Elsinore, Corona, Perris and Murrieta) and the reported taxable sale reported. The report also provides a detailed assessment of the inflow and outflow of retail sales potential for the 4-City areas as a whole and each individual community.

The inflow-outflow analysis highlights the competitive strength of existing retailers located within Lake Elsinore and Corona, and relative weakness of existing retailers located in Perris and Murrieta. In all likelihood, the competitive strength of Murrieta-based retailers has been hamstrung by the scale and proximity of retail facilities within the City of Temecula that includes the Promenade Mall (a super-regional center). By comparison, the weak performance of existing retailers within the City of Perris reflects a multitude of problems including low retail representation and weak sales per establishment. The relative strength of retailers in Corona, Murrieta, and Perris will influence the geographic limits of competitive influence that characterizes new retail facilities developed within the AVSP Project area.

'Retail Demand', based on the relevant trade area, its boundaries and settings, the trade area growth (based on the future increases in the resident population of the trade area and the selected demographic characteristic of the consumers within the AVSP trade area). Selected demographic characteristics that are expected to reflect qualitative attributes of future trade area residents are summarized below:

- The trade area has a relatively strong family orientation with family households accounting for nearly 79% of total households compared to 73% for Riverside County. The strong presence of family households also contributes to a larger average household size (3.24 persons per household) than is true for Riverside County (3.13 persons per household);

- Despite the notoriety of Riverside County as a destination for newly-retired households, there are significantly fewer retirement age (65 years plus) residents in the Alberhill trade area. Retirement age residents account for less than 10% of the total population within the trade area compared to 13% for Riverside County. Prime working age adults (age 25 to 54) account for 42% of area residents compared to 39% for Riverside County. The family orientation of the trade area is evident from a relatively large share of dependent children. Minors and very young adults (under 20 years of age) account for nearly 34% of trade area residents compared to 31% for Riverside County;

- Homeownership is an important part of what has attracted households to the trade area. Homeowners account for more than 76% of occupied housing in the trade area compared to 68% for Riverside County. Similarly, the trade area hosts a relatively large share of households with three or more vehicles. Nearly 24% of trade area households have three or more vehicles compared to 19% for Riverside County;

- A relatively high rate of homeownership and vehicles per household is consistent with a trade area environment that includes a relatively large number of workers per household that translates to more income sources per household. Despite the impact of the economic

recession, there was an average of 1.16 workers per household within the trade area in 2010 compared to 1.06 workers per household for Riverside County;

- The occupational profile of working age residents within the trade area closely reflects the regional profile of Riverside County. About 24% of trade area residents are employed in 'Blue Collar' jobs (construction, manufacturing, distribution, or similar), 18% in 'Service' jobs (health technicians, personal services, repair services, or similar), and 58% in 'White Collar' jobs (management, finance, sales, administrative support, or similar);

- Educational achievement in the trade area generally resembles the regional profile for Riverside County. Relatively, fewer trade area residents have not completed high school (17.4%) than is true for Riverside County (20.5%), but more only have a high school education (30.4%) than is true of Riverside County (28.3%). A greater share of trade area residents have some college education or an associate degree (33.9%) than is true of Riverside County (30.9%), but relatively fewer hold a bachelor or graduate degree (18.3%) than is true of Riverside County (20.2%); and,

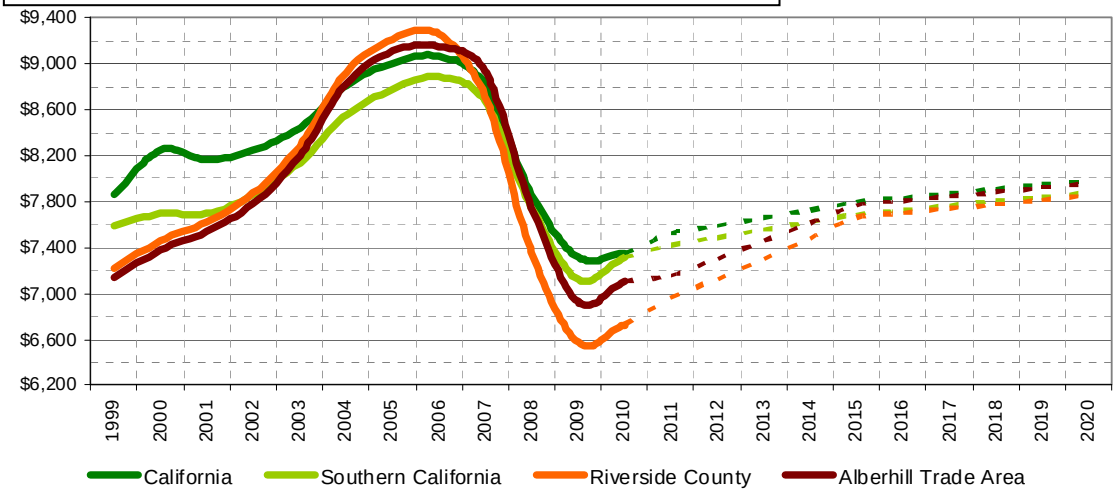
- Active workforce participation is a factor contributing to relatively high average household incomes. The estimated average household income was $74,050 per year in 2010 compared to $67,980 per year for Riverside County. Despite a relatively larger household size, per capita income (better indicator of consumer spending power) is also notably higher within the trade area at $23,120 per person compared to $22,040 per person for Riverside County.

The consumer spending potential and its future outlook is expected to recover at a tepid pace compared to the pace of growth experienced prior to 2007. As shown above, it will be 2015 before per capita spending potential within the trade area achieves the same level of spending experienced in 2002. From a merchandising standpoint, this outlook of per capita spending potential within the trade areas reflects a conservative interpretation of future retail opportunity with immediate term (2011) spending potential across the spectrum of store-group activities used to evaluate retail development opportunity within the AVSP trade area.

A thorough study of retail supply and demand (market potential) was accomplished within the AVSP Retail Impact Study. The analysis of residual market potential identifies, within the AVSP Retail Impact Study, the amount of retail development that can be supported in the immediate term (2011 to 2012). Identified potential does not account for several expected occurrences including future population growth, future retail development throughout the trade area, or phased retail development within the AVSP.

FIGURE 4.13-6

ANNUAL PER CAPITA SPENDING POTENTIAL



Note: Indicated values are for taxable and non-taxable spending, excluding automobile and gasoline purchases.
Indicated spending levels reflect inflation-adjusted constant dollars based on 2009 reporting data.
Source: SBOE; DOF; EDD; Alfred Gobar Associates

Based on the above analysis, retail development within the AVSP is not expected to increase the risk of widespread business failure Thus impacts are expected to be less- than-significant with respect to blight (i.e. urban decay).

Impact 4.13-2 Threshold: Will the estimated fiscal impacts on the City of Lake Elsinore (City), in connection with the proposed development, cause impacts to AVSP's future revenue and costs which may result in blight?

4.13.4 Fiscal Impact Analysis

The Development Planning & Financing Group (DPFG) prepared the 2015 Fiscal Impact Analysis to determine the estimated fiscal impacts on the City of Lake Elsinore (City) in connection with the development of the Alberhill Villages Specific Plan (AVSP). The 2015 Fiscal Impact Analysis contains estimates or projections of the AVSP's future revenue and cost impact on the City, and actual fiscal results may vary from estimates because events and circumstances can occur in a manner different than described in the 2015 Fiscal Impact Analysis.

2015 Fiscal Impact Analysis Limiting Conditions

The 2015 Fiscal Impact Analysis is subject to the following limiting conditions:

- The 2015 Fiscal Impact Analysis contains an analysis of recurring revenues and costs to the City from development of the Project. The 2015 Fiscal Impact Analysis is based on estimates, assumptions and other information developed from DPFG's research, interviews, telephone discussions with City staff, and information from DPFG's database that were collected through fiscal impact analyses previously prepared by DPFG and others;

- The sources of information and basis of the estimates are stated herein. While the sources of information were believed to be reliable, DPFG did not express an opinion or any other form of assurance on the accuracy of such information;

- The analysis of recurring revenues and cost impacts to the City contained in the 2015 Fiscal Impact Analysis is not considered to be a 'financial forecast' or a 'financial projection' as technically defined by the American Institute of Certified Public Accountants. The word 'projection' used within this report relates to broad expectations of future events or market conditions; and,

- Since the analyses contained in the 2015 Fiscal Impact Analysis were based on estimates and assumptions that are inherently subject to uncertainty and variation depending on evolving events, the 2015 Fiscal Impact Analysis doesn't represent results that will definitely be achieved. Some assumptions inevitably will not materialize and unanticipated events and circumstances may occur; therefore, the actual results achieved may vary from the projections.

The 2015 Fiscal Impact Analysis, attached to this report in Appendix M, is organized as follows:

Exhibit	Table	Description
A	1	Fiscal Impact Analysis Summary
A	2	Post-ERAF Share of the Basic Tax Calculation
A	3	Proposed Land Use Assumptions
A	4	Property Tax Calculations
A	5	Sales Tax and Use Tax and Transient Occupancy Tax Calculations
A	6	General Fund Revenue Calculations
A	7	General Fund Expenditure Calculations
A	8	Fire Services Cost Calculation
A	9	Police Services Cost Calculation Comparison
B		Time Phased Fiscal Impact Analysis

The following table summarizes the results of the 2015 Fiscal Impact Analysis:

TABLE 4.13-7 – SUMMARY OF FISCAL IMPACTS

	Total	Per Unit
Phase 1 Annual Net General Fund Surplus at Build-Out	$4,936,094	$3,556
AVSP Annual Net General Fund Surplus at Build-Out	$3,159,237	$383
Aggregate Net General Fund Surplus (Years 1-27)	$55,465,845	$6,728
Minimum Annual Net General Fund Surplus (AVSP results in a surplus to the General Fund every year)	$553,217	$2,088

The 2015 Fiscal Impact Analysis examined the financial impact the Project will have on the General Fund. The Project will generate additional revenue for the General Fund primarily through increased sales tax, motor vehicle license fees, franchise taxes, property tax, and transient occupancy tax. The additional costs incurred to the General Fund as a result of the

Project are less than the additional revenues generated, and consist primarily of Police, Fire, Administrative Services, Public Works, and Animal Services.

The Project is anticipated to generate a $3.1million surplus to the City on an annual basis, once the Project is fully developed.

Based on the above analysis, retail development within the AVSP is not expected to result in the City not being able to provide public services to the Project. Thus impacts are expected to be less- than-significant with respect to blight (i.e. urban decay).

4.13.5 CUMULATIVE IMPACT SUMMARY OF ALBERHILL VILLAGES RETAIL AND FISCAL IMPACTS

4.13.5.1 Alberhill Villages Retail Impact Analysis Summary

The area for cumulative impacts is the market area for the Project site as described in the above referenced studies in Section 4.13. The AVSP proposed retail uses have been evaluated extensively in terms of economic impacts likely to result from its phased development over the next 27 years. Prolonged vacancy is a condition that significantly contributes to blight because it creates financial conditions that diminish property owner motivation to maintain vacant space. The property owner commitment to maintain property is significantly challenged when a substantial portion of rental space remains vacant longer than is customarily required to find a replacement tenant. The blight process generally takes several years to materialize because property owners have an economic motivation to remedy the loss of rental income by marketing space to prospective replacement tenants and maintaining facilities for remaining tenants before ultimately choosing to forego property maintenance expense.

When widespread business failure occurs, the physical effects of blight can spread beyond the initial vacated space, first to adjoining space within the same center or location, and subsequently to adjacent retail properties. Significant blight, however, is not the result of a single property standing vacant over a one- to two-year period in an otherwise attractive market setting. The economic analysis acknowledges that the possibility remains for one or more existing retailers to suffer business failure subsequent to a potential shift in sales attributed directly to the AVSP. The economic analysis has identified periodic and precedent declines in sales per establishment among existing retailers that rivals or greatly exceeds the corresponding sales impact attributed to the AVSP. These factors provide a strong indication there is negligible potential for widespread business failure resulting from retail development within the AVSP.

Finally, there is negligible risk that an isolated business failure will result in protracted vacancy within existing storefronts because the volume of retail floor space that can be supported with future growth in the trade area population and consumer spending substantially exceeds planned retail development within the AVSP and in other locations of the trade area. **Proposed retail development with the AVSP can be expected to have a quantifiable economic impact that affects many existing retailers throughout the surrounding trade area, but no significant environmental impact is expected in the form of blight, and no mitigation measures are required.**

4.13.5.2 2015 Fiscal Impact Analysis Summary

As discussed above, the Project is anticipated to generate a $3.1million surplus to the City on an annual basis, once the Project is fully developed. **Therefore, no significant environmental impact in the form of blight as a result of the lack of public services to serve the Project is expected. No mitigation measures are required.**

4.13.6 RETAIL AND FISCAL MITIGATION MEASURES

No Mitigation Measures are required.

4.13.7 SUMMARY OF RETAIL AND FISCAL EFFECTS

In the long-term phasing/scheduling of the AVSP, the proposed retail development can be expected to have a quantifiable economic impact that affects many existing retailers throughout the surrounding trade area, but no significant environmental impact is expected in the form of blight. These analyzed factors provide a strong indication there is negligible potential for widespread business failure resulting from retail development within the AVSP, as well as the Project will generate additional revenue for the General Fund primarily through increased sales tax, motor vehicle license fees, franchise taxes, property tax, and transient occupancy tax. The Project is anticipated to generate a $3.1 million surplus to the City on an annual basis, once the Project is fully developed.

5.0 - LONG-TERM IMPLICATIONS OF THE PROPOSED PROJECT

5.0 LONG-TERM IMPLICATIONS OF THE PROJECT

5.0.1 THE RELATIONSHIP BETWEEN SHORT-TERM USES OF MAN'S ENVIRONMENT AND THE MAINTENANCE AND ENHANCEMENT OF LONG-TERM PRODUCTIVITY

The Project site is within the jurisdiction of the City of Lake Elsinore. The Project site would be converted to residential, recreation and commercial uses with the Specific Plan approval of the Project site by the City of Lake Elsinore.

The development of the Alberhill Villages Specific Plan (AVSP) Project may incur a variety of short-term and long-term impacts that would occur on both local and regional levels. During Project grading and construction, portions of surrounding lands would be temporarily impacted by dust and noise. Short-term erosion may occur during grading. There would also be a minor increase in dust and vehicle emissions caused by grading and construction activities. However, these disruptions will be temporary, and can be mitigated to a large degree (refer to SECTION 4.0 - ENVIRONMENTAL IMPACT ANALYSIS).

The long-term effects of the Project and subsequent development would impact the physical, biological, aesthetic, human and fiscal environments, and are discussed in length in SECTION 4.0 - ENVIRONMENTAL IMPACT ANALYSIS. Long-term physical consequences of development included are: increased traffic volumes, additional noise created by traffic generated from the Project, incremental increased demands for public services and utilities, increased energy and natural resources consumption. Long-term biological and aesthetic consequences associated with grading, construction and landscaping will also include the replacement of the present on-site vegetation with other plant varieties. Incremental degradation of local and regional air quality would also be a long-term impact.

Ultimate development of the Project site will create long-term environmental consequences that are associated with any transition in land use. The annexation of this Project to the City of Lake Elsinore in 2008 has permanently increased the land area in the City. As a result, the Project will benefit the community through significant additional tax revenue, local jobs, and related development fees, and benefit the community and region by providing residential areas nearby to work. In addition, the recreation and commercial portion will provide residents of the neighborhood, and residents of surrounding areas, with access to recreational and commercial functions, and services reducing the need to drive to these destinations.

5.0.2 SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES THAT WOULD BE INVOLVED IN THE PROPOSED ACTION SHOULD IT BE IMPLEMENTED

Approval of the Project development would cause irreversible environmental changes to an already degraded mining site. Implementation of the Project would result in the following changes:

- Commitment of land that would be physically altered from mining/vacant to residential and commercial uses;

- Vegetation removal for grading and construction activities. Replacement landscaping and waters restoration and creation, including significant native landscaping is included with the development;

- Alteration of the human environment as a consequence of the development process. The Project that represents a commitment of land to residential, recreation and commercial uses, intensifies land uses on the degraded Project site;

- Increased requirements for public services and utilities by the Project representing a permanent commitment of these resources;

- Utilization of various new raw materials, such as lumber, sand and gravel for construction. Some of these resources are already being depleted world-wide. The energy consumed in development and maintaining the site may be considered a permanent investment;

- Incremental increased in traffic levels in the surrounding circulation system resulting in associated increases in noise levels and incremental degradation of local and regional air quality; and,

- City and County revenue alterations through increases.

5.0.3 GROWTH-INDUCING IMPACTS

Pursuant to *CEQA Guidelines* Section 15126(g), the following Section discusses ways in that the proposed project could foster economic, housing or population growth, either directly or indirectly in the surrounding environments. The growth-inducing impacts of the proposed project are assessed in terms of whether the project influences the rate, location, and the amount of growth. The project is growth-inducing if it allows or encourages growth that would not otherwise occur if the project was not built.

In addition to analyzing whether a project would influence the rate, location and type of development within the City, potential growth including impacts are also assessed based on a project's consistency with adopted plans that have addressed growth management from a local and regional standpoint.

SECTION 4.6 - POPULATION, HOUSING AND EMPLOYMENT, details the existing and projected 2030 population, housing and employment figures published by the Southern California Association of Governments (SCAG). This Section also describes the goals and objectives contained within the SCAG's Regional Comprehensive Plan and Guide (RCPG) that is the primary growth management summary document for the SCAG region (SCAG region includes Los Angeles, Orange, and Bernardino, Riverside, Imperial and Ventura Counties). As

explained further within SECTION 4.6, the Project would create less population and fewer housing opportunities on-site than permitted under the current land use designation and as anticipated in both local and regional growth management documents (including the RCPG).

The Project would also create additional job opportunities within the City than currently exist with the on-site mining activities and that are permitted on-site with the current land use designation. As the Project would not exceed SCAG and City General Plan growth projections anticipated by local and/or regional growth documents, it can be considered consistent with the intent of these documents to not allow additional growth other than what is currently anticipated.

It is also important to note and reemphasize that the Project was anticipated in the City of Lake Elsinore 2012 General Plan and Housing Element relating to population, housing and employment opportunities and are already anticipated in the region. In addition, as several other major Specific Plans have been approved near the Project site (i.e., Horsethief Canyon Ranch and Alberhill Ranch), the Project, itself, would not influence the rate, location of amount of growth within the Project vicinity beyond that already anticipated by local and regional plans.

5.0.4 CUMULATIVE IMPACTS

This Program EIR (PEIR) utilizes the 'summary of projections' approach in the cumulative analysis. Sections 15130(d) and (e) of the *CEQA Guidelines* states that: "Previously approved land use documents such as general plans, specific plans, and local coastal plans may be used in cumulative impact analysis. A pertinent discussion of cumulative impacts contained in one or more previously certified EIR's may be incorporated by reference pursuant to the provisions for tiering and program EIRs. No further cumulative impact analysis is required when a project is consistent with a general, specific, master or comparable programmatic plan where the lead agency determines that the regional or area-wide cumulative impacts of the proposed project have been adequately addressed, as defined in section 15152(f), in a certified EIR for that plan." Additionally, "if a cumulative impact was adequately addressed in a prior EIR for a community plan, zoning action, or general plan, and the project is consistent with that plan or action, then an EIR for such a project should not further analyze that cumulative impact." However, in order to further clarify cumulative impacts, a brief summary has been provided as part of SECTIONS 4.1 through 4.13.

6.0 - ALTERNATIVES TO THE AVSP PROJECT

6.0 ALTERNATIVES TO THE AVSP PROJECT

6.0.1 INTRODUCTION

The identification and analysis of alternatives is a fundamental concept under California Environmental Quality Act (CEQA). The role of alternatives in an Environmental Impact Report (EIR) is set forth clearly and forthrightly within the *CEQA Guidelines* and statutes. Specifically, CEQA §21002.1(a) states:

> *"The purpose of an environmental impact report is to identify the significant effects on the environment of a project, to identify alternatives to the project, and to indicate the manner in which those significant effects can be mitigated or avoided."*

The *CEQA Guidelines* require an EIR to: "describe a range of reasonable alternatives to the project, or to the location of the project that would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives" (*CEQA Guidelines* §15126.6(a)). The *CEQA Guidelines* direct that selection of alternatives focus on those alternatives capable of eliminating any significant environmental effects of the project or of reducing them to a less than significant level, even if these alternatives would impede to some degree the attainment of project objectives, or would be more costly. In cases where a project is not expected to result in significant impacts after implementation of recommended mitigation, review of project alternatives is still appropriate.

The range of alternatives required within an EIR is governed by the 'rule of reason' that requires an EIR to include only those alternatives necessary to permit a reasoned choice. The discussion of alternatives need not be exhaustive. Furthermore, an EIR need not consider an alternative whose implementation is remote and speculative or whose effects cannot be reasonably ascertained.

Alternatives that were considered but were rejected as infeasible during the scoping process should be identified along with a reasonably detailed discussion of the reasons and facts supporting the conclusion that such alternatives were infeasible.

Based on the alternatives analysis, an environmentally superior alternative is designated among the alternatives. If the environmentally superior alternative is the No Project Alternative, then the EIR shall identify an environmentally superior alternative among the other alternatives (*CEQA Guidelines* §15126.6(e) (2)).

6.0.2 CRITERIA FOR ALTERNATIVES ANALYSIS

The City, acting as the CEQA Lead Agency, is responsible for selecting a range of project alternatives for examination and must publicly disclose its reasoning for selecting those alternatives. CEQA also requires the feasibility of alternatives be considered. Section

15126.6(f)(1) states that among the factors that may be taken into account in determining feasibility are: site suitability; economic viability; availability of infrastructure; general plan consistency; other plans and regulatory limitations; jurisdictional boundaries; and (when evaluating alternative project locations) whether the proponent can reasonably acquire, control, or otherwise have access to an alternative site. Furthermore, an EIR need not consider an alternative whose effects could not be reasonably identified, whose implementation is remote or speculative, or that would not achieve the basic project objectives.

6.0.3 PROJECT OBJECTIVES

As stated in SECTION 2.3.1, listed below on the following page are the established objectives of the Project for the AVSP Project.

1. Set forth a comprehensive development plan that implements the applicable portions of the City's General Plan and achieves the City's development goals for the Alberhill District through zoning, density, and, other land use regulations.

2. Stimulate private sector investment in the Project by implementing a project that is fiscally sound, capable of financing the construction and maintenance of necessary infrastructure improvements, and be economically feasible with a return on private investment.

3. Maximize the advantages of the site's location in terms of visibility and proximity to the I-15 Freeway and the Lake Street built intersection.

4. Improve the housing stock by providing a substantial residential component with a variety of residential product types, densities that are compatible with the City's economic mixed-use demand, activity functions within the Alberhill Villages Specific Plan Project site area and consistency with the City's Housing Element and job goals.

5. Facilitate economic vitality within the City and provide additional opportunities for housing, employment, and commercial development consistent with the City of Lake Elsinore's General Plan Alberhill District planning area objectives.

6. Increase revenues to the City by providing for a variety of commercial and retail activities with the potential to generate substantial sales, and property tax revenue.

7. Provide for connectivity within the Alberhill Villages Specific Plan within and between land use areas by incorporating gathering places, strong pedestrian linkages, passive areas, and linkages to surrounding city-wide trails and open space.

8. Plan for phased development and supporting infrastructure improvements consistent with market forces and sufficiently sized to sustain the land use plan in terms of adequate water supply, sewer, storm water collection systems, and transportation system improvements.

9. Expand the City's shopping, entertainment and hospitality opportunities for City residents and visitors and maintain a sustainable balance of residential and nonresidential uses in a mixed-use residential Specific Plan format that includes schools, places of religious assembly, a university, entertainment, retail shopping, and restaurants.

10. Create an aesthetically pleasing and distinct development identity reflective of the unique character of the Alberhill District through establishment of design criteria for architecture, landscaping, hardscape, street and pedestrian improvements, signage, entry monumentation, and other design features.

11. Set forth a comprehensive development plan that implements the existing Development Agreement between the City of Lake Elsinore and Pacific Clay Properties, Inc.

6.0.4 SUMMARY OF THE PROPOSED PROJECT'S SIGNIFICANT IMPACTS

The analysis provided in Section 4.0 determined that, despite the implementation of mitigation measures, significant environmental impacts would result from the construction and operation of the proposed project. To satisfactorily provide the CEQA-mandated alternatives analysis, the alternatives considered must reduce or eliminate one or more of the following Project-related significant impacts:

TABLE 6.0-1 – SUMMARY OF SIGNIFICANT IMPACTS

Impact Category	Impact
Air Quality	• ROG, NOx, CO, and PM10 operational emissions for Phases 1, 2, and 4 are significant and unavoidable • ROG, NOx, CO, and PM10 emissions for combined operational and construction emissions significant and unavoidable. • ROG, NOXx, PM10, PM2.5 and CO emissions are significant and unavoidable at buildout.
Traffic & Circulation	• The proposed Project will contribute to a significant cumulative impact for eleven (11) of the of the twenty-seven (27) key study intersections under the General Plan Buildout with Project scenario.

6.0.5 EVALUATION OF ALTERNATIVES

6.0.5.1 'ALTERNATIVE SITE' - Rejected Alternative

The proposed Project's significant environmental impacts would occur regardless of where the Project was located within the City. The proposed Project requires 1,400 acres of developable land for its proposed land uses, so an alternative site in the City would need similar acreage and an appropriate location for a project of this size. A review of the City's land use and zoning maps, and current aerial photos reveal no sites within the City of appropriate size or location upon which the proposed Project could be located. In addition, the applicant does not own or control any properties within the City that would meet these requirements, so an evaluation of alternative sites is determined to not be feasible relative to the proposed project.

6.0.5.2 Alternative No. 1: 'NO PROJECT Alternative

According to CEQA Guidelines Section 15126.6 (e) (3), "*When the project is the revision of an existing land use or regulatory plan, policy or ongoing operation, the "no project" alternative will be the continuation of the existing plan, policy or operation into the future. Typically this is a situation where other projects initiated under the existing plan will continue while the new plan is developed. Thus, the projected impacts of the proposed plan or alternative plans would be compared to the impacts that would occur under the existing plan*" As noted below, the Project site is located with the 'Extractive Overlay" which allows on-going mining activities. As such, the following analysis for the No Project/No Development Alternative compares the on-going mining activities to the development of the site for non-mining land uses as allowed under the General Plan.

The City General Plan Land Use Map designates the Project site with several land uses including Hillside Residential, Low Density Residential, Medium Density Residential, High Density Residential, Commercial Mixed-Use, Public Institutional, and Open Space. The site also has an Extractive Overlay. This special overlay designation provides for continued operations of extractive uses, such as aggregates, coal, clay mining, and certain ancillary uses.

Because the site has been actively mined for over 100 years, the 'No Project/No Development' Alternative would most likely maintain the site in its current state as an active clay and gravel extraction operation. None of the impacts associated with the General Plan's consistent implementation of the AVSP mixed-use development and construction activities would occur. Implementation of this alternative would retain the existing, mining-related, disturbed character of the Project site and would avoid any adverse physical of environmental impacts associated with urbanized development. Existing geologic, aesthetic, biological, and land use conditions in the area would remain the same. Traffic and noise impacts due to construction of future residential and commercial uses adjacent to existing mining operations would not occur under this alternative. In addition, this alternative would not result in an increased population, jobs or demand for public utilities and services.

Environmental Impact of the 'No Project/No Development' Alternative

Aesthetics: The proposed Project was found to have a less-than-significant impact on scenic vistas and State Scenic Highways and a less than significant impact with mitigation incorporated on visual character for light and glare.

Since the 'No Project/No Development' Alternative would not modify the existing mining impacted Project site or add Project construction to the Project site, there would be a reduced impact upon the night sky and Mt. Palomar Observatory; and there would be no changes occurring to the visual character of the site. Therefore, no different aesthetic impacts would occur, other than the current and changing mining character of the site. It is important to note that vacant "undeveloped" mining property is not necessarily more aesthetically pleasing than the AVSP Project with the addition of urban landscape of trees, landscape parkways, and open space paseos. However, because no change in visual quality would occur under this alternative,

there would be no impact relative to the increasing mining impacts. Compared to the AVSP Project this alternative would have ***less*** aesthetic impacts than the Project.

Air Quality and Greenhouse Gas Emissions: The proposed Project was found to have a significant and unavoidable impact to air quality and a less than significant impact on greenhouse gas emissions. Under the 'No Project/No Development' Alternative, there would be existing air and greenhouse gas emissions due to the mining related activities. There would be no new project construction or operation under this alternative, and no increase in project- or cumulative-level air quality or greenhouse gas emission impacts would occur. Therefore, no increase in relative impact to air quality or greenhouse gas emissions is identified under this alternative and impacts would be ***less*** under this alternative.

Biological Resources: Under the 'No Project/No Development' Alternative, biological resource conditions on the site would largely remain highly disturbed, as described under SECTION 4.10 of this Draft Program EIR. Compared to the AVSP Project this alternative would have ***greater*** impacts than the Project because it would not restore habitat and provide undisturbed open space as would the Project.

Cultural and Paleontological Resources: Since there would be on-going mining under the 'No Project/No Development' Alternative, there would continue to be soil disturbance or potential impact to cultural or paleontological resources. Compared to the AVSP Project, this impact is ***similar*** because land will be disturbed to accommodate future development of the Project's land uses.

Geology and Soils, Mineral Resources, and Seismicity: Since there would be no residential or commercial development at the Project site under the 'No Project /No Development' Alternative, there would be no persons exposed to additional seismic risk. Less than significant impacts were identified for the AVSP Project with incorporation of the standard geotechnical recommendations set forth in the Geotechnical Evaluation with respect to seismicity. Other than the continued mining extractive/removal of certain mineral resources during the next 30 years and as compared to the AVSP Project that would have potentially significant impacts without mitigation, this alternative would have ***less*** of an impact to geology and soils than the Project.

Hazards and Hazardous Materials: Since there would be no increase in population at the Project site under the 'No Project/No Development' Alternative, there would be only the existing potential exposure to hazardous materials with mining. Therefore, no increased impact is identified for this alternative for exposing a substantial number of persons to hazards and hazardous materials. The AVSP Project was identified as having potential impacts from exposing additional persons to impacts from hazardous materials from residential uses being located in close proximity to mining activities and exposing person to potential impacts from wildland fires. Mitigation incorporated was required. Therefore, this alternative would have ***less*** impact related to exposing a substantial number of persons to impacts from hazards and hazardous materials.

Hydrology, Drainage and Water Quality: The 'No Project/No Development' Alternative would not result in modifications to the existing drainage patterns or volume of storm water runoff, as

the total impervious area on-site would remain unchanged from present conditions. In addition, implementation of the 'No Project/No Development' Alternative would not result in modification to the existing treatment of stormwater runoff. Furthermore, no changes with regard to water quality would occur; therefore, no water quality impacts would occur. The AVSP Project is identified as having less than significant impacts with mitigation, less than significant impact, no impact without mitigation. Compared to the AVSP Project, this alternative would have ***less*** impact related to hydrology/water quality impact.

Land Use and Planning: The 'No Project/No Development' Alternative would not result in the modification of any existing mining land use on the Project site as the site would remain active mining. Similar to the AVSP Project, the 'No Project/No Development' Alternative would not divide an established community. Also, the 'No Project/No Development' Alternative would not conflict with any applicable land use plan. Although the City's certified/adopted General Plan (December 13, 2011) proposes development of mixed-uses, it also allows on-going mining through the Extraction Overlay designation. The 'No Project/No Development' Alternative would not meet the General Plan goals and policies related to future development of the area as a mixed-use development, and as a result would have ***greater*** impacts than the AVSP Project with respect to land use compatibility with planned development of the areas as a residential and commercial area.

Noise: Since there would be only the continued mining activities, the 'No Project/No Development' Alternative would not increase noise in the vicinity, and no significant noise impacts would occur or be created over and above what the current mining operation is currently producing for the next 30 years. Therefore, no impact is identified for this alternative for noise. Impacts are ***less*** when compared to the AVSP Project.

The AVSP Project would increase noise impacts during construction and operation and mitigation is required. Compared to the AVSP Project, this alternative would not increase any additional potentially significant impacts to noise and eliminate the need to incorporate additional mitigation measures and impacts would; be ***less*** than the Project.

Population and Housing: Since there would be no urban development on the Project site, the 'No Project/No Development' Alternative would not result in an increase in housing, jobs, or population. However, with the 'No Project/No Development' Alternative, no housing will be provided to accommodate the predicted growth identified and required under the regional housing needs assessment in the General Plan. The AVSP Project would have potentially significant to no impact without mitigation to both population and housing. As compared to the AVSP Project, this 'No Project/No Development' Alternative's impacts would be ***less*** than the Project.

Public Services: The 'No Project/No Development' Alternative would not require increased public services to the site, since there would not be any new development that would require police, fire protection, school, or library services. Therefore, no impact to public services is identified for this alternative. The AVSP Project would have potentially significant impacts without mitigation. Compared to the AVSP Project, this alternative would have ***less*** impact to public services since there will be no development.

Recreation: The 'No Project/No Development' Alternative would not lead to an increase in population requiring the provision of additional recreational amenities. This alternative would not provide any recreational use. No impact is identified for this alternative. The AVSP Project was identified as having potentially significant impacts without mitigation. Compared to the AVSP Project, this alternative would have ***less*** impact to recreation since there will be no development, additional housing or population.

Transportation and Circulation: Since there would be no new development under the 'No Project/No Development' Alternative, no increase in vehicular trips due to project construction or project operation are identified for this alternative, and no impact is noted. As shown in SECTION 4.7 *Traffic and Circulation*, the AVSP Project was identified with significant and unavoidable impacts for cumulative conditions for the General Plan Buildout with Project scenario for traffic level of service (LOS) at certain intersections. Compared to the AVSP Project, this alternative would result in ***less*** impact to intersections that exceed acceptable LOS.

Utilities and Service Systems: The 'No Project/No Development' Alternative would not require increased utilities to the site, since there would not be any new development that would require water, wastewater, or landfill/recycling services. The AVSP Project has potentially significant impacts and no impact without mitigation for this area. Compared to the AVSP Project, this alternative would have ***less*** impact to utility services due to no development.

Cumulative Impacts:

The No Project Alternative would avoid all of the proposed Project's significant unavoidable impacts (air quality and traffic) and have less impact on most environmental issue areas. Therefore, cumulative impacts of this alternative when compared to the AVSP are ***less.***

Conclusion: Implementation of the 'No Project/No Development' Alternative would result in less impact for all environmental issues areas except biological resources, population and housing and land use and planning and would have similar impacts with respect to cultural resources as compared to the AVSP Project.

While the No Project Alternative would avoid the entire proposed Project's significant unavoidable impacts (air quality and traffic) and have less impact on most environmental issue areas, this alternative would not advance any of the Project objectives. Furthermore, this alternative would not realize the Project benefits of increased commercial retail opportunities, additional employment opportunities, and new tax revenues.

Comparison of the 'No Project/No Development' Alternative to Project Objectives

The 'No Project/No Development' Alternative would not meet any of the objectives of the Project. Specifically, this alternative would not create a balanced community with integrated land uses within the City of Lake Elsinore, nor would it offer a mix of residential, commercial, and recreational land uses located within the City of Lake Elsinore in the northern Alberhill District (Objectives 1, 4, 5, 6, 7, 9, and 10). Furthermore, this alternative would not create job or housing opportunities (Objectives 1, 2, 4, 5, and 9). Since this alternative does not meet any of the basic

objectives of the AVSP Project, the 'No Project/No Development' Alternative is rejected. In addition, this alternative: 1) would not implement the intensity and density of land uses permitted on the Property which are intended to reduce environmental impacts. These land uses include all of the allowable land uses permitted by the General Plan and any Specific Plan to be proposed and approved by the City in accordance with the existing Development Agreement between the City of Lake Elsinore and Pacific Clay Products, Inc. / Pacific Clay Properties*;* 2) would not meet the present General Plan's job creation, zoning, land use designations or density; and, 3) there would be no housing and this would result in insufficiency of the City's housing stock based on the Regional Housing Needs (RHNA) for the City and the community.

6.0.5.3 Alternative No. 2: 'REDUCED DENSITY' Alternative

The 'Reduced Density' Alternative would decrease the General Plan permitted number of dwelling units and commercial square-footage, as compared to the AVSP Project, by 32%. This would serve to reduce hillside intrusion associated with development, aesthetic impacts to adjacent residential areas, and impacts to biological resources that are already degraded by mining. Implementation of this 'Reduced Density' Alternative would also reduce urban related impacts while partially fulfilling the objectives of the AVSP Project. For instance, of the 8,244 dwelling units proposed under the current plan, approximately 5,606 would be developed under the "Reduced Density" Alternative. With less housing and jobs would come a proportionately fewer amount of people, less traffic, air pollution, and a lower demand for public services and utilities.

On the following pages are the CONCEPTUAL MASTER PLAN (FIGURE 6.0-1) and CONCEPTUAL LAND USE SUMMARY TABLE 6.0-1. This Alternative No. 2 includes six Villages A through F, a 280-acre golf course, 3,469 single family detached residential, 1,103 single family attached residential, 1,034 multi-family (condos and apartments) attached residential, 6-acre neighborhood commercial (65,340 square feet), 55 acres of highway commercial (1,197,900 square feet), 30 acres for two elementary schools/parks use, and an additional 136 acres of open space, plus 104 acres of roadway circulation and street entry monumentation.

Environmental Impact of Alternative No. 2 - 'Reduced Density' Alternative

This analysis that follows provides a comparison between impacts of this Alternative No. 2 with those of the AVSP Project.

Aesthetics: The proposed Project was found to have a less-than-significant impact on scenic vistas and State Scenic Highways and a less than significant impact with mitigation incorporated on visual character for light and glare. Because of the highly disturbed nature of the Project site and the amount of light and glare to be produced from residential/commercial uses under the AVSP Project, the aesthetic, light, and glare impacts associated with the AVSP Project and the 'Reduced Density' Alternative would be similar, though potentially less. This alternative would have more open areas in the form of a golf course and an additional 104 acres of open space. Therefore, this alternative would have ***less*** aesthetic impacts.

Air Quality and Greenhouse Gas Emissions: Implementation of both, the Project and the 'Reduced Density' Alternative would result in significant unavoidable and cumulative air quality impacts, both during construction and operation. Even with mitigation, there will be emissions that exceed SCAQMD air quality standards. This can be attributed to the fact that pollutants associated with urbanization already exist at high levels in the general project area and any additional source of emissions, local or regional, is considered significant. The City's Climate Action Plan will allow for the sustainability, reduction of GHG emissions, and promote a vibrant and livable community. Therefore, the AVSP Project identified significant and unmitigated impacts to air quality, this alternative would result in ***less*** air quality emissions, with mitigation but impacts are expected to remain significant and unavoidable.

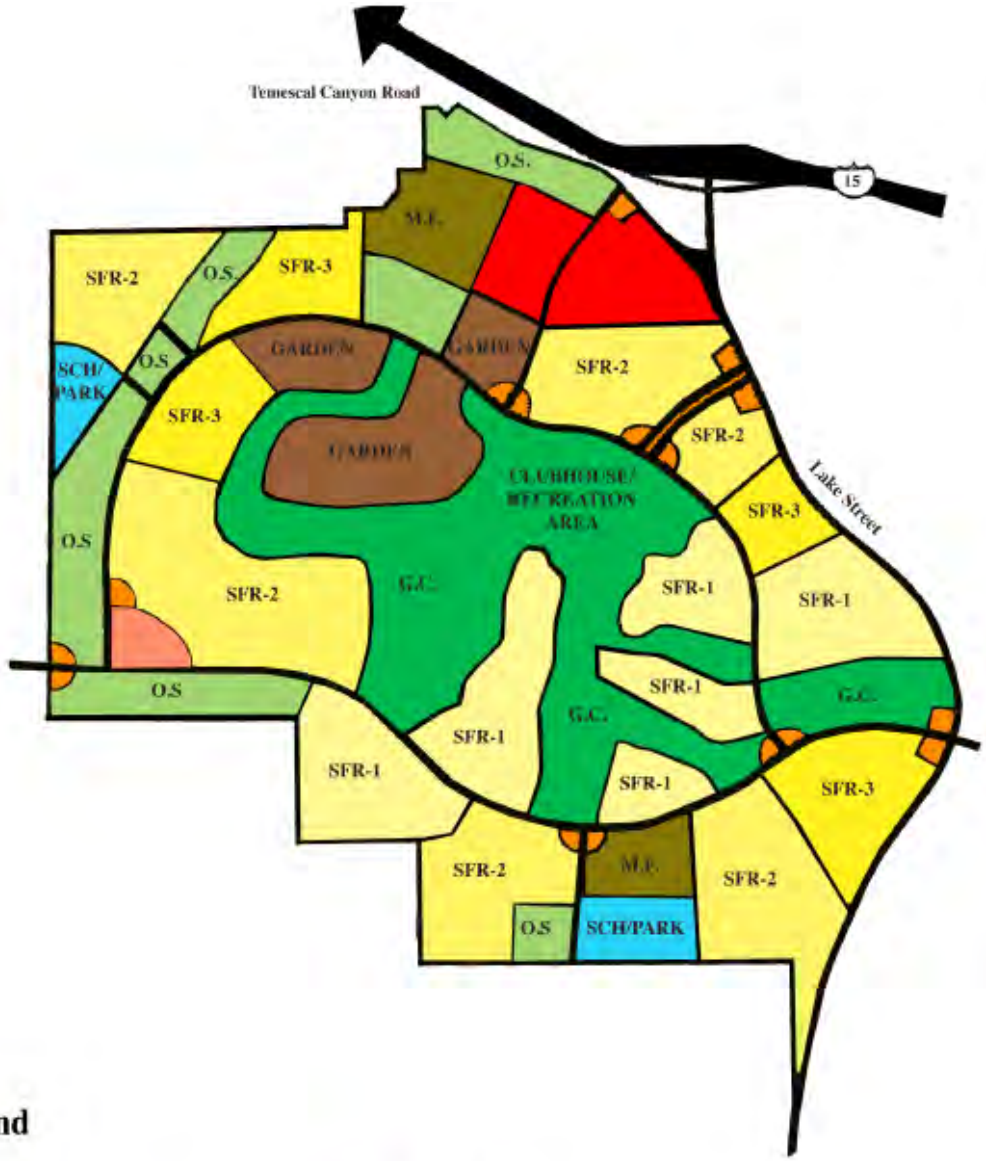
Biological Resources: Although the Project site is highly disturbed in nature due to over 100 years of mining, the Project was found to have potential impacts to sensitive plant and wildlife species and jurisdictional waters and mitigation measures are required. Impacts would be less than significant with mitigation.

Implementation of the 'Reduced Density' Alternative would result in less grading and a decrease in the small amount of habitat and open space lost as a result of Project construction. Compared to the AVSP Project, the 'Reduced Density' Alternative provides an additional 104 acres of open space , therefore, impacts would be ***less*** than the AVSP Project and impacts would be less than significant with mitigation.

Cultural Resources: No archaeological sites were detected on the Project site area. The AVSP Project was identified as having potentially significant impacts requiring mitigation. With construction of fewer homes and less land area subject to disturbance, impacts to the potential undiscovered archeological and paleontological resources on the site would be ***less*** with implementation of similar mitigation measures as required of the AVSP Project, impacts would be less than significant with mitigation.

Geology, Soils, Mineral Resources and Seismicity: Implementation of the 'Reduced Density' Alternative may result in less grading and, therefore, less topographic modifications than the AVSP Project. However, since the Project site has been mined for the past 100 years and is highly disturbed, implementation of the "Reduced Density" Alternative is expected to have relatively ***similar*** impacts to geology and soils. Less than significant impacts were identified for the AVSP Project with the incorporation of the standard geotechnical recommendations set forth in the Geotechnical Evaluation. Other than the continued mining extraction/removal of certain mineral resources during the next 30 years and as compared to the AVSP Project that would have potentially significant impacts without mitigation, this alternative would have ***less*** of an impact to geology, soils, and seismicity.

Impacts to mineral resources would be ***similar*** to the AVSP Project as this alternative would result in the loss of land that is being actively mined. However, the underlying General Plan land use designations for the site include non-mineral extraction uses such as commercial, residential, mixed-use, and institutional uses. The Extractive Overlay will allow mining to continue until such time that long-term vision of the General Plan is realized in the form of the commercial, residential, mixed-use, and institutional uses.



Legend

Residential

SFR-1	**Single-Family Residential** 5.0 D.U./A.C or less
SFR-2	**Single-Family Residential** 5.5 D.U./A.C or less
SFR-3	**Single-Family Residential** 6.5 D.U./A.C or less
GARDEN	**Garden Residential** 12.0 D.U./A.C or less
M.F.	**Multi-Family** 24.0 D.U./A.C or less

Non-Residential

N. COMM	**Neighborhood Commerical**
HWY COMM	**Highway Commerical**
G.C.	**Golf Course**
O.S	**Open Space**
SCH/PARK	**School/Park**

FIGURE 6.0-1
ALTERNATIVE No. 2

ALBERHILL VILLAGES
SPECIFIC PLAN
CONCEPTUAL MASTER PLAN

TABLE 6.0-2 - ALTERNATIVE NO. 2 CONCEPTUAL LAND USE SUMMARY

No.	Phase/Villages	Planning Area	Land Use	Acreage	Average Density - DU/AC	Total DUs
1	Phase I/ Village B	B-1	SFR-2	18.5	5.5	102
2		B-2	SFR-3	16.0	6.5	104
3		B-3	SFR-1	44.5	5.0	223
4		B-4	Golf Course	28.0	-	-
Phase I Sub-total		-	-	107.0	-	429
5	Phase II/ Village C	C-1	SFR-3	42.9	6.5	279
6		C-2	SFR-2	50.9	5.5	280
7		C-3	MF	10.0	24.0	240
8		C-4	Elem. School/Park	15.0	-	-
Phase II Sub-total		-		118.8	-	799
9	Phase III/ Village A (A-1 thru A-5 & A-10)	A-1	Golf Course	252.0	-	-
10		A-2	SFR-1	28.0	5.0	139
11		A-3	SFR-1	23.8	5.0	116
12		A-4	SFR-1	14.8	5.0	72
13		A-5	SFR-1	52.2	5.0	257
14		A-10	Garden Residential	52.8	12.0	634
15	Village D (D-1 thru D-3	D-1	Open Space	8.0	-	-
16		D-2	SFR-2	45.3	5.5	249
17		D-3	SFR-1	53.0	5.0	265
Phase III Sub-total		-	-	530.3	-	1,732
18	Phase IV/ Village A (A-6 thru A-9)	A-6	Neighborhood Commercial	6.0	-	-
19		A-7	SFR-2	81.6	5.5	449
20		A-8	SFR-3	35.7	6.5	232
21		A-9	Garden Residential	23.2	12.0	278
22	Village D	D-4	Open Space	30.0	-	-
23	Village F (F-1 thru F-3)	F-1	Highway Commercial	33.0	-	-
24		F-2	SFR-2	46.0	5.5	253
25		F-3	Highway Commercial	9.1	-	-
Phase IV Sub-total		-	-	264.6	-	1,212
26	Phase V/ Village E (E-6 thru E-9)	E-6	SFR-3	29.4	6.5	191
27		E-7	Open Space	72.0	-	-
28		E-8	SFR-2	46.9	5.5	258
29		E-9	Elem. School/Park	15.0	-	-
Phase V Sub-total		-	-	163.3	-	449
30	Phase VI/ Village E (E-1 thru E5)	E-1 & E-5	Open Space	41.0	-	-
31		E-2	Highway Commercial	22.0	-	-
32		E-3	Garden Residential	15.9	12.0	191
33		E-4	MF	33.1	24.0	794
Phase VI Sub-total		-	-	112.0	-	985
34	All Phases	-	Roadways/ Circulation & Street Entry Monuments	104	-	-
Overall Totals		-	-	**1,400**	**4.0**	**5,606**

Hazards and Hazardous Materials: Similar to the AVSP Project, development of the land uses, or type, is not likely to generate hazardous materials. The mining extraction will be phased out as with the AVSP Project. This 'Reduced Density' Alternative will be much like the AVSP Project that has been identified with 'less than significant impacts' to 'no impacts' for hazards and hazardous materials; therefore, development under this reduced alternative would have a ***similar*** level of impacts from hazards and hazardous materials compared to the AVSP Project.

Hydrology, Drainage and Water Quality: Much of the property is currently being mined; therefore, much of the site is in a disturbed drainage condition. During construction, implementation of the 'Reduced Density' Alternative would reduce erosion and subsequent siltation as related to grading and as compared to the AVSP Project. Also, discharges due to an increase in impervious materials would be reduced, as would pollutants associated with urbanization. However, it is expected that development would improve surface water quality by reducing the amount of erosion runoff, as a result of on-site drainage improvements. Impacts of introduced pollutants associated with urbanization can be mitigated and no significant advantages can be attributed to the implementation of the 'Reduced Density' Alternative when compared to the AVSP Project. As compared to the AVSP Project that was identified as potentially significant impacts to no impacts without mitigation, this 'Reduced Density' Alternative would have a ***similar*** impact than the AVSP Project with required mitigation.

Land Use and Planning: The 'Reduced Density' Alternative would develop about 2,638 fewer dwelling units and accommodate roughly 9,180 fewer people and create fewer jobs, as compared to the AVSP Project. Commercial square-footage with reduced access to retail and service opportunities would also be proportionately reduced. A reduction in grading would retain larger areas of existing open space. As the AVSP Project is not expected to result in land use compatibility impacts, implementation of the 'Reduced Density' Alternative would result in reduced densities when compared to the AVSP Project, but land use and planning impacts would remain ***similar.***

Noise: The 'Reduced Density' Alternative would eliminate 'some' of the short-term construction related noise, as well as long-term impacts associated with traffic generated noise. Current noise impacts from the mining operations will continue for the next 30 years. The AVSP Project has been identified as having potentially significant impacts requiring mitigation. Compared to the AVSP Project, this alternative would produce a ***similar*** impact with respect to construction noise and ***less*** impact with respect to operational noise as compared to the AVSP Project.

Population, Jobs, and Housing: A 32% reduction in density would mean a reduction in housing, population, and job opportunities when compared to the AVSP Project. The AVSP Project, under build-out conditions, would create 8,244 dwelling units (DU's) for an estimated 28,689 persons, and 5,000 employment opportunities. The AVSP Project would have a potentially significant to no impact without mitigation to both population and housing. As compared to the AVSP Project, this 'Reduced Density' Alternative would have ***less*** of an impact, and would also require mitigation to reduce the impacts for this 'Reduced Density' Alternative.

Public Services: Both the AVSP Project and the 'Reduced Density' Alternative' would be required to mitigate impacts through payment of development impact fees. When compared to the AVSP Project, the 'Reduced Density' Alternative would have ***less*** impact to most public services because less population results in less demand for public services.

Recreation: The AVSP Project was identified as having potentially significant impacts requiring mitigation. Compared to the AVSP Project, this 'Reduced Density' Alternative provides an 18-hole golf course (280 acres), 136 acres of open space, for a total of 416 acres of recreation/open space. The 'Reduced Density' Alternative will create approximately 19,509 people that would

result in, according to the Quimby Act requirements (5 acres/1,000 residents), a requirement of 97.5 acres. This alternative provides 322.4 acres of recreation/open space above what is required. This 'Reduced Density' Alternative would have less of an impact and need for Recreation than the AVSP Project, as a result of less population, requiring less recreation, open space in accordance with the Quimby Act. Impacts would be ***less*** when compared to the AVSP Project.

Traffic and Circulation: The AVSP Project was identified with significant and unavoidable impacts for cumulative conditions for the General Plan Buildout with Project scenario for traffic level of service (LOS) at certain intersections. This alternative would result in a reduction in the amount of housing and commercial uses, which would decrease traffic. However, as noted in SECTION 4.7 *Traffic and Circulation*, there are several intersections that are currently operating at unacceptable LOS even without any development proposed on the site. Although the 'Reduced Density Alternative: would result in less traffic, it would still contribute to an incremental cumulative impact and impacts would be ***similar*** to the AVSP Project.

***Utilities and Service Systems*:** The AVSP was identified as having potential impacts to utilities and service systems and mitigation was required. The 'Reduced Density' Alternative would require fewer utilities on site due to the reduction in population and development. The needs for water, wastewater, landfill/recycling services do remain and could potentially be similar, but less, in impact. Compared to the AVSP Project, this alternative would have less impact to utility services, but mitigation would be required to reduce the impacts to less than significant.

Cumulative Impacts:

Similar to the AVSP Project, this alternative would contribute toward the permanent conversion of mining land in the City and surrounding areas to suburban land uses. Development of this alternative would generate less traffic and long-term operational air pollutant emissions, and so would contribute less to cumulative traffic and air quality impacts within the Southern California region. However, impacts to air quality and traffic would remain cumulatively considerable...

Conclusion: Implementation of the 'Reduced Density' Alternative, with mitigation, would result in reduced impacts for all environmental issues areas except air quality and traffic LOS at certain intersections, as compared to the AVSP Project.

Comparison of the 'Reduced Density' Alternative to Project Objectives

The 'Reduced Density' Alternative would not meet the full objectives of the Project applicant, even though this alternative would: 1) create a community with integrated land uses within the City of Lake Elsinore, and would offer a mix of residential, commercial, and recreational land uses located within the City of Lake Elsinore in the northern Alberhill District (Objectives 1, 4, 5, 6, 7, 9, and 10); 2) would create job or housing opportunities at a reduced scale (Objectives 1, 2, 4, 5, 9). In summary, the 'Reduced Density' Alternative: 1). would not implement the intensity and density of land uses permitted on the Property which are intended to reduce environmental impacts. These land uses include all of the allowable land uses permitted by the General Plan and any Specific Plan to be proposed and approved by the City in accordance with the existing Development Agreement between the City of Lake Elsinore and Pacific Clay Products, Inc./

Pacific Clay Properties; 2) is not in accordance with the General Plan's job creation, density, land use or zoning; 3) the cost would not be economically feasible; and, 4) would, therefore, have less housing stock based on the Regional Housing Needs Allocation (RHNA) for the City and the community.

6.0.5.4 Alternative No. 3: 'FURTHER REDUCED DENSITY' Alternative

The 'Further Reduced Density' Alternative would reduce the proposed number of dwelling units and commercial square-footage, as compared to the AVSP Project, by 47%. This would serve to reduce hillside intrusion associated with development, aesthetic impacts to adjacent residential areas, and impacts to biological resources. Implementation of this 'Further Reduced Density' Alternative would also reduce urban related impacts while partially fulfilling certain objectives of the AVSP Project. For instance, of the 8,244 dwelling units proposed under the current plan, approximately 4,337 would be developed under the 'Further Reduced Density' Alternative.

Below are the CONCEPTUAL MASTER PLAN (FIGURE 6.0-2) and CONCEPTUAL LAND USE SUMMARY TABLE 6.0-3. This Alternative No. 3 includes seven Villages A through G, 22 Estate Lots, 1,417 single family detached residential, 1,285 single family attached residential, 320 multi-family (condos and apartments) attached residential, 1,293 higher density multi-family residential, 119.8 acres of commercial and 39.4 acres of R&D/light industrial/business park/medical center (1,890,155 total square feet for all land uses just mentioned), 30 acres total for two elementary schools/parks use and a 64.3-acre college campus, and an additional 128 acres of common and public open space/linear parks/private parks, 30.5 acres for three worship centers for religious assembly, plus 79.3 acres of roadway circulation and street entry monumentation.

Environmental Impact of Alternative No. 3 - 'Further Reduced Density' Alternative

This analysis that follows provides a comparison between impacts of this ‘Further Reduced Density’ Alternative No. 3 with those of the AVSP Project.

Aesthetics: The proposed Project was found to have a less-than-significant impact on scenic vistas and State Scenic Highways and a less than significant impact with mitigation incorporated on visual character for light and glare. Because of the highly disturbed nature of the Project site and the amount of light and glare to be produced from residential/commercial uses under the AVSP Project, the aesthetic, light, and glare impacts associated with the AVSP Project and the 'Further Reduced Density' Alternative would be similar, though potentially less. This alternative would have more open areas in the form of a golf course and an additional 104 acres of open space. Therefore, this alternative would have less aesthetic impacts.

Air Quality and Greenhouse Gas Emissions: Implementation of both, the AVSP Project and the 'Further Reduced Density' Alternative would result in significant unavoidable and cumulative air quality impacts, both during construction and operation. Even with mitigation, there will be emissions that exceed SCAQMD air quality standards. This can be attributed to the fact that pollutants associated with urbanization already exist at high levels in the general Project area and any additional source of emissions, local or regional, is considered significant. The City's Climate Action Plan will allow for the sustainability, reduction of GHG emissions, and promote

a vibrant and livable community. Therefore, though the AVSP Project identified significant and unmitigated impacts to air quality, this 'Further Reduced Density' Alternative would result in fewer air quality emissions, with mitigation. However, impacts are expected to remain significant and unavoidable.

Biological Resources: Although the Project site is highly disturbed in nature due to over 100 years of mining, the Project was found to have potential impacts to sensitive plant and wildlife species and jurisdictional waters and mitigation measures are required. Impacts would be less than significant with mitigation.

Implementation of the 'Further Reduced Density' Alternative would result in less grading and a decrease in the small amount of habitat and open space lost as a result of Project construction. Compared to the AVSP Project, the 'further Reduced Density' Alternative provides an additional 128 acres of open space , therefore, impacts would be ***less*** than the AVSP Project and impacts would be less than significant with mitigation.

Cultural Resources: No archaeological sites were detected on the Project site area. The AVSP Project was identified as having potentially significant impacts requiring mitigation. With construction of fewer homes and less land area subject to disturbance, impacts to the potential undiscovered archeological and paleontological resources on the site would be ***less*** with implementation of similar mitigation measures as required of the AVSP Project, impacts would be ***less*** than significant with mitigation.

Geology, Soils, Mineral Resources, and Seismicity: Implementation of the 'Further Reduced Density' Alternative may result in less grading and, therefore, less topographic modifications than the AVSP Project. However, since the Project site has been mined for the past 100 years and is highly disturbed, implementation of the "Further Reduced Density" Alternative is expected to have relatively similar impacts to geology and soils. Less than significant impacts were identified for the AVSP Project with the incorporation of the standard geotechnical recommendations set forth in the Geotechnical Evaluation. Other than the continued mining extraction/removal of certain mineral resources during the next 30 years and as compared to the AVSP Project that would have potentially significant impacts without mitigation, this alternative would have ***less*** of an impact to geology, soils, and seismicity.

Impacts to mineral resources would be ***similar*** to the AVSP Project as this alternative would result in the loss of land that is being actively mined. However, the underlying General Plan land use designations for the site include non-mineral extraction uses such as commercial, residential, mixed-use, and institutional uses.

The Extractive Overlay will allow mining to continue until such time that long-term vision of the General Plan is realized in the form of the commercial, residential, mixed-use, and institutional uses.

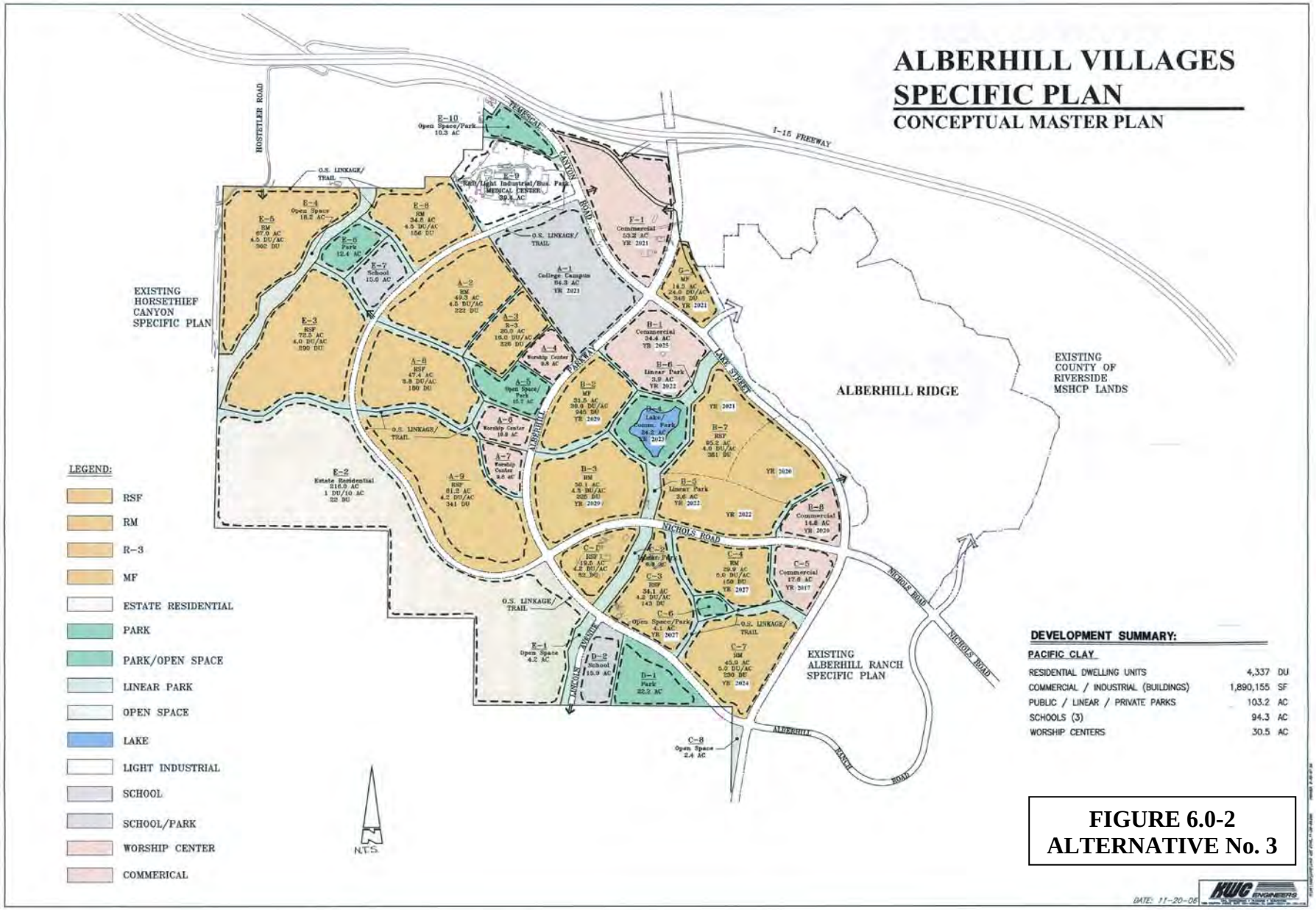


FIGURE 6.0-2
ALTERNATIVE No. 3

TABLE 6.0-3 - ALTERNATIVE No. 3 CONCEPTUAL LAND USE SUMMARY

No.	Planning Area	Year Begin	Land Use	Acreage	Avg. Density DU/AC	Total DUs
1	A-1	2021	College Campus (with Open Space and Linkage Trail)	64.3	-	-
2	A-2	TBD	RM (with Open Space and Linkage Trail)	49.3	4.5	222
3	A-3	TBD	R-3 (with Open Space and Linkage Trail)	20.0	16.0	320
4	A-4	TBD	Worship Center (with Open Space/ Linkage Trail)	9.8	-	-
5	A-5	TBD	Open Space/Park (with Linkage Trail)	15.7	-	-
6	A-6	TBD	Worship Center (with Open Space/ Linkage Trail)	10.9	-	-
7	A-7	TBD	Worship Center (with Open Space/ Linkage Trail)	9.8	-	-
8	A-8	TBD	RSF (with Open Space/ Linkage Trail)	47.4	3.8	180
9	A-9	TBD	RSF (with Open Space/ Linkage Trail)	81.2	4.2	341
Sub-total		-	-	308.4		1,063
10	B-1	2025	Commercial (with Open Space and Linkage Trail)	34.4		
11	B-2	2029	MF (with Open Space and Linkage Trail)	31.5	30.0	945
12	B-3	2029	RM (with Open Space and Linkage Trail)	50.1	4.5	225
13	B-4	2023	Lake/Community Park (with Open Space and Linkage Trail)	24.2		
14	B-5	2022	Linear Park (with Linkage Trail)	3.6		
15	B-6	2022	Linear Park (with Linkage Trail)	3.9		
16	B-7	2020-2022	RSF (with Open Space and Linkage Trail)	95.2	4.0	381
17	B-8	2020	Commercial (with Open Space and Linkage Trail)	14.6	-	-
Sub-total		-	-	257.5	-	1,551
18	C-1	TBD	RSF (with Open Space and Linkage Trail)	19.5	4.2	82
19	C-2	TBD	Linear Park (with Linkage Trail)	6.8	-	-
20	C-3	TBD	RSF (with Open Space and Linkage Trail)	34.1	4.2	143

No.	Planning Area	Year Begin	Land Use	Acreage	Avg. Density DU/AC	Total DUs
21	C-4	2027	RM (with Open Space/ Linkage Trail)	29.9	5.0	150
22	C-5	2017	Commercial (with Open Space and Linkage Trail)	17.6	-	-
23	C-6	2027	Open Space/Park (with Open Space and Linkage Trail)	4.1	-	-
24	C-7	2024	RM (with Open Space and Linkage Trail)	45.9	5.0	230
25	C-8	TBD	Open Space (with Linkage Trail)	2.4	-	-
Sub-total		-	-	160.3	-	605
26	D-1	TBD	Park (with Linkage Trail)	22.2	-	-
27	D-2	TBD	Elementary School (with Linkage Trail)	15.0	-	-
Sub-total		-	-	37.2	-	-
28	E-1	TBD	Open Space (with Linkage Trail)	4.2	-	-
29	E-2	TBD	Estate Residential (with Open Space and Linkage Trail)	216.0	1 DU/10 AC.	22
30	E-3	TBD	RSF (with Open Space and Linkage Trail)	72.5	4.0	290
31	E-4	TBD	Open Space (with Linkage Trail)	18.2	-	-
32	E-5	TBD	RM (with Open Space and Linkage Trail)	67.0	4.5	302
33	E-6	TBD	Park (with Open Space and Linkage Trail)	12.4	-	-
34	E-7	TBD	Elementary School (with Open Space and Linkage Trail)	15.0	-	-
35	E-8	TBD	RM (with Open Space and Linkage Trail)	34.6	4.5	156
36	E-9	TBD	Research & Development/Light Industrial/ Business Park/Medical Center (with Open Space and Linkage Trail)	39.4	-	-
37	E-10	TBD	Open Space Park (with Open Space and Linkage Trail)	10.3	-	-
Sub-total		-	-	489.6	-	770

No.	Planning Area	Year Begin	Land Use	Acreage	Avg. Density DU/AC	Total DUs
38	**F-1**	**2021**	**Commercial (with Linkage Trail)**	**53.2**	**-**	**-**
39	**G-1**	**2021**	**MF (with Linkage Trail)**	**14.5**	**24.0**	**348**
Sub-total		**-**	**-**	**67.7**	**-**	**348**
40	**-**	**-**	**Circulation/Roads & Entry Monumentation (with Open Space and Linkage Trail)**	**79.3**	**-**	**-**
Overall Total		**-**	**-**	**1,400**		**4,337**

Hazards and Hazardous Materials: Similar to the AVSP Project, development of the land uses, or type, is not likely to generate hazardous materials. The mining extraction will be phased out as with the AVSP Project. This 'Further Reduced Density' Alternative will be much like the AVSP Project that has been identified with 'less than significant impacts' to 'no impacts' for hazards and hazardous materials; therefore, development under this reduced alternative would have a ***similar*** level of impacts from hazards and hazardous materials compared to the AVSP Project.

Hydrology, Drainage and Water Quality: Much of the property is currently being mined; therefore, much of the site is in a disturbed drainage condition. During construction, implementation of the 'Further Reduced Density' Alternative would reduce erosion and subsequent siltation as related to grading and as compared to the AVSP Project. Also, discharges due to an increase in impervious materials would be reduced, as would pollutants associated with urbanization. However, it is expected that development would improve surface water quality by reducing the amount of erosion runoff, as a result of on-site drainage improvements. Impacts of introduced pollutants associated with urbanization can be mitigated and no significant advantages can be attributed to the implementation of the 'Reduced Density' Alternative when compared to the AVSP Project. As compared to the AVSP Project that was identified as potentially significant impacts to no impacts without mitigation, this 'Reduced Density' Alternative would have ***similar*** impact than the AVSP Project with required mitigation.

Land Use and Planning: The 'Further Reduced Density' Alternative would develop about 2,638 fewer dwelling units and accommodate roughly 9,180 fewer people and create fewer jobs, as compared to the AVSP Project. Commercial square-footage with reduced access to retail and service opportunities would also be proportionately reduced. A reduction in grading would retain larger areas of existing open space. As the AVSP Project is not expected to result in land use compatibility impacts, implementation of the 'Reduced Density' Alternative would result in reduced densities when compared to the AVSP Project, but land use and planning impacts would remain ***similar.***

Noise: The 'Further Reduced Density' Alternative would eliminate 'some' of the short-term construction related noise, as well as long-term impacts associated with traffic generated noise. Current noise impacts from the mining operations will continue for the next 30 years. The AVSP Project has been identified as having potentially significant impacts requiring mitigation. Compared to the AVSP Project, this alternative would produce a ***similar*** impact with respect to

construction noise and ***less*** impact with respect to operational noise as compared to the AVSP Project.

Population and Housing: A 47% reduction in density would mean a reduction in housing, population, and job opportunities when compared to the AVSP Project. The AVSP Project, under build-out conditions, would create 8,244 dwelling units (DU's) for an estimated 28,689 persons, and 5,000 employment opportunities. The AVSP Project would have a potentially significant to no impact without mitigation to both population and housing. As compared to the AVSP Project, this 'Reduced Density' Alternative would have ***less*** of an impact, and would also require mitigation to reduce the impacts for this 'Further Reduced Density' Alternative.

Public Services: Both the AVSP Project and the 'Further Reduced Density' Alternative' would be required to mitigate impacts through payment of development impact fees. When compared to the AVSP Project, the 'Reduced Density' Alternative would have ***less*** impact to most public services because less population results in less demand for public services.

Recreation: This 'Further Reduced Density' Alternative would have less of an impact and need for Recreation than the AVSP Project, as a result of less population, requiring less recreation, open space in accordance with the Quimby Act. The AVSP Project was identified as having potentially significant impacts without mitigation. Compared to the AVSP Project, this 'Further Reduced Density' Alternative provides 128 acres of common public open space/ linear parks/ private parks. The 'Further Reduced Density' Alternative will result in a population of approximately 15,093 people that would result in, according to the Quimby Act requirements (5 acres/1,000 residents), a requirement of 75.5 acres. This alternative provides 55.6 acres above what is required. The AVSP Project was identified as having potentially significant impacts, without mitigation. Even though the 'Further Reduced Density' Alternative will have fewer impacts to recreation/open space requirements (due to less population and development of housing), mitigation would be required, as planned.

Traffic and Circulation: The AVSP Project was identified with significant and unavoidable impacts for cumulative conditions for the General Plan Buildout with Project scenario for traffic level of service (LOS) at certain intersections. This alternative would result in a reduction in the amount of housing and commercial uses, which would decrease traffic. However, as noted in SECTION 4.7 *Traffic and Circulation*, there are several intersections that are currently operating at unacceptable LOS even without any development proposed on the site. Although the 'Further Reduced Density Alternative: would result in less traffic, it would still contribute to an incremental cumulative impact and impacts would be ***similar*** to the AVSP Project.

Utilities and Service Systems: The AVSP was identified as having potential impacts to utilities and service systems and mitigation was required. The 'Further Reduced Density' Alternative would require fewer utilities on site due to the reduction in population and development. The needs for water, wastewater, landfill/recycling services do remain and could potentially be similar, but less, in impact. Compared to the AVSP Project, this alternative would have less impact to utility services, but mitigation would be required to reduce the impacts to ***less*** than significant.

Cumulative Impacts: Similar to the AVSP Project, this alternative would contribute toward the permanent conversion of mining land in the City and surrounding areas to suburban land uses. Development of this alternative would generate less traffic and long-term operational air pollutant emissions, and so would contribute less to cumulative traffic and air quality impacts within the Southern California region. However, impacts to air quality and traffic would remain cumulatively considerable.

Conclusion: Implementation of the 'Further Reduced Density' Alternative, with mitigation, would result in reduced impacts for all environmental issues areas except air quality and traffic LOS at certain intersections, as compared to the AVSP Project.

Comparison of the 'Further Reduced Density' Alternative to Project Objectives

The 'Further Reduced Density' Alternative would not meet the full objectives of the Project applicant, even though this alternative would: 1) create a community with integrated land uses within the City of Lake Elsinore, and would offer a mix of residential, commercial, and recreational land uses located within the City of Lake Elsinore in the northern Alberhill District (Objectives 1, 4, 5, 6, 7, 9, and 10); and, 2) would create job or housing opportunities at a reduced scale (Objectives 1, 2, 4, 5, 9). Therefore, in summary, the 'Further Reduced Density' Alternative: 1) would not implement the intensity and density of land uses permitted on the Property which are intended to reduce environmental impacts. These land uses include all of the allowable land uses permitted by the General Plan and any Specific Plan to be proposed and approved by the City in accordance with the existing Development Agreement between the City of Lake Elsinore and Pacific Clay Products, Inc. / Pacific Clay Properties 2) is not in accordance with the General Plan's job creation, density, land use or zoning; 3) the cost would not be economical; and, 4) there would be insufficient housing stock that is based on the Regional Housing Needs Allocations (RHNA) for the City and the community.

6.0.6 EVIRONMENTALLY SUPERIOR ALTERNATIVE

TABLE 6.0-4 that is provided at the end of this Alternatives Section provides a qualitative comparison of the impacts for each alternative compared to the AVSP Project. As noted in TABLE 6.0-4, the 'No Project/No Development' Alternative No. 1 would be considered the environmentally superior alternative among the alternatives, since it would eliminate all of the significant and unmitigated impacts identified for the project. However, *CEQA Guidelines* Section 15126.6(e) (2) states that "if the environmentally superior alternative is the 'No Project' Alternative, the EIR shall also identify an environmentally superior alternative among the other alternatives."

The 'No Project' Alternative (existing conditions), in this case, would not result in the environmental impacts associated with construction of the proposed improvements; however, the existing mining would continue, and with it, further degradation of the natural habitat.

Alternative No. 3 - 'FURTHER REDUCED DENSITY' is considered the 'Environmentally Superior' Alternative, since it decreases impacts to and results in a less than significant or mitigated to below a level of significance impact to aesthetics, biological resources, cultural

resources, geology-soils-mineral resources-seismicity, hazards and hazardous materials, hydrology and water quality, noise, public services, recreation, and utilities and service systems. However, Alternative No. 3 would not reduce significant unavoidable air quality and traffic impacts to a less-than-significant level. Therefore, Alternative 3 would result in the same significant and unavoidable impacts that would result from the AVSP Project.

CEQA does not require the lead agency (City of Lake Elsinore) to approve the environmentally superior alternative. Rather, CEQA requires that an EIR consider a reasonable range of feasible alternatives (State CEQA Guidelines, Section 15126.6(a)) and then the lead agency may elect to approve the project or any of the analyzed alternatives; in addition, the lead agency may also elect not to approve the project or any of its alternatives. This alternatives analysis has been prepared for the City to consider environmentally superior alternatives and also determine whether the benefits of the project or its alternatives outweigh the potential environmental impacts.

In summary, as stated above within the comparison of the 'Further Reduced Density' (Alternative No. 3 which is identified as the *Environmentally Superior Alternative*) to the Project's objectives, the 'Further Reduced Density' Alternative would not meet or 'fulfill the objectives' of the Project, as well as: 1) this alternative would not implement the intensity and density of land uses permitted on the Property which are intended to reduce environmental impacts. These land uses include all of the allowable land uses permitted by the General Plan and any Specific Plan to be proposed and approved by the City in accordance with the existing Development Agreement between the City of Lake Elsinore and Pacific Clay Products, Inc. / Pacific Clay Properties ; 2) this alternative would not be in accordance with the General Plan's job creation, housing density, land use or zoning; 3) with this alternative, the cost would not be economical; and, 4) with this alternative, there would be insufficient housing stock that is based on the RHNA for the City and the community.

TABLE 6.0-4 - COMPARISON OF ALTERNATIVE IMPACTS TO AVSP PROJECT

Environmental Issue Area	AVSP Project[1]	Alternative No. 1 No Project/ No Development[2]	Alternative No. 2 Reduced Density[3]	Alternative No. 3 Further Reduced Density[i] (Environmentally Superior Alternative)
Aesthetics	Project Level: Less than Significant with Mitigation Cumulative Level: Less than significant	CEQA Significance: No impact Comparison to Project: Less impact than AVSP Project	CEQA Significance: Less than Significant Comparison to Project: Mitigated to Less than Significant; Less than AVSP Project	CEQA Significance: Less than Significant Comparison to Project: Mitigated to Less than Significant; Fewer to Less than AVSP Project
Air Quality and Greenhouse Gas Emissions	Project Level: Significant and Unavoidable for air quality. Less than Significant with Mitigation for greenhouse gas emissions Cumulative Level: Significant and Unavoidable for air quality. Less than Significant and mitigated /CAP for greenhouse gas emissions.	CEQA Significance: No impact Comparison to Project: Less impact than the AVSP Project	CEQA Significance: Significant and Unavoidable for air quality. Less than Significant with Mitigation for greenhouse gas emissions Comparison to Project: Less than AVSP; Significant and Unavoidable for air quality. Less than Significant with Mitigation for greenhouse gas emissions	CEQA Significance: Significant and Unavoidable for air quality. Less than Significant with Mitigation for greenhouse gas emissions Comparison to Project: Less than AVSP; Significant and Unavoidable for air quality. Less than Significant with Mitigation for greenhouse gas emissions
Biological Resources	Project Level: Mitigated to below a level of Significance Cumulative Level: Less than Significant	CEQA Significance: No impact Comparison to Project: Similar	CEQA Significance: Mitigated to below a level of Significance Comparison to Project: Less than AVSP Project; Less than Significant	CEQA Significance: Mitigated to below a level of Significance Comparison to Project: Less than AVSP Project. Less than Significant with Mitigation
Cultural Resources	Project Level: Mitigated to below a level of Significance Cumulative Level: Less than Significant	CEQA Significance: No impact Comparison to Project: Similar	CEQA Significance: Mitigated to below a level of Significance Comparison to Project: Less than AVSP Project; Less than Significant	CEQA Significance: Mitigated to below a level of Significance Comparison to Project: Less than AVSP Project; Less than Significant
Geology and Soils	Project Level: Less than Significant with Mitigation Cumulative Level: Less than Significant	CEQA Significance: No increased impact Comparison to Project: Less impact	CEQA Significance: Less than Significant Comparison to Project: Similar impact to AVSP Project; Less than Significant	CEQA Significance: Less than Significant Comparison to Project: Similar impact to AVSP Project; Less than Significant

Environmental Issue Area	AVSP Project[1]	Alternative No. 1 No Project/ No Development[2]	Alternative No. 2 Reduced Density[3]	Alternative No. 3 Further Reduced Density[i] (Environmentally Superior Alternative)
Hazards and Hazardous Materials	Project Level: Less than Significant Cumulative Level: Less than Significant	CEQA Significance: No increased impact Comparison to Project: Similar to/ Less impact than AVSP Project	CEQA Significance: Less than significant Comparison to Project: Similar impact to AVSP Project; Less than Significant	CEQA Significance: Less than Significance to no impact Comparison to Project: Similar impact to AVSP Project; Less than Significant
Hydrology/ Water Quality	Project level: Less than Significant with Mitigation Cumulative Level: Less than Significant	CEQA Significance: No impact Comparison to Project: Less impact	CEQA Significance: Less than Significant Comparison to Project: Similar to AVSP Project	CEQA Significance: Less than Significant Comparison to Project: Similar to AVSP Project; Less than Significant
Land Use and Planning	Project level: Less than Significant with Mitigation Cumulative Level: Less than Significant	CEQA Significance: No impact Comparison to Project: Greater	CEQA Significance: Less than Significant Comparison to Project: Similar impact as the AVSP Project; Less than Significant	CEQA Significance: Less than Significant Comparison to Project: Similar impact to AVSP Project; Less than Significant
Noise	Project level: Mitigated to below a level of Significance Cumulative Level: Less than Significant	CEQA Significance: No impact; mining noise continues until mining stops Comparison to Project: Less impact	CEQA Significance: Mitigated to below a level of Significance Comparison to Project: Similar construction impact and Less for operations than AVSP Project; Less than Significant	CEQA Significance: Mitigated to below a level of Significance Comparison to Project: Similar construction impact to Less for operations than AVSP Project; Less than Significant
Population and Housing	Project level: Less than Significant with Mitigation Cumulative Level: Less than significant	CEQA Significance: No impact Comparison to Project: Less impact	CEQA Significance: Less than Significant Comparison to Project: Less impact than AVSP Project	CEQA Significance: Less than Significant with Mitigation Comparison to Project: Less Impact than AVSP Project;
Public Services	Project level: Mitigated to Less than Significant Cumulative Level: Less than Significant	CEQA Significance: No impact Comparison to Project: Less impact	CEQA Significance: Less than Significant Comparison to Project: Less to AVSP Project; Less than Significant than AVSP Project with Mitigation	CEQA Significance: Less than Significant with Mitigation Comparison to Project: Less to AVSP Project; Less than Significant with Mitigation

Environmental Issue Area	AVSP Project[1]	Alternative No. 1 No Project/ No Development[2]	Alternative No. 2 Reduced Density[3]	Alternative No. 3 Further Reduced Density[i] (Environmentally Superior Alternative)
Recreation	Project level: Mitigated to Less than Significant Cumulative Level: Less than Significant	CEQA Significance: No impact Comparison to Project: Less impact	CEQA Significance: Less than Significant with Mitigation Comparison to Project: Less than AVSP Project: Less than Significant with Mitigation	CEQA Significance: Less than Significant with Mitigation Comparison to Project: Less than AVSP Project: Less than Significant with Mitigation
Transportation and Circulation	Project level: Significant and Unavoidable Cumulative Level: Significant and Unavoidable	CEQA Significance: No impact Comparison to Project: Less impact than AVSP Project	CEQA Significance: Significant and Unavoidable Comparison to Project: Less than AVSP Project; Significant and Unavoidable similar to AVSP Project.	CEQA Significance: Significant and Unavoidable Comparison to Project: Less than AVSP Project; Significant and Unavoidable similar to AVSP Project.
Utilities and Service Systems	Project level: Mitigated to Less than Significant Cumulative Level: Less than Significant	CEQA Significance: No impact Comparison to Project: Less impact	CEQA Significance: Less than Significant with Mitigation Comparison to Project: Less than AVSP Project; Less than Significant with Mitigation	CEQA Significance: Less than Significant with Mitigation Comparison to Project: Less than AVSP Project; Less than Significant with Mitigation

Note: This table provides a qualitative comparison of the level of impact for each issue area compared to the AVSP Project. See Sections 4.1 through 4.13 for a discussion of impacts for the AVSP Project.

[1] The AVSP Project would result in approximately 1,400 acres of: 8,244 Residential DU's, 19.5 acres of Active City Park, 9.3 acres of Passive City Park; 39.6 acres of City Passive Lake Park (Total 67.0 acres of Park), and 153.8 acres of natural and restored Open Space, 2,507,000 SF Office/Commercial (981,000 SF Office), two places of religious assembly (15.2 acres total) with schools (1,200 students), a 12.0-acre Elementary School (for a total 850 students), and a 62.6-acre University (for 6,000 Students).

[2] The 'No Project/ No Development' Alternative would leave the Project area in its present condition without Project development or new construction.

[3] The 'Reduced Density' Alternative would result in 5,606 dwelling units, 2,638 fewer dwelling units then the AVSP Project.

[4] The 'Further Reduced Density' Alternative would result in 4,337 dwelling units, 3,907 fewer dwelling units then the AVSP Project. (This is the ***'Environmentally Superior Alternative'.)***

7.0 - INVENTORY OF MITIGATION MEASURES

7.0 INVENTORY OF MITIGATION MEASURES

A detailed discussion of existing environmental conditions, environmental impacts, and recommended mitigation measures are included throughout SECTIONS 4.0 through 4.13 of this Program DEIR.

This following TABLE 7.0-1 is a collection of those 'site issues' and 'mitigation measures' for SECTIONS 4.0 through 4.13.

Within the EXECUTIVE SUMMARY, TABLE ES.0-2 summarizes the environmental impacts, the significance before mitigation, the mitigation measures, and the level of significance after mitigation, associated with the Alberhill Villages Specific Plan (AVSP), is implemented.

TABLE 7.0-1 - ISSUE AREAS & MITIGATION MEASURES

Issue Area	Mitigation Measures
Aesthetics/ Light & Glare	**AES-1**: During Project construction, the construction Project manager shall ensure that the appropriate screening and visual buffers are provided (such as temporary fencing with opaque material), to screen on-going construction activities from residential land uses developed within previous phases**.**
	AES-2: Construction plans shall delineate the required setback for residential development from all mining operations according to Reclamation Plan 112 and the City's Municipal Code.
	AES-3: Prior to issuance of building permits for each implementing development Project, the applicant/ developer of the implementing development Project shall submit a detailed Landscape Plan, for review and approval by the City's Planning Division. The Landscape Plan shall, at a minimum, address special edge treatments for adjacent off-site areas, and the use of native vegetation.
	AES-4: All landscaping shall be installed, in accordance with landscape and irrigation standards that are part of the Specific Plan at the time of approval of each Project area's Landscape Plan, and prior to issuance of occupancy permits for a particular phase or area.
	AES-5: Landscaping shall be consistent with the AVSP and any supplemental Phased Development Plan (PDP) and Design Review (DR) in order to strengthen the visual cohesiveness of the community and provide a harmonious transition between man-made features and the natural features of the site.
	AES-6: Disturbed and un-landscaped areas shall be replanted with native plant materials that are compatible with the theme and that respond to the functional consideration of the region.
	AES-7: To the extent practicable, removal of existing native trees and vegetation along Temescal Canyon Wash shall be prohibited during Project construction and grading (this can be accomplished by staking sensitive habitat at the limits of grading to avoid incidental disruption). The Project grading plan shall clearly indicate permit limits and areas to remain.

Issue Area	Mitigation Measures
Aesthetics/ Light & Glare	**AES-8:** Under the Landscaping and Lighting Act of 1972 (part 2, Division 15 of the Streets and Highway Code) and the City of Lake Elsinore Municipal Code, a Landscaping and Lighting District, or other mechanism, may be formulated to set standards for maintenance of landscape and lighting installations.
	AES-9: Any lights used to illuminate the parking areas, driveways, and other exterior or interior areas, shall be designed and located so that direct lighting is directed and confined to the subject property. The applicant/developer shall submit photometric lighting plans for each commercial, multi-family and recreational project. Directional lighting should be of a minimum intensity (wattage) of one foot-candle, or as otherwise necessary, for public safety.
	AES-10: Project design shall incorporate additional techniques to reduce light and glare, such as use of opaque glass instead of reflective glass, and earth tone building materials in high visibility areas.
Air Quality and Greenhouse Gas	**AQ-1:** Construction activities may cause NOx, ROG, PM-10 and PM-2.5 emissions to substantially exceed SCAQMD CEQA thresholds if multiple activities/phases overlap or are compressed into shorter time-frames. Reasonable and feasible mitigation cannot likely reduce impacts to a less-than-significant level. Mitigation during construction is required to achieve a reduced level of impact includes; the contractor shall implement the following measures: **Dust Control:** • 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 gusts) 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. • Provide water spray during loading and unloading of earthen materials. • Install wheel washers, shaker plates and gravel where vehicles enter and exit the construction site onto paved roads or wash off trucks and any equipment leaving the site each trip. • All streets shall be swept at least once a day using SCAQMD Rule 1186 1186.1 certified street sweepers or roadway washing trucks if visible soil materials are carried to adjacent streets (recommend water sweepers with reclaimed water). • All trucks hauling dirt, sand, soil or other loose materials are to be covered. • Appoint a construction relations officer to act as a community liaison concerning on-site construction activity including resolution of issues related to PM10 generation. Diesel exhaust particulates and NOx emissions may have a significant impact during construction because of the size scope of the project. Measures to reduce exhaust emissions include: **Exhaust Emissions:** • Require 90-day low-NOx tune-ups for off-road equipment. • Limit allowable idling to 5 minutes for trucks and heavy equipment. • Utilize equipment whose engines are equipped with diesel oxidation catalysts if available. • Utilize diesel particulate filter on heavy equipment where feasible. • If Tier 4 off-road construction equipment is not available, require alternative fueled off-road

Issue Area	Mitigation Measures
Air Quality and Greenhouse Gas	equipment. • Configure construction parking to minimize traffic interference. • Use electricity from power poles rather than temporary diesel or gasoline power generators over 49HP. If generators are over 49HP, they will have to comply with the Air Quality Management District rules. • Provide temporary traffic controls such as a flag person, during all phases of construction to maintain smooth traffic flow. • Schedule construction activities that affect traffic flow on the arterial system to off-peak hours to the extent practicable. • Reroute construction trucks away from congested streets or sensitive receptor areas. • Provide dedicated turn lanes for movement of construction trucks and equipment on-site and off-site.
	AQ-2: Prior to the approval of each implementing development application, the applicant shall provide an exhibit demonstrating that the following measures have been incorporated into the overall AVSP design to reduce reliance on the single occupancy vehicle. These provisions shall be made a Condition of Approval on implementing development applications as part of street improvements. • Provide for increased utilization of public transit by providing a park-and-ride facility and opportunities on-site for the future shuttle link to the planned Metrolink station in Perris or downtown Lake Elsinore. If the Metrolink station in Perris or downtown Lake Elsinore is not implemented, the Project would not be required to provide the shuttle link on the Project site. • Provide one or more secure, convenient bus stop locations, including, where feasible, seating, signage, shelters, and trash receptacles. • Provide safe, appropriately lighted, and attractively landscaped physical linkages between land uses that encourage bicycling and walking as alternatives to driving through the provision of bike lanes and/or walking paths. • Off-street bicycle parking shall be distributed throughout the commercial areas of the Alberhill Villages Specific Plan and placed conveniently near building entrances without obstructing pedestrian movement.
	AQ-3: Prior to issuance of a building permit(s), the applicant shall demonstrate that the following measures to conserve energy have been incorporated into building design: • Submit plans demonstrating that the new residential buildings shall exceed 2013 or the current California Title 24 energy efficiency requirements in effect at the time of building permit issuance. • Submit plans demonstrating that the new commercial buildings shall include the following green building design features: - Utilize Low-E and ENERGY STAR windows where feasible; - Install high-efficiency lighting systems and incorporate advanced lighting controls, such as auto shut-offs, timers and motion sensors; - Install high R-value wall and ceiling insulation; and, - Incorporate use of low pressure sodium and/or fluorescent lighting, where feasible. • Require acquisition of new ENERGY STAR qualified appliances and equipment. • 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. • Where appropriate as determined by the City Engineering Division and Building and Safety

Issue Area	Mitigation Measures
Air Quality and Greenhouse Gas	Division, structures shall be designed to support the added loads of rooftop solar systems and be provided with appropriate utility connections for solar panels, even if installation of panels is not planned during initial construction.
	AQ-4: Prior to issuance of building permit(s), the applicant shall demonstrate that the following water and energy conservation measures have been incorporated into the landscape plan: • Participate in green waste collection and recycling programs for landscape maintenance. • Require use of landscaping with low water requirements and fast growth. • Plant trees or vegetation to shade buildings and thus reduce heating/cooling demand.
	AQ-5: Prior to the approval of a Phased Development Plan, Subdivision Map, or Design Review application by the City's decision-making authority, applicants for proposed new development with sensitive receptors or in close proximity to 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.
	GHG-1: The following CAP measures as binding and enforceable upon implementing projects as required by the CAP and shall be verified by the City prior to approval of implementing project plans or prior to occupancy as appropriate: **T-1.2: Pedestrian Infrastructure** • Implementing projects shall be required to provide sidewalks along new and reconstructed streets. • Implementing projects shall provide sidewalks or paths to internally link all uses in a project where applicable. • Implementing projects shall provide connections to neighborhood activity centers, major destinations, and transit contiguous to site. **T-1.4: Bicycle Infrastructure** • Where applicable, implementing projects shall implement a network of Class I, II and II bikeways, trails and safety features identified in the General Plan, Bike Lane Master Plan, Trails Master Plan and Western Riverside County Non-Motorized Transportation plan. Where applicable, the implementing project shall provide connections to the network identified in these plans. **T-1.5: Bicycle Parking** • New, non-residential development that is anticipated to generate visitor traffic shall provide permanently anchored bicycle racks within 200 feet of the visitor entrance, readily visible to passers-by, for 5% of visitor motorized vehicle parking capacity, with a minimum of one two-bike capacity rack; and, • For an implementing project proposing a building with over 10 tenant spaces, secure bicycle parking for 5% of tenant-occupied motorized vehicle parking capacity, with a minimum of one space shall be provided.

Issue Area	Mitigation Measures
Air Quality and Greenhouse Gas	**T-2.1: Designated Parking for Fuel-Efficient Vehicles** • A non-residential implementing project shall designate 10% of its total parking spaces for "Clean Air Vehicles." **E-1.1: Tree Planting** • Implementing projects shall provide a 15-gallon non-deciduous, umbrella-form tree per 30 linear feet of boundary length, near buildings, or to shade pavement in parking lots and streets. **E-1.2: Cool Roof Requirements** • A non-residential implementing project shall use roofing materials having solar reflectance, thermal emittance or Solar Reflectance Index 3 per CalGreen Tier 1 values. **E-1.3: Energy Efficient Building Standards** • Implementing projects shall achieve CalGreen Tier 1 energy efficiency standards. **E-3.2: Energy Efficient Street and Traffic Signal Lights** • If an implementing project involves the installation of street or traffic signal lights, such lighting shall consist of Low Emitting Diode (LED) lights. **E-4.1: Landscaping** • An implementing project shall comply with the City's AB 1881 Landscaping Ordinance. **E-4.2: Indoor Water Conservation Requirements** • Implementing projects shall reduce indoor water consumption by 30%, consistent with CalGreen Tier 1, Section A5.303.2.3.1. **S-1.4: Construction and Demolition Waste Diversion** • An implementing project accompanied by a waste management plan shall demonstrate how 65% of the nonhazardous construction and demolition debris generated at the site will be recycled or salvaged.
	GHG-2: Prior to the issuance of any discretionary developments for the AVSP (including grading, and/or similar) the Project applicant shall submit a CAP compliance document to the Director of Community Development. The Climate Action Plan Compliance Report has been prepared and is located within Chapter 7 of the Alberhill Villages Specific Plan. • The auditing mechanism for the CAP is discussed further within Chapter 6.0, sub-section 6.2.2 - Measure Implementation and Performance. The City staff shall evaluate measures every five years, identifying achievement of the performance indicators, participation rates, implementation costs, and community benefits realized, remaining barriers to implementation, and recommendations for changes to the CAP. - This evaluation may be submitted to the City Council in conjunction with the General Plan status report for that year as required by State Government Code Section 65400. - In addition, measure review will include an assessment of the implementation of applicable Scoping Plan measures to determine if adjustments to the CAP must be made to account for any shortfalls in Scoping Plan implementation.
Biological Resources/ Jurisdictional Waters	**BIO-1:** A pre-construction survey for resident burrowing owls will be conducted by a qualified biologist within 30 days prior to commencement of grading and construction activities within those portions of the Project site containing suitable burrowing owl habitat. If ground disturbing activities in these areas are delayed or suspended for more than 30 days after the preconstruction survey, the area shall be resurveyed for owls.

Issue Area	Mitigation Measures
Biological Resources/ Jurisdictional Waters	The pre-construction survey and any relocation activity will be conducted in accordance with the CDFW Report on Burrowing Owl Mitigation, 1995. If active nests are identified on-site during the pre-construction survey, they shall be avoided or the owls actively or passively relocated. To adequately avoid active nests, no grading or heavy equipment activity shall take place within at least 100 meters (approximately 330 feet) of an active nest during the breeding season (February 1 through August 31), and 165 feet during the non-breeding season (September 1 through January 31). If burrowing owls occupy the site and cannot be avoided, passive relocation shall be used to exclude owls from their burrows. Relocation shall be conducted outside the breeding season or once the young are able to leave the nest and fly. Passive relocation is the exclusion of owls from their burrows (outside the breeding season or once the young are able to leave the nest and fly) by installing one-way doors in burrow entrances. These one-way doors allow the owl to exit the burrow, but not enter it. These doors shall be left in place 48 hours to ensure owls have left the burrow. Alternative natural or artificial burrows that are beyond 50 meters from the impacted area shall be provided in a ratio of 1:1 in adjacent suitable habitat that is contiguous with the foraging habitat of the affected owls. The Project area shall be monitored daily for one week to confirm owl use of burrows before excavating burrows in the impact area. Burrows shall be excavated using hand tools and refilled to prevent reoccupation. Sections of flexible pipe shall be inserted into the tunnels during excavation to maintain an escape route for any animals inside the burrow.
	BIO-2: No new clearing, grubbing, grading or other ground-disturbance activities shall occur on each implementing development Project site until the following requirements have been met for the California gnatcatcher (*Polioptila californrnica californica*): Presence/absence surveys shall be conducted within the footprint where new clearing, grubbing, grading or other ground-disturbance activities is proposed. Said surveys shall also include all land within 500 feet of the ground-disturbance footprint. If surveys document absence of CAGN no additional avoidance or minimization measures are required. Surveys in which the species is not detected are considered valid for one year. New surveys shall be conducted on any previously surveyed areas where clearing, grubbing, grading or other ground-disturbance activities are not commenced within one year and whenever new areas are proposed for ground-disturbance activities. If surveys document the presence of California gnatcatcher (CAGN), impacts to CAGN would be mitigated below the level of significance when occupied coastal sage scrub is fenced and direct impacts are avoided and construction within 500 feet of occupied habitat occurs only between September 1 and January 31 to avoid indirect impacts to nesting CAGN. If avoidance is not feasible a Section 7 Consultation or Section 10 Incidental Take Permit shall be initiated by the project applicant with the USFWS and mitigation measures to avoid or minimize adverse Project effects to CAGN, as identified by the USFWS shall be implemented. Potential impacts will be reduced to below the level of significance through implementation of one or more of the following measures, which individually or in combination will reduce potential impacts to below the level of significance: • Avoidance;

Issue Area	Mitigation Measures
	• Minimization of Impacts; • Acquisition and set aside of similar CAGN habitat either on-site or off-site at a 1:1 ratio; and, • The purchase of off-site compensation land.
Biological Resources/ Jurisdictional Waters	**BIO-3:** Should construction of implementing development Projects occur during the breeding season for the least Bell's vireo (LBV) or southwestern willow flycatcher (SWWF) (March 15 through September 15), presence/absence surveys shall be conducted prior to construction; or presence can be assumed. If surveys document the presence of LBV and SWWF, impacts to LBV and SWWF would be mitigated below the level of significance when occupied riparian forest/woodland/scrub is fenced and direct impacts are avoided and construction within 500 feet of occupied habitat occurs only between September 15th and March 15th to avoid indirect impacts to nesting LBV. If avoidance is not feasible, a temporary noise barrier shall be used during construction, at the appropriate location(s), in coordination with CDFW and the USFWS. The noise barrier shall attenuate noise levels to 60 dBA or less, at the edge of breeding habitat. If surveys indicate that these species are not present, this measure will not be required. Additional or alternative measures to avoid or minimize adverse Project effects to LBV and SWWF, as identified by the USFWS in Section 7 or Section 10 Consultation, shall be implemented.
	BIO-4: Prior to issuance of a grading permit(s) for areas within the Alberhill Villages Specific Plan that contain riparian/riverine habitat, the applicant shall implement one or more of the following measures to mitigate for impact to riparian/riverine habitat at a 1:1 ratio: • On-site or off-site replacement of USACE/RWQCB jurisdictional "waters of the U.S.", "waters of the State" and wetlands at no less than a 1 to 1 replacement to impact ratio, or as required by the agency. Off-site replacement shall include the purchase of mitigation credits at an agency-approved off-site mitigation bank or payment into an in-lieu fee agreement, such as San Jacinto River invasive removal project through Santa Ana Watershed Authority. • On-site or off-site replacement of CDFW jurisdictional streambed and associated riparian habitat at no less than a 1 to 1 replacement to impact ratio, or as required by the agency. Off-site replacement shall include the purchase of mitigation credits at an agency-approved off-site mitigation bank or payment into an in-lieu fee agreement, such as San Jacinto River invasive removal project through Santa Ana Watershed Authority.
	BIO-5: Prior to issuance of a grading permit for any implementing development proposal that contains potential "waters of the U.S." and/or "waters of the State", a formal jurisdictional delineation of the subject property documenting all drainages including ephemeral drainages shall be completed. Potential impacts to any "waters of the U.S." and "waters of the State" will be reduced to below the level of significance through implementation of one or more of the following measures that individually or in combination will reduce potential impacts to below the level of significance, subject to U.S. Army Corps of Engineers and California Department of Fish and Wildlife approval through the Section 404 and Section 1600 Streambed Alteration Agreement permitting process: • Avoidance of on-site jurisdictional features; • Enhancement of avoided on-site drainages; • Restoration of on-site riparian habitat following ground-disturbance activities; or,

Issue Area	Mitigation Measures
	• On-site or off-site mitigation of residual impacts to jurisdictional areas at a 1:1 ratio, or such other ratio as negotiated between the applicant, the U.S. Army Corps of Engineers (ACOE), Regional Water Quality Control Board (RWQCB) and the California Department of Fish and Wildlife (CDFW) during the Section 404/401/1602 permitting process.
Biological Resources/ Jurisdictional Waters	**BIO-6:** In order to avoid violation of the Migratory Bird Treaty Act (MBTA) and the California Fish and Game Code ground-disturbance activities including the removal of trees and vegetation shall be avoided, to the greatest extent possible, during the nesting season (generally February 1 to August 31) of potentially occurring native and migratory bird species. If site-preparation activities are proposed during the nesting/breeding season (February 1 to August 31), a pre-activity field survey shall be conducted by a qualified biologist prior to the issuance of grading permits, to determine if active nests of species protected by the MBTA or the California Fish and Game Code are present in the construction zone. If active nests are not located within the Project area and appropriate buffer (500 feet) of an active listed species or raptor nest, 300 feet of other sensitive or protected bird nests (non-listed), or within 100 feet of sensitive or protected songbird nests), earth-moving activities may be conducted during the nesting/breeding season. However, if active nests are located during the pre-activity field survey, no grading or heavy equipment activity shall take place within at least 500 feet of an active listed species or raptor nest, 300 feet of other sensitive or protected (under MBTA or California Fish and Game Code) bird nests (non-listed), or within 100 feet of sensitive or protected songbird nests until the nest is no longer active.
	BIO-7: Though the **Stephens' kangaroo rat** was not found on-site, suitable habitat, however, exists on-site within the ruderal/non-native grassland and disturbed sage scrub habitats located on-site. The Project Site is located in the Stephens' Kangaroo Rat Fee Assessment Area (Riverside County Ordinance 663.10). To reduce potential impacts to the Stephen's kangaroo rat, and in accordance with Riverside County Ordinance 663.10, a Stephens' Kangaroo Rat Mitigation Fee payment of $500.00 per gross developed acre is required – paid to the Riverside County SKR Habitat Conservation Plan Fees. The mitigation fee shall be required prior to the issuance of a grading permit. If a deferral agreement instrument is recorded by the Applicant, the fee may be deferred to the issuance of the first building permit within the development. Fee amounts are determined by Riverside County Transportation and Land Management Agency (TLMA) Building & Safety and Planning Land Use staff and can be paid at any TLMA Permit Assistance Center. The **rosy boa**, designated as a CDFW California Species of Concern, were not found on-site during the 14 days of general and focused biological surveys and site reconnaissance, even though suitable habitat was present. The rosy boa is generally sparsely distributed in rocky chaparral and coastal sage scrub habitats, and has a high potential to occur within these habitats. Additional surveys are to be conducted before grading is permitted, and if found, the rosy boa will be relocated to habitat suitable areas outside the development area. In addition, the **fairy shrimp**, also not found during the 14 days of general and focused biological surveys and site reconnaissance, may have a potential for existence due to the presence of numerous seasonal pools observed on-site. A presence/absence survey shall be conducted prior to any on-site grading.

Issue Area	Mitigation Measures
	BIO-8: The Applicant shall be responsible for implementing mitigation to reduce potential impacts to two species of native trees that were located on-site: the southern coast live oak riparian forest located in the northwest corner of the Site that includes coast live oak (*Quercus agrifolia*) and the arroyo willow (*Salix lasiolepis*). The oak trees and willows are large, mature, and in good health. If oak trees will be impacted, the developer shall mitigate the loss at a 3:1 replacement with 36" box trees, or shall relocate the native oak trees.
Biological Resources/ Jurisdictional Waters	**BIO-9:** If necessary, prior to the commencement of construction activity, a temporary sound wall shall be erected adjacent to construction between the AVSP's development footprint and any Critical Habitat Areas to ensure that wildlife are not subject to noise that would exceed residential noise standards (65 dBA) or ambient noise levels (whichever is higher). Once construction is completed, the temporary sound wall shall be removed.
	BIO-10: Any loading docks proposed for construction located adjacent to the Critical Habitat Areas shall be designed and operated to maintain noise levels at 65 dBA or ambient noise levels (whichever is higher).
Cultural Resources	**CR-1:** Prior to issuance of grading permit(s) for the Project, the Project applicant shall retain an archaeological monitor to monitor all ground disturbing activities in an effort to identify any unknown archaeological resources. Any newly discovered cultural resource deposits shall be subject to a cultural resources evaluation.
	CR-2: At least 30 days prior to seeking a grading permit, the Project applicant shall contact the appropriate Indian tribe to notify that Tribe of grading, excavation and the monitoring program, and to coordinate with the City of Lake Elsinore and the Tribe to develop a Cultural Resources Treatment and Monitoring Agreement. The Agreement shall address the treatment of known cultural resources, the designation, responsibilities, and participation of Native American Tribal monitors during grading, excavation and ground disturbing activities; Project grading and development scheduling; terms of compensation; and treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on the site.
	CR-3: Prior issuance to any grading permit, the Project archaeologist shall file a pre-grading report with the City and County (if required) to document the proposed methodology for grading activity observation. Said methodology shall include the requirement for a qualified archaeological monitor to be present and to have the authority to stop and redirect grading activities. In accordance with the agreement required in CR-1, the archaeological monitor's authority to stop and redirect grading will be exercised in consultation with the appropriate tribe 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 also have the authority to stop and redirect grading activities in consultation with the Project archaeologist.
	CR-4: The landowner shall relinquish ownership of all cultural resources, including sacred items, burial goods and all archaeological artifacts that are found on the Project area to the appropriate tribe for proper treatment and disposition.
	CR-5: All sacred sites, should they be encountered within the Project area, shall be avoided and preserved as the mitigation, if feasible.
	CR-6: If inadvertent discoveries of subsurface archaeological/cultural resources are discovered during grading, the Developer, the Project archaeologist, and the appropriate tribe shall

Issue Area	Mitigation Measures
	assess the significance of such resources and shall meet and confer regarding the mitigation for such resources. If the Developer and the Tribe cannot agree on the significance or the mitigation for such resources, these issues will be presented to the Community Development Director (COD) for decision. The COD shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological resources and shall take into account the religious beliefs, customs and practices of the appropriate tribe. Notwithstanding any other rights available under the law, the decision of the COD shall be final.
	CR-7: Prior to the approval of any implementing development Project or the issuance of any grading permit, that includes the Alberhill School site, the applicant shall provide to the City of Lake Elsinore an evaluation of the School House structure completed by a qualified architectural historian to determine its historical significance and integrity. The report shall require the review and approval by the Community Development Department – Planning Division.
Cultural Resources	**CR-8:** Prior to the issuance of grading permits for each implementing development Project, 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 mitigation measures CR-1 through CR-7. However, if the approved Paleontological Resources Survey determines that it is likely that paleontological resources will be uncovered during earth-moving activities, a qualified paleontologist shall be retained to develop a Paleontological Resources Monitoring and Treatment Plan (PRMTP) for approval by the Community Development Director. Following Community Development Director approval of the PRMTP, grading and construction activities may proceed in compliance with the provisions of the approved PRMTP. The PRMTP shall include the following measures: 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 or qualified designee. c. If fossil remains large enough to be seen are uncovered by earth-moving activities, a qualified paleontologist or qualified designee shall temporarily divert earth-moving activities around the fossil site until the remains have been evaluated for significance and, if 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. d. If a qualified paleontologist or qualified designee is not present when fossil remains are uncovered by earth-moving activities, these activities shall be stopped and a qualified paleontologist or qualified designee shall be called to the site immediately to evaluate the significance of the fossil remains. e. At a qualified paleontologist or qualified designee's discretion and to reduce any construction delay, a construction worker shall assist in removing fossiliferous rock samples

Issue Area	Mitigation Measures
Cultural Resources	to an adjacent location for temporary stockpiling pending eventual transport to a laboratory facility for processing. f. A qualified paleontologist or qualified designee shall collect all significant identifiable fossil remains. All fossil sites shall be plotted on a topographic map of the Project site. g. If the qualified paleontologist or qualified designee determines that insufficient fossil remains have been found after fifty percent of earthmoving activities have been completed, monitoring can be reduced or discontinued. h. Any significant fossil remains recovered in the field as a result of monitoring or by processing rock samples shall be prepared, identified, catalogued, curated, and accessioned into the fossil collections of the San Bernardino County Museum, or another museum repository complying with the Society of Vertebrate Paleontology standard guidelines. Accompanying specimen and site data, notes, maps, and photographs also shall be archived at the repository. i. Within 6 months following completion of the above tasks or prior to the issuance of occupancy permits, whichever comes first, a qualified paleontologist or qualified designee shall prepare a final report summarizing the results of the mitigation program and presenting an inventory and describing the scientific significance of any fossil 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.
Geology, Soils, Mineral Resources and Seismicity	**G-1:** Site specific geotechnical investigations, including subsurface fault studies, shall be completed prior to the approval of each implementing development proposal.
	G-2: Soil, seismic and foundation investigations shall be performed for each tract structural site. Structural foundations shall be designed to resist the effects of compressible/ collapsible and expansive soils. The investigation shall also include engineering design for slope stabilization on northwest and southwest facing slopes that are cut into the Silverado Foundation. Recommendations may include over excavating and capping cut lots within granitic bedrock, Santiago Peak Volcanic and the Bedford Canyon Formation located on site with at least three feet of compacted fill to create easily excavatible pads for foundation, utility, and landscaping purposes. Similar grading plans for interior streets located in hard bedrock cut areas may also be recommended in the investigations in addition to measures on the handling and selective replacement and/or removal off-site of oversized rock. These structures and grading characteristics shall be indicated in the construction design plans and subject to approval by the City Engineering Division prior to issuance of grading permits.
	G-3: Prior to issuance of building permits, all compressible/collapsible soils as identified by the soil and foundation investigations shall be removed to the level of underlying competent soils or bedrock. Unsuitable soil materials include stockpiles, uncompacted fill, alluvium, older alluvium and landslides. Varying depths of removal, depending on the type of soil material, shall be required, as recommended in the investigations. The grading characteristics shall be indicated in the construction design plans and are subject to review and approval by the City Engineering Division.
	G-4: Following completion of rough grading, a lot-by-lot classification shall be conducted to determine specific foundation recommendations of soils at exposed finished grade. The

Issue Area	Mitigation Measures
Geology, Soils, Mineral Resources and Seismicity	recommendations shall be indicated on construction design plans and are subject to review and approval by the City Engineering Division.
	G-5: All structures shall be designed to resist seismic acceleration of 0.47g (two thirds of peak acceleration of 0.7g). This design resistance shall be demonstrated to the satisfaction of the City's Building Official on the construction design plans prior to issuance of building permits.
	G-6: To reduce liquefaction and subsidence potential in the soil/seismic study, study recommendations to include over-excavation and recompaction and removal of sandy alluvial soils and other soft soils and replacement with fill shall be implemented. Compliance with this measure shall be demonstrated on construction design plans for review and approval by the City Engineering Division, prior to issuance of grading permits. Also, the use of systems such as sub-drains for dewatering purposes could potentially be used to reduce the potential for subsidence and liquefaction.
	G-7: Locally sheared or gouged bedrock materials that are exposed in areas of mapped, inactive faults shall either both be removed and capped, or to fill and be stabilized in accordance with recommendations in the required soils investigation report**.**
	G-8: Fault setbacks shall be documented and observed from active faults and fissures identified in the seismic study. Compliance with this measure shall be demonstrated on maps and construction design plans for review and approval by the City Engineer Division prior to issuance of grading permits.
	G-9: Cut and fill slopes, underground utility trenches, buttresses and stabilization fills shall be designed to accommodate the addition of rain/irrigation water, while not adversely impacting structures and infrastructure. Engineering design of these areas is subject to review and approval by the City. Compliance with this measure shall be demonstrated on the grading plans prior to issuance of grading permits, to the satisfaction of the City Engineering Division.
	G-10: To reduce the potential of the rise in ground water, due to the slow-down in mining dewatering activity, recommendations of compliance with this measure shall be demonstrated on construction design plans for review and approval by the City Engineering Division, prior to the issuance of grading permits.
	G-11: Prior to the approval of any Phased Development Plan or Subdivision Map as determined by the City Engineer, the applicant shall comply with the Landslide and Potential Slope Instability Recommendation contained in the *Geologic Constraints Study for an Environmental Impact Report (EIR) Submittal, Alberhill Villages Specific Plan, 1,374± Acres, West of Lake Street and South of Temescal Canyon Road, City of Lake Elsinore, Riverside County, California, by Petra Geotechnical Inc. dated March 16, 2010.*
Hazards and Hazardous Materials	**HAZ-1:** As part of the approval process for a Phased Development Plan, Subdivision, Map, or Design Review application, projects shall be required to demonstrate their avoidance of significant impacts associated with the use and storage of hazardous materials and disposal of hazardous materials through implementation of Policies 3.3 and 3.5 of the Hazards and Hazardous materials section of the Public Safety and Welfare chapter of the General Plan. (Ref. *General Plan EIR Mitigation Measure MM Hazards 1).*

Issue Area	Mitigation Measures
Hazards and Hazardous Materials	**HAZ-2:** As part of the approval process for a Phased Development Plan, Subdivision, Map, or Design Review application, projects shall be required to demonstrate their avoidance of significant impacts associated with exposure to hazardous materials through implementation of General Plan Policies 3.3 and 3.5 of the Hazardous Materials section of the Public Safety and Welfare chapter. Proposed development on or adjacent to the SARI line would be required to analyze risks specific to sensitive land uses and the extent of sub-surface components involved with building in these locations. (Ref. *General Plan EIR Mitigation Measure MM Hazards 2).*
	HAZ-3: As part of the approval process for a Phased Development Plan, Subdivision, Map, or Design Review application, projects shall be required to demonstrate their avoidance of significant impacts associated with 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).*
Hydrology and Drainage	**HY-1:** Prior to issuance of grading permits, the Projects' applicant shall obtain coverage under the General Construction Permit. The Project applicant/owner is required to electronically file and submit all Permit Registration Documents (PRDs) into the State Water Board's Storm Water Multi-Application and Report Tracking System (SMARTS) web-site prior to the commencement of construction. PRDs consist of: 1) Notice of Intent (NOI); 2) Risk Assessment; 3) Site Map; 4) Stormwater Pollution Prevention Plan (SWPPP); 5) Annual Fee - must be mailed; and, 6) Signed Certification Letter.
	HY-2: All drainage facilities constructed in this Project shall conform to the requirements and standards of the Riverside County Flood Control and Water Conservation District and the City Engineering Division of the Public Works Department.
	HY-3: Site specific drainage systems shall be designed as each planning area or phase comes on line. All phased drainage systems shall conform to a Master Plan of Drainage for the entire Alberhill Villages Specific Plan Project area.
	HY-4: In order to protect the existing streambed of the Temescal Canyon Wash, an energy dissipating structure shall be provided at the storm drain system discharge point, if necessary. Erosion control devices shall also be provided, if necessary.
	HY-5: Prior to the issuance of grading permits, the applicant shall develop a Storm Water Pollution Prevention Plan (SWPPP) that emphasizes structural and non-structural Best Management Practices (BMP's), in compliance with the Environmental Protection Agency's (EPA's) National Pollutant Discharge Elimination System (NPDES) program requirements. The SWPPP indicates how stormwater pollution will be controlled only during plus one year after construction. Stormwater pollutants that may be present at the Project include the following: • Sediment; • Nutrients (fertilizers); • Bacteria and Viruses; • Organics; • Oil and Grease; • Heavy Metals; • Toxic Chemicals; and, • Floating Solids.

Issue Area	Mitigation Measures
Hydrology and Drainage	**HY-6:** Best Management Practices (BMPs) shall be specified in the Project Storm Water Pollution Prevention Plan (SWPPP) and Water Quality Management Plan (WQMP) to reduce the level of pollutants indicated above from entering the Temescal Canyon Wash. Recommended practices during construction include site stabilization to limit sedimentation. Following is a list of recommended BMPs to be used during construction, in addition to the list referenced within the SWPPP: • Preservation of Existing Vegetation; • Seeding, Planting and Mulching of Disturbed Areas; • Dust Control; • Construction Road Stabilization; • Stabilized Construction Entrance; • Outlet Protection; • Temporary Debris Basins; and, • Sandbagging, Slit Fence, Straw Waddles.
	HY-7: The site's SWPPP shall also specify BMPs for post construction. Post construction BMP's may be divided into two categories, structural and non-structural. A list of recommended non-structural BMPs is provided below, in addition to the list referenced within the SWPPP: • Public Education/Involvement; • Housekeeping Practices; • Catch Basin Stenciling; • Street Cleaning; and, • Storm Drain System Cleaning.
	HY-8: Structural BMPs shall be considered to be incorporated into the design of the community that will improve water quality and potentially enhance wetland mitigation opportunities, in addition to the list referenced within the WQMP: • Retention Basins; • Grass-Lined Channels and Swales; • Detention Basins; • Infiltration Trenches; • Water Quality Inlets; and, • Water Quality Basins.
	HY-9: On-site drainage shall be placed in grass-lined channels and swales where ever possible, taking advantage of greenbelts within the Project's limits.
	HY-10: Prior to final approval of street improvement plans or any required slope revetment plans, the Project Proponent shall provide evidence to the City of Lake Elsinore that a Conditional Letter of Map Revision (CLOMR) has been issued by FEMA for the Project. The grading plan shall substantially conform to the CLOMR.
	HY-11: Prior to the first building permit final inspection in area(s) subject to the FEMA floodplain designation, the Project Proponent shall provide evidence to the City of Lake Elsinore that a Final Letter of Map Revision (LOMR) has been issued by FEMA verifying that flood control measures have been completed and the residential development areas are permanently removed from the FEMA floodplain designation (1 percent annual chance of flooding).

Issue Area	Mitigation Measures
Noise	**NSE-1:** To reduce construction-related noise, site preparation, grading and construction activities shall be limited to those hours as set forth in noise control provisions of the Lake Elsinore Municipal Code.
	NSE-2: All construction equipment, fixed and mobile, shall be equipped with properly operating and maintained mufflers.
	NSE-3: All stationary noise generating construction equipment and any construction staging areas shall be located as far as practical from existing residences. If impulsive noise generation such as pile driving or jack-hammers is necessary close to noise-sensitive users, activity scheduling to minimize off-site impacts, or erection of temporary barriers, shall be necessary.
	NSE-4: As part of an application for a Phased Development Plan, Subdivision Map, or Design Review application, a noise study shall be submitted that evaluates existing and projected noise levels affecting the implementing development proposal. Design features that may be incorporated within an implementing project may include setbacks from the roadway or noise attenuation that will reduce noise levels to acceptable standards. An exterior level of 60 dB CNEL in usable outdoor space shall be the noise exposure goal for such maximally noise-sensitive uses. If such a level is not attainable with reasonably available noise control measures, the General Plan finds levels up to 65 dB CNEL are acceptable. In the event that patios and balconies are determined to occur within the 65 dBA noise contour, noise attenuation shall be required to reduce noise levels to 65 dBA CNEL or lower. This may include the use of architectural treatments, barriers, or other noise attenuating measures. Project specific mitigation measures shall provide sound level reductions so that future uses within the AVSP area are consistent with the CNEL levels identified in the Lake Elsinore General Plan and Lake Elsinore Municipal Code.
	NSE-5: Prior to the issuance of building permits, the applicant shall submit a detailed acoustical study demonstrating that all the structures will meet applicable City interior noise levels and exterior living area noise levels, in accordance with applicable noise standards and zoning regulations. 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 Alberhill Villages Specific Plan design plans have incorporated adequate sound attenuation measures to achieve the applicable noise standards.
	NSE-6: Prior to the issuance of any building permits for residential uses, 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 65 dBA for exterior noise levels and 45 dBA for interior noise levels.
	NSE-7: Prior to the issuance of building permits for commercial uses, the Project shall incorporate measures to minimize hours of operation and reduce exterior noise levels resulting from

Issue Area	Mitigation Measures
Noise	potential noise source locations, such as loading docks, speakerphones, music/live entertainment, to 65 dBA CNEL from 7 a.m. to 10 p.m. and 60 dBA from 10 p.m. to 7 a.m. These measures shall be implemented to the satisfaction of the Community Development Director or modified for special events.
	NSE-8: ASVP residential development planned for within 4,800 feet of nocturnal Pacific Aggregates rock crushing operations shall be approved only if it can be demonstrated that the nocturnal City of Lake Elsinore zoning ordinance standard of 40 dB (L_{50}) will not be exceeded at any single family residence. If future crushing activities are restricted to 7 a.m. to 10 p.m., this condition shall apply to proposed residential uses within 2,400 feet of crusher locations.
	NSE-9: For projects that have a potential to generate construction-related groundborne vibration (e.g., use of pile drivers, rock drills, and pavement breakers), the City shall require the project applicant to submit a construction-related vibration mitigation plan to the City prior to review and approval. The mitigation plan shall depict the location of the construction equipment and activities and how the vibration from this equipment and activity would be mitigated during construction of the project. The City shall require binding mitigation measures implementing the approved mitigation plan.
	NSE-10: For projects proposing new sensitive receptor uses in the vicinity of mining activities, the City shall require the project applicant to demonstrate the new use's compliance with City noise standards. Where project-specific analysis determines there is a potential for significant vibration-related impacts, the City shall require binding mitigation measures that will reduce the vibration received to acceptable levels.
Public Utilities/Service Systems	**Mitigation measures are not required.**
	PU-1: Prior to the issuance of building permits for residential, commercial, mixed-use, or institutional development, the City shall require verification from the Elsinore Valley Municipal Water District that adequate wastewater treatment facilities and treatment capacity exists to serve the proposed development.
Population, Housing and Employment	**Mitigation measures are not required.**
Traffic and Circulation	**TC-1:** Prior to the start of construction for each phase of the Alberhill Villages Specific Plan Project the Applicant shall implement the following measures documented in a construction management plan to be approved by the City Engineer: • Control of any street closure, detour, or other disruption to traffic circulation; • Routes that construction vehicles will utilize the site; • Hours of construction traffic (not to occur during AM or PM peak hour); • Off-site vehicle staging and parking areas; • Proposed construction staging plan for the Project; • Posted information for contact in case of emergency or complaint; and, • Hours of construction and traffic control during construction shall not interfere with ingress/egress to and from the residential, commercial and other land uses from each phase built and to be built-out.

Issue Area	Mitigation Measures
Traffic and Circulation	**TC-2:** The Project shall participate in the phased construction of the on- and off-site intersection improvements through payment of City of Lake Elsinore fees, and participation in the Western Riverside County Transportation Uniform Mitigation Fees (TUMF) program. Where required, improvements are not covered by these programs; mitigation shall be implemented through a fair-share contribution or as otherwise determined by the City Engineer. The improvements listed below may be phased pursuant to a project specific traffic impact analysis for a Phased Development Plan, Subdivision Map, or Design Review application prior to issuance of the first building permit for each phase. • Horsethief Canyon Road at Temescal Canyon Road Install a traffic signal and design for three-phase operation with protective left-turn phasing for westbound left-turn movements on Horsethief Canyon Road. Widen and re-stripe Horsethief Canyon Road to provide an exclusive northbound free right-turn lane. Widen and re-stripe Temescal Canyon Road to provide a 2nd and 3rd eastbound through lanes, 2nd westbound through lane and dual westbound left-turn lanes. • Lake Street at Temescal Canyon Road Widen and re-stripe Lake Street to provide a 2nd northbound left-turn lane, 3rd northbound through lane and a 3rd southbound through lane. Modify existing planned traffic signal. • Lake Street at Nichols Road Widen and re-stripe Lake Street to provide an exclusive northbound free right-turn lane. Install a westbound right-turn overlap phase on Nichols Road. Modify existing traffic signal • Terra Cotta Road at Lakeshore Drive Install a traffic signal and design for eight-phase operation with protective left-turn phasing for all left-turn movements on Terra Cotta Road and Lakeshore Drive. Widen and re-stripe Terra Cotta Road to provide an exclusive northbound left-turn lane and an exclusive southbound left-turn lane. Widen and re-stripe Lakeshore Drive to provide a 2nd eastbound through lane, a 2nd westbound through lane and an exclusive westbound right-turn lane. • I-15 Southbound Ramps/Collier Avenue at Nichols Road Widen and re-stripe I-15 Southbound Ramps to provide two (2) southbound left-turns, one (1) southbound through lane and one (1) southbound free right-turn lane. Widen and re-stripe Collier Avenue to provide one (1) northbound free right-turn lane Widen and re-stripe Nichols Road to provide a 2nd and 3rd eastbound through lanes, an exclusive eastbound right turn lane, dual westbound left-turn lanes, and a 2nd westbound through lane. Modify General Plan Buildout planned traffic signal. It should be noted that this improvement is part of the proposed I-15/Nichols Road Interchange Improvement Project. • I-15 Northbound Ramps at Nichols Road: Widen and re-stripe I-15 Northbound Ramps to provide two (2) northbound left-turns and one (1) northbound right-turn lane. Widen and re-stripe Nichols Road to provide a 2nd and 3rd eastbound through lanes, and a 2nd and 3rd westbound through lanes. Modify General Plan Buildout planned traffic signal. It should be noted that this improvement is part of the proposed I-15/Nichols Road Interchange Improvement Project. • Lincoln Street at A Street/E Street Widen and re-stripe Lincoln Street to provide an exclusive southbound right-turn lane.

Issue Area	Mitigation Measures
Traffic and Circulation	Widen and re-stripe E Street to provide a 2nd eastbound left-turn lane. Modify General Plan Buildout planned traffic signal. • Lake Street at A Street Widen and re-stripe Lake Street to provide a 3rd northbound through lane, 3rd southbound through lane and an exclusive southbound right-turn lane. Widen and re-stripe A Street to provide a 2nd eastbound left-turn lane, an exclusive eastbound right-turn lane, and an exclusive westbound right-turn lane. Install a southbound right-turn overlap phase on Lake Street. Modify General Plan Buildout planned traffic signal and convert from five-phase operation to eight-phase operation. It should be noted that this intersection is not impacted but has been improved due to other recommended improvements which affect the lane geometry of this intersection. • Lake Street at B Street Widen and re-stripe Lake Street to provide a 3rd northbound through lane and a 3rd southbound through lane. Modify General Plan Buildout planned traffic signal. It should be noted that this intersection is not impacted but has been improved due to other recommended improvements which affect the lane geometry of this intersection. • Lake Street at D Street (North) Widen and re-stripe Lake Street to provide a 3rd northbound through lane and a 3rd southbound through lane. Modify General Plan Buildout planned traffic signal. • Alberhill Ranch Road at Nichols Road Widen and re-stripe Alberhill Ranch Road to provide a 2nd southbound left-turn lane. Widen and re-stripe Nichols Road to provide an exclusive westbound right-turn lane. Modify General Plan Buildout planned traffic signal. • Terra Cotta Road at Nichols Road Widen and re-stripe Nichols Road to a 3rd eastbound through lane, an exclusive eastbound right-turn lane, a 3rd westbound through lane and a 2nd westbound left-turn lane. Install a northbound right-turn overlap phase on Terra Cotta Road. Modify General Plan Buildout planned traffic signal. • Lincoln Street at Temescal Canyon Road Widen and re-stripe Lincoln Street to provide a 2nd northbound left turn-lane. Widen and re-stripe Temescal Canyon Road to provide an exclusive eastbound free right turn-lane and a 2nd westbound left-turn lane. Modify General Plan Buildout planned traffic signal.

8.0 - INVENTORY OF UNAVOIDABLE ADVERSE IMPACTS

8.0 INVENTORY OF UNAVOIDABLE SIGNIFICANT IMPACTS

In accordance with *California Environmental Quality Act (CEQA) Guidelines* Section 15126(b), Environmental Impact Reports (EIRs) must include a discussion of significant environmental effects that cannot be avoided if the Alberhill Villages Specific Plan (AVSP) Project is implemented. The impact analysis, as detailed in SECTION 4.0 of this Program EIR, concludes that the impacts discussed below would remain as significant and unavoidable even after mitigation.

TABLE 8.0-1 illustrates the significant unavoidable impacts anticipated to result from the proposed Project, even with implementation of the project-specific mitigation measures identified in the analysis contained in SECTION 4.0 of the EIR.

TABLE 8.0-1 - SIGNIFICANT ENVIRONMENTAL EFFECTS WHICH CANNOT BE AVOIDED

Topic	Type of Impact	Impact
Air Quality/Greenhouse Gas Emissions Section 4.1	Air Quality	**Impact 4.18.2 — Air Emissions**. Air quality emission will be exceeded for the following criteria pollutants: • ROG during construction (all phases because of potential painting overlap) • ROG, NOx, CO, and PM10 construction emissions during Phases 1, 2, and 4. • ROG, NOx, CO PM10, PM2.5 during combined operational and construction emissions. Mitigation Measures have been required to reduce impacts to the maximum extent feasible, however, impacts would still be significant and unavoidable.

TABLE 8.0-1 - SIGNIFICANT ENVIRONMENTAL EFFECTS WHICH CANNOT BE AVOIDED

Topic	Type of Impact	Impact
Traffic and Circulation Section 4.7	Traffic	**Impact 4.7.1 — Performance of Transportation System.** Development of the project site would introduce a substantial new amount of traffic to the area. Twelve (12) of the twenty-seven (27) study intersections are forecast to operate at unacceptable levels of service, LOS E or worse with the addition of Project traffic based on the LOS impact criteria. Mitigation Measures are recommended to reduce impacts to less than significant levels. However, the timing of road improvements needed to improve level of service on a regional basis will be determined by the City of Lake Elsinore, other cities in western Riverside County, the County of Riverside and the Riverside County Transportation Commission, and Caltrans based upon need and the availability of funding. Thus, it is possible that the required improvements will not be constructed in time to mitigate the proposed Project's traffic and circulation impacts to below the level of significance. Therefore, the proposed Project will cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections***).*** Therefore, impacts are significant and unavoidable.

9.0 - EFFECTS FOUND NOT TO BE SIGNIFICANT

9.0 EFFECTS FOUND NOT TO BE SIGNIFICANT

The City of Lake Elsinore completed an Initial Study on June 12, 2012 to determine the potentially significant effects of the Project and to focus the Environmental Impact Report on the effects determined to be significant. In the course of this evaluation, certain aspects of the Project were found to have no impact or have a less than significant impact due to the inability of a Project of this scope to create such impacts or the absence of Project characteristics producing effects of this type.

In accordance with *CEQA Guidelines* Section 15128, the following Section provides a brief description of potential impacts areas marked 'No Impact', or 'Less Than Significant Impact' and which are not addressed in the EIR. A copy of the Initial Study may be found in Appendix A1, INITIAL STUDY/NOTICE OF PREPARATION. Impact areas marked as 'Less Than Significant Impact with Mitigation Incorporated' or 'Potentially Significant Impact' on the Initial Study are adequately examined in the appropriate sections of the AVSP Program Environmental Impact Report. Please note that several issues indicated as 'No Impact' or 'Less than Significant Impact' in the Initial Study are nonetheless addressed in the EIR as a matter of clarification or convenience for the reader.

The following areas were determined by the Initial Study to be 'Less than Significant' for the following reasons:

9.0.1 AGRICULTURE AND FORESTRY RESOURCES. *Would the Project:*

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? ***Level of Significance: No Impact.***

The property is being used for mining. Agricultural activities do not exist on-site.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? ***Level of Significance: No Impact.***

The Project site is being used for mining and is not zoned for agricultural use. There is no Williamson Act contract.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? ***Level of Significance: No Impact.***

The current land uses on the Project site consist of mining and related land uses. Existing zoning on the Project site is M-3 (Mineral Resources and Related Manufacturing District). There is no

forest land located on the Project site and the existing zoning of the Project site does not reflect forest land. Result in the loss of forest land or conversion of forest land to non-forest use?

The current land uses on the Project site consist of mining and related land uses. There is no forest land located on the project site.

9.0.2 HAZARDS AND HAZARDOUS MATERIALS. Would the project:

a) For a project located within the vicinity of a private airstrip, result in a safety hazard for people working in the project area? ***Level of Significance: No Impact.***

The proposed Project is not located within an airport land use plan or within two miles of a public airport or public use airport, and thus would not result in a safety hazard for people residing or working in the proposed project area.

b) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? ***Level of Significance: No Impact.***

The proposed Project is not located within a private airstrip, and thus would not result in a safety hazard for people residing or working in the proposed project area.

9.0.3 LAND USE AND PLANNING. *Would the Project:*

a) Physically divide an established community? ***Level of Significance: No Impact.***

The Project site is currently and historically been used for mining activities. The proposed development would change this to residential, commercial, institutional, university, public facility and open space uses. The Lake Elsinore General Plan designates the site for Hillside Residential, Low Density Residential, Medium Density Residential, High Density Residential, Residential Mixed Use, Commercial Mixed Use, General Commercial, Public Institutional, Recreational, and Open Space land uses. The Project site is located within an area designated for future development by the City of Lake Elsinore General Plan and therefore the proposed project will not physically divide an established community.

9.0.4 NOISE. *Would the project:*

a) 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? ***Level of Significance: No Impact.***

The Project is not located within an airport land use plan, or within two miles of a public airport or public use airport. Therefore, the project would not expose people residing or working within the project area to excessive noise levels due to proximity to a public or public use airport.

b) 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? ***Level of Significance: No Impact.***

The Project is not located within the vicinity of a private airstrip. Therefore the Project would not expose people residing or working in the project area to excessive noise levels.

9.0.5 POPULATION AND HOUSING. *Would the project:*

a) Displace substantial numbers of existing housing or numbers of people, necessitating the construction of replacement housing elsewhere? ***Level of Significance: No Impact.***

Due to the Project's site containing no existing residential units or persons living on the Project site, there will be no need to displace or replace housing or people.

b) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? ***Level of Significance: No Impact.***

The proposed Project is currently being mined and will not displace numbers of people, necessitating the construction of replacement housing elsewhere.

9.0.6 TRANSPORTATION/TRAFFIC. *Would the project:*

a) *Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantially safety risks?* ***Level of Significance: No Impact.***

Due to the Project's location and distance from the Skylark Airport, and not being within the airport's influence area, the nature of the proposed land uses, changes or significant alterations to air traffic patterns would not occur.

10.0 - ORGANIZATIONS AND PERSONS CONSULTED

10.0 ORGANIZATION AND PERSONS CONSULTED

10.1 ORGANIZATION AND PERSONS CONSULTED

10.1.1 Preparation of an Environmental Impact Report (EIR)

The following firms and individuals were consulted during the preparation of this Draft Program Environmental Impact Report (PEIR):

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10.2 ORGANIZATIONS AND/OR PERSONS CONSULTED

The following agencies and/or individual were contacted for information during the preparation of this Draft PEIR:

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- Southern California Gas Co. – Mike Fern, Business District Project Manager
- Southern California Edison Company

- Fire Protection Planning and Engineering Services – Jerry Hendershot & Norm Davidson
- CAL FIRE/Riverside County Fire Department/Fire Protection and Planning - Eric Burrascano, Fire Fighter I/ Seasonal, Fire Station #10
- City of Lake Elsinore Police Department/Riverside County Sheriff's Department – Joe Cleary, Chief and John Kaiser, Sergeant, Riverside Sheriff
- Lake Elsinore Unified School District – Greg Bower, Assist. Superintendent of Development Facilities and Operations, Karen Koski (Facilities Services) and Tina Koonce, Director, Facilities and Operations
- Riverside County Office of Education
- Riverside County Library System - Mark Smith, Library and Sue Goodwin
- Riverside County Waste Management Department - Ryan Ross, Principal and Stacy Hubbard, Program Coordinator
- Riverside Transit Agency - CEQA Document Reviewer
- CALTRANS District #8 GR/CEQA Review – Daniel Kopulsky, Office Chief, Community Planning/IGR/CEQA Review
- CR&R Waste and Recycling Services - David Fahrion, President

11.0 - BIBLIOGRAPHY

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12.0 - TECHNICAL APPENDICES

A.1 - INITIAL STUDY/NOP

A.2 – NOTICE OF PREPARATION DISTRIBUTION LIST

A.3 – COMMENTS REGARDING NOP RECEIVED BY CITY

B - GEOTECHNICAL INVESTIGATION

C – HYDROLOGY/ WATER QUALITY and WQMP

D - TRAFFIC IMPACT STUDY

E - AIR QUALITY AND GREEN HOUSE GAS DATA

F - NOISE DATA

G - BIOLOGICAL RESOURCES STUDIES

H - CULTURAL RESOURCES STUDIES

APPENDIX H

PHASE 1 CULTURAL RESOURCES STUDIES

I – PUBLIC UTILITES AND SERVICES SECTION

I.1 – PRELIMINARY WASTEWATER FACILITIES PLAN

I.2 – PRELIMINARY WATER FACILITIES PLAN

I.3 – ALBERHILL VILLAGES – EXISTING DRY UTILITY LOCATIONS AND FUTURE UTILITY REQUIREMENTS

J – ALBERHILL VILLAGES SPECIFIC PLAN

K – ALBERHILL VILLAGES PHASED DEVELOPMENT PLAN

L – CITY OF LAKE ELSINORE – ALBERHILL DISTRICT (SECTION AH)

M - ALBERHILL VILLAGES RETAIL IMPACT STUDY & FISCAL IMPACT REPORT

N - CORRESPONDENCE

(TO BE PROVIDED)