S.0 EXECUTIVE SUMMARY

2018051051

S.1 INTRODUCTION

The California Environmental Quality Act (CEQA), Public Resources Code § 21000, et seq. requires that before a public agency makes a decision to approve a project that could have one or more adverse effects on the physical environment, the agency must inform itself about the project's potential environmental impacts, give the public an opportunity to comment on the environmental issues, and take feasible measures to avoid or reduce potential harm to the physical environment.

This Environmental Impact Report (EIR), having California State Clearinghouse (SCH) No. 2018051051 was prepared in accordance with CEQA Guidelines Article 9, § 15120 to § 15132, to evaluate the potential environmental impacts associated with planning, constructing, and operating the proposed Nichols Ranch Project (hereafter, the "Project" or "proposed Project"). This EIR does not recommend approval, approval with modification, or denial of the proposed Project; rather, this EIR is a source of factual information regarding potential impacts that the Project may cause to the physical environment. The Draft EIR will be available for public review for a minimum period of 45 days.

After consideration of public comment, the City of Lake Elsinore will prepare and publish responses to comments it received on the environmental effects of the proposed Project. The Final EIR will then be considered by the City of Lake Elsinore Planning Commission prior to recommending approval, approval with modification, or rejection of the proposed Project. The City of Lake Elsinore City Council will consider whether to approve, approve with modifications, or reject the proposed Project and will consider certifying the Final EIR and adopting required findings in conjunction with Project approval. In the case that there are any adverse environmental impacts that cannot be mitigated to below a level of significance, the City of Lake Elsinore must adopt a Statement of Overriding Considerations, stating why the City is taking action to approve the Project with or without modification despite its unavoidable impacts. In addition, the City must adopt a Mitigation Monitoring and Reporting Program (MMRP), which describes the process to ensure implementation of the mitigation measures identified in the Final EIR. The MMRP will ensure CEQA compliance during Project construction and operation.

This Executive Summary complies with CEQA Guidelines § 15123, "Summary." This EIR document includes a description of the proposed Project and evaluates the physical environmental effects that could result from Project implementation. The City of Lake Elsinore determined that the scope of this EIR should cover 18 subject areas. The scope was determined through an Initial Study drafted for the proposed Project, and the consideration of public comment received by the City in response to this EIR's Notice of Preparation (NOP). The Initial Study, NOP, and written comments received by the City in response to the NOP, are attached to this EIR as Technical Appendix A. As determined by the City of Lake Elsinore and in consideration of public comment on the NOP, the 18 environmental subject areas that could be reasonably and significantly affected by planning, constructing, and/or operating the proposed Project are analyzed herein, including:

1. Aesthetics
2. Air Quality
10. Land Use and Planning
11. Noise

3. Biological Resources
4. Energy
5. Geology and Soils
6. Greenhouse Gas Emissions
7. Hazards and Hazardous Materials
8. Historic and Archaeological Resources
9. Hydrology and Water Quality
12. Paleontological Resources
13. Population and Housing
14. Public Services
15. Recreation
16. Transportation and Traffic
17. Tribal Cultural Resources
18. Utilities and Service Systems

Refer to EIR Section 4.0, *Environmental Analysis*, for a full account and analysis of the subject matters listed above. Subject areas for which were concluded that impacts would be clearly less than significant and that do not warrant detailed analysis in this EIR are addressed in EIR Section 5.0, *Other CEQA Considerations.*

For each of the 18 subject areas analyzed in detail in Section 4.0, this EIR describes: 1) the physical conditions that existed at the approximate time this EIR's NOP was filed with the California State Clearinghouse (May 25, 2018) and/or that will exist following completion of reclamation activities on the northern 45.4 acres of the site; 2) discloses the type and magnitude of potential environmental impacts resulting from Project planning, construction, and operation; and 3) if warranted, recommends feasible mitigation measures with a proportional nexus to the Project's impacts that would reduce or avoid significant adverse environmental impacts that the proposed Project may cause. A summary of the proposed Project's significant environmental impacts and the mitigation measures imposed by the City of Lake Elsinore on the Project to lessen or avoid those impacts is included in this Executive Summary as Table S-1, *Summary of Impacts, Mitigation Measures, and Conclusions*. The City of Lake Elsinore applies mitigation measures which it determines 1) are feasible and practical for project applicants to implement, 2) are feasible and practical for the City of Lake Elsinore to monitor and enforce, 3) are legal for the City to impose, 4) have an essential nexus to the Project's impacts, and 4) would result in a benefit to the physical environment. CEQA does not require the Lead Agency to analyze an exhaustive list of every imaginable mitigation measure, or measures that are duplicative of mandatory regulatory requirements.

This EIR also discusses alternatives to the proposed Project. Alternatives are described that would attain most of the Project's objectives while avoiding or substantially lessening the proposed Project's significant adverse environmental effects. A full discussion of Project alternatives is found in Section 6.0, *Alternatives*.

S.2 PROJECT SYNOPSIS

S.2.1 LOCATION AND REGIONAL SETTING

The Project site is located in the northeastern portion of the City of Lake Elsinore, California. Lake Elsinore is located within western Riverside County, which abuts San Bernardino County to the northeast, Orange County to the west, San Diego to the south, and Los Angeles County to the northwest. Figure 2-1, *Regional Map*, depicts the Project site's location within the regional vicinity. Riverside County is located in an urbanized area of southern California commonly referred to as the Inland Empire. The Inland Empire is an approximately 28,000 square mile region comprising Riverside County, San Bernardino County, and the eastern tip of Los Angeles County. The Southern California Association of Governments (SCAG) estimates that the SCAG region will grow to 22 million people by the year 2040 – an increase of nearly four million

people from the current population in the SCAG region (SCAG, 2016, p. 3). According to U.S. Census data, the 2010 population of Riverside County was 2,189,641 (USCB, 2016). SCAG forecast models predict that the population of Riverside County will grow to approximately 3,324,000 persons (an approximate 1.1 million persons increase) by the Year 2035 (SCAG, 2016).

The Project site is located east of and adjacent to I-15, south of Nichols Road, and west of Wood Mesa Court/El Toro Road. Access to the site is currently provided by Nichols Road and El Toro Road/Wood Mesa Court. The Project site encompasses Assessor Parcel Numbers (APNs) 389-200-038, 389-210-008, 389-210-032, 389-210-034, and 389-210-036 as illustrated on Figure 2-2, *Vicinity Map*, and Figure 2-3, *USGS Topographical Map*. The Project site is located within Section 25, Township 5 South, and Range 5 West, and is located at 32° 42' 27" North Longitude and 117° 21' 1" West Latitude.

The City of Lake Elsinore's prevailing planning document is its General Plan, dated 2011. Figure 2-5, *Existing General Plan Land Use Designations*, shows the land use designations assigned by the City of Lake Elsinore General Plan to the Project site and surrounding properties that are located within the City of Lake Elsinore. As shown, the City's General Plan designates the northern 45.4 acres of the Project site as "Specific Plan" (Alberhill Ranch Specific Plan, herein "ARSP") with an "Extractive Overlay." The Extractive Overlay provides for continued operations of extractive uses. The ARSP designates the northern 45.4 acres of the Project site for "Commercial – Specific Plan" land uses and allows for up to 380,000 s.f. of regional general commercial uses. The General Plan designates the southern 27.1 acres of the Project site as "General Commercial," which allow for retail, services, restaurants, professional and administrative offices, hotels and motels, mixed-use projects, public and quasi-public uses, and similar and compatible uses. (Lake Elsinore, 2011a, pp. 2-16 through 2-19 and Figure 2.1A; Lake Elsinore, 1997, p. 7)

Refer to Section 2.0, *Environmental Setting*, of this EIR for more information related to the regional and local setting of the Project site.

S.2.2 Project Objectives

The underlying purposes of the proposed Project are to develop a single-family residential community with commercial areas, as well as comply to the greatest feasible extent with applicable City of Lake Elsinore standards, codes, and policies. The following is a list of specific objectives that the proposed Project intends to achieve.

A. To efficiently develop an underutilized property with a complementary mix of land uses, including residential, commercial, recreational, and open space land uses.

B. To establish a master-planned community in a manner that is sensitive to the environment as well as visually and functionally compatible with surrounding existing and proposed land uses.

C. To develop a mixed-use community with a design that takes topographic, geologic, hydrologic, and environmental opportunities and constraints into consideration to minimize alterations to Stovepipe Creek, where practical.

D. To increase the available housing supply within the region by providing detached single-family homes in traditional subdivision layouts that will be marketable within the evolving economic profile of the City of Lake Elsinore and surrounding communities.

E. To construct commercial and hotel uses within proximity to regional transportation facilities that will provide for employment opportunity and that can attract tenants at competitive lease rates to help ensure that the uses are occupied and positively contribute to the local economy.

F. To provide a system of public and community facilities, including recreational facilities and trails, in an efficient and timely manner and meet the needs of Project residents and residents of surrounding communities.

G. To require project design elements such as architecture, landscaping, color, paving, walls, fencing, signage, entry treatments, and other similar design features that would ensure the community is developed in a manner that is aesthetically pleasing.

H. To establish development phasing that results in logical coordinated growth.

I. To develop the site with complementary mixed uses in a manner that preserves, to the extent feasible, natural drainages.

S.3 PROJECT SUMMARY DESCRIPTION

The proposed Project consists of applications for a General Plan Amendment (GPA No. 2018-01), Specific Plan (SP No. 2018-01), Specific Plan Amendment (SPA No. 2017-03), Zone Change (ZC No. 2018-01), and a Tentative Tract Map (TTM No. 37305), which collectively are being processed under Planning Application No. 2017-29 to establish a master-planned, low-medium-density residential community (5.1 to 5.8 dwelling units per acre) with commercial uses on an approximately 72.5-acre site. Approval of these applications would allow for development of the subject property with up to 168 dwelling units on minimum 4,500 s.f. lots, 14.5 acres commercial uses, and 8.3 acres of recreational uses. Associated improvements to the property would include roadway improvements, utility infrastructure, landscaping, exterior lighting, and water quality detention basins. The Project also would require connections to off-site utility lines. Additional discretionary and administrative actions that would be necessary to implement the proposed Project are listed in Table 3-5, *Matrix of Project Approvals/Permits*, in Section 3.0, *Project Description*. A summary of the discretionary approvals sought by the Project Applicant is provided below.

- General Plan Amendment No. 2018-2018-01 (GPA No. 2018-01) proposes to redesignate the southern 27.1 acres of the Project site from "General Commercial" to "Specific Plan" land uses. With approval of GPA No. 2018-01 and the Project's other discretionary applications, development of the entire 72.5-acre property would be governed by the proposed Nichols Ranch Specific Plan (SP No. 2018-01).

- The Project proposes Amendment No. 3.1 to the Alberhill Ranch Specific Plan (ARSP, SP No. 2017-03), which would remove the northern 45.4 acres of the Project site that are currently located within

the ARSP. With approval of the Project, development of the northern 45.4 acres of the Project site would be regulated by the Nichols Ranch Specific Plan (NRSP) instead of by the ARSP.

- Specific Plan No. 2018-01 proposes to establish the Nichols Ranch Specific Plan (NRSP) across the 72.5-acre site, which would allow for development of the site with 168 single-family residential homes on approximately 31.1 acres; 14.5 acres of commercial uses accommodating a 130-room hotel, 6,000 s.f. of fast-food restaurant uses with drive-through window use, 5,500 s.f. of fast-food restaurant uses without drive-through window use, 9,400 s.f. of sit-down restaurant uses, 4,400 s.f. of commercial retail uses, an 8,000 s.f. health and fitness club, a gas station (including market and car wash) with 16 fueling stations, and 43,000 s.f. of office uses; recreation uses on 8.3 acres; drainage basins on 5.5 acres; open space on 1.3 acres; and roadways on 5.3 acres. The NRSP also would establish development standards and design guidelines to provide guidance for future development of the site.

- Zone Change No. 2018-01 (ZC No. 2018-01) proposes to modify the zoning designation on the southern 27.1 acres of the site from "Commercial Mixed Use (CMU)" to "Nichols Ranch Specific Plan." ZC No. 2018-01 also would change the zoning designation of the northern 45.4 acres of the site from "Alberhill Ranch Specific Plan" to "Nichols Ranch Specific Plan." ZC No. 2018-01 also would establish zoning boundaries on-site to reflect the NRSP land use plan for the 72.5-acre site. Additionally, ZC No. 2018-01 would establish allowable uses and development standards for the 72.5-acre NRSP area.

- Tentative Tract Map No. 37305 (TTM No. 37305) proposes to subdivide the approximately ±72.50-acre site to implement the land uses proposed by the NRSP. TTM 37305 would create 168 residential lots on approximately 22.74 acres; one commercial retail lot on 14.43 acres; a sewer lift station lot on 0.13 acre; a park site lot on 6.49 acres; two drainage basin lots on 5.45 acres; nine (9) landscape lots on 1.45 acres; three (3) open space/landscape lots on 3.04 acres; two (2) open space lots on 6.49 acres; and public streets (Streets A through J) on 12.28 acres. TTM 37305 also identifies cross-sections for Nichols Road as well as internal roadways and identifies the improvements that would be constructed as part of the Project.

Refer to EIR Section 3.0, *Project Description*, for a detailed description of the proposed Project.

S.4 AREAS OF CONTROVERSY AND ISSUES TO BE RESOLVED

CEQA Guidelines § 15123(b)(2) requires that areas of controversy known to the Lead Agency (City of Lake Elsinore) be identified in the Executive Summary. The Lead Agency has not identified any issues of controversy associated with the proposed Project.

Regarding issues to be resolved, this EIR addresses the environmental issues that are known by the City and identified during the Initial Study process. The EIR also addresses issues that were identified in the comment letters that the City of Lake Elsinore received on this EIR's NOP (refer to *Technical Appendix A*). Environmental topics raised in comments to the NOP are summarized in Table 1-1, *Summary of NOP*

Comments, in Section 1.0, *Introduction*, of this EIR and include, but are not limited, to the topics of air quality; historic/archaeological resources; transportation and traffic; and tribal cultural resources.

S.5 PROJECT ALTERNATIVES

In compliance with CEQA Guidelines § 15126.6, an EIR must describe a range of reasonable alternatives to the Project or to the location of the Project. Each alternative must be able to feasibly attain most of the Project's objectives and avoid or substantially lessen the Project's significant effects on the environment. A detailed description of each alternative evaluated in this EIR, as well as an analysis of the potential environmental impacts associated with each alternative, is provided in EIR Section 6.0, *Alternatives*. Also described in Section 6.0 is a list of alternatives that were considered but rejected from further analysis. The alternatives considered by this EIR include those summarized below.

S.5.1 NO PROJECT / NO DEVELOPMENT ALTERNATIVE (NDA)

The No Project/No Development Alternative (NDA) considers no new development/disturbance on the Project site following completion of site reclamation activities beyond that which occurs under existing conditions. As such, the 72.5-acre Project site would consist of undeveloped land that is routinely disced as part of on-going fire abatement activities. Under this Alternative, no improvements would be made to the Project site and none of the Project's roadway, utility, and other infrastructure improvements would occur. This Alternative was selected by the Lead Agency to compare the environmental effects of the proposed Project with an alternative that would leave the Project site in its existing (i.e., post-reclamation) conditions, in conformance with CEQA Guidelines § 15126.6(e)(3)(B).

S.5.2 NO PROJECT / GENERAL PLAN LAND USE ALTERNATIVE (GPLUA)

The No Project/General Plan Land Use Alternative (GPLUA) considers development of the 72.5-acre Project site in accordance with the site's existing land use designations. For the northern 45.4 acres of the Project site, development would occur in conformance with the Alberhill Ranch Specific Plan (ARSP), which allows for up to 380,000 s.f. of regional general commercial uses. The southern 27.1 acres of the Project site would be developed in conformance with the underlying General Plan land use designation of "General Commercial," which allows for retail, services, restaurants, professional and administrative offices, hotels and motels, mixed-use projects, public and quasi-public uses, and similar and compatible uses. For purposes of analysis, it is assumed that the GPLUA would be developed to the maximum Floor Area Ratio (FAR) of 0.40 for the southern 27.1 acres of the site, which would allow for up to 472,190 s.f. of commercial area. Thus, this Alternative would allow for approximately 852,190 s.f. of general commercial building area, for an overall FAR of 0.27. This Alternative proposes a bridge crossing over Stovepipe Creek slightly to the east of the location of the Project's proposed crossing. Similar to the proposed Project, it is assumed that Stovepipe Creek would be preserved on site on 6.5 acres. Additionally, under this alternative there would be a connection to El Toro Road/Wood Mesa Court near the Project's southeastern boundary.

S.5.3 REDUCED PROJECT ALTERNATIVE

The Reduced Project Alternative (RPA) considers development of the Project site with a reduced number of dwelling units and commercial square footage in order to reduce the Project's significant and unavoidable

impacts to air quality and traffic/transportation. Specifically, the RPA accommodates up to 104 "Low-Medium Residential" dwelling units on 38.4 acres at an overall density of 2.7 dwelling units per acre (du/ac); 7.2 acres of "General Commercial" land uses, which could accommodate up to 125,453 s.f. of general commercial land uses (at a maximum Floor Area Ratio [FAR] of 0.40); 8.3 acres of "Recreational (Park)" land uses; 1.3 acres of "Open Space" land uses; "Public Institutional (Drainage Basin)" land uses on 5.5 acres; "Floodway" (open space" land uses on 6.5 acres; and 5.3 acres of backbone circulation facilities. Except for the reduction in the number of dwelling units and areas proposed for commercial, all remaining components of the RPA would be the same as the proposed Project, including areas subject to grading and disturbance. This alternative was selected for evaluation by the Lead Agency to compare the environmental effects of the proposed Project against an alternative that would reduce the Project's significant and unavoidable impacts to air quality and traffic/transportation by reducing the total number of dwelling units and commercial square footage on the Project site.

S.6 SUMMARY OF IMPACTS, MITIGATION MEASURES, AND CONCLUSIONS

S.6.1 EFFECTS FOUND NOT TO BE SIGNIFICANT

The scope of detailed analysis in this EIR includes 18 subject areas determined by the City of Lake Elsinore through the consideration of public comments received by the City on this EIR's Initial Study and NOP. The Initial Study, NOP, and public comments received in response to the NOP, are attached to this EIR as *Technical Appendix A*. Only two subject areas: agriculture/forest resources and mineral resources were determined by the City of Lake Elsinore to have less-than-significant impacts requiring no further analysis in this EIR. This EIR addresses the topics of agriculture/forest resources and mineral resources in EIR Subsection 5.0, *Other CEQA Considerations.*

S.6.2 IMPACTS OF THE PROPOSED PROJECT

Table S-1, *Summary of Impacts, Mitigation Measures, and Conclusions*, provides a summary of the proposed Project's environmental impacts, as required by CEQA Guidelines § 15123(a). Also presented are the mitigation measures recommended by the City of Lake Elsinore to further avoid adverse environmental impacts or to reduce their level of significance. After the application of all feasible mitigation measures, the Project would result in four significant and unavoidable environmental effects, as summarized below.

- Air Quality: Significant and Unavoidable Direct and Cumulatively-Considerable Impact. Project construction- and operational-related air quality emissions would exceed the Regional Thresholds established by the SCAQMD for NOx. No feasible mitigation measures exist to reduce the Project's emissions of NOx to below the applicable SCAQMD Regional Thresholds of significance. During construction activities, the majority of construction-source NOx emissions would be generated from soil import activities, while under operational conditions over 93 percent of operational-source NOx emissions would be generated by Project-related traffic. Neither the Project Applicant nor the Lead Agency (City of Lake Elsinore) can substantively or materially affect reductions in mobile-source emissions beyond the regulatory requirements and mitigation measures identified herein. Accordingly, the Project's significant direct and cumulatively-considerable impact due to a conflict with the SCAQMD 2016 AQMP would be significant and unavoidable. Additionally, Project construction and

operation would result in unavoidable direct and cumulatively-considerable impacts due to projected violations of an applicable air quality standard (NO_x) and the Project's substantial contribution to an existing air quality violation for ozone, as NO_x is an ozone precursor. Additionally, the Project's construction and operational emissions would represent a cumulatively-considerable net increase of a criteria pollutant for which the Project region is non-attainment (i.e., ozone); this also represents a significant and unavoidable direct and cumulatively-considerable impact of the proposed Project.

- Biological Resources: Significant and Unavoidable Direct Impact. Although the mitigation identified in EIR Subsection 4.3.7 would reduce the Project's impacts to biological resources to below a level of significance, the Project would nonetheless not comply with the MSHCP objectives for Cell Group W because strict compliance with the MSHCP Conservation Criteria would require the conservation of most or all of the 45.4-acre MSHCP-Excluded Project Area, which inherently conflicts with the Project's primary objective to develop the site with residential, commercial, and recreational land uses. Accordingly, the Project's direct impact due to a non-compliance with the MSHCP conservation requirements for the site represents a significant impact of the proposed Project that cannot be mitigated to below a level of significance.

- Transportation and Traffic: Significant and Unavoidable Direct and Cumulatively-Considerable Impacts. Implementation of the proposed Project would result in a number of direct and cumulatively-considerable impacts to study area facilities. Unavoidable impacts would result from one or more of the following factors: 1) improvements required to achieve an acceptable Level of Service (LOS) are funded by a local or regional funding program (i.e., DIF or TUMF), but it cannot be assured that the improvements would be in place prior to the facilities experiencing a deficient LOS; 2) although fair-share monetary contributions have been identified for the Project's cumulatively-considerable impacts, a funding program does not currently exist for the facility and it cannot be assured that required improvements would be in place prior to the facility experiencing a deficient LOS; and/or 3) the affected facility is under the jurisdiction of another agency (e.g., Caltrans), and no funding programs exist beyond regional programs (e.g., TUMF) to implement improvements needed to achieve an acceptable LOS. A summary of the Project's unavoidable impacts to transportation/traffic is presented in Table 4.16-34 through Table 4.16-38 in EIR Subsection 4.16, *Transportation and Traffic*.

- Transportation and Traffic: Significant and Unavoidable Direct and Cumulatively-Considerable Impacts. Implementation of the proposed Project would result in a number of direct and cumulatively-considerable impacts to regional facilities identified in the 2011 Riverside County Congestion Management Plan (CMP). Unavoidable impacts to CMP facilities would result from one or more of the following factors: 1) improvements required to achieve an acceptable Level of Service (LOS) are funded by a local or regional funding program (i.e., DIF or TUMF), but it cannot be assured that the improvements would be in place prior to the facilities experiencing a deficient LOS; and/or 2) the affected facility is under the jurisdiction of another agency (e.g., Caltrans), and no funding programs exist beyond regional programs (e.g., TUMF) to implement improvements needed to achieve an acceptable LOS. A summary of the Project's unavoidable impacts to CMP facilities is presented in n Table 4.16-34 through Table 4.16-38 in EIR Subsection 4.16, *Transportation and Traffic*.

Table S-1 Summary of Impacts, Mitigation Measures, and Conclusions

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and City Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
4.1 Aesthetics				
Threshold a): No unique or scenic vistas would be impacted by the Project. The Project site does not contain any scenic vistas, nor does it offer unique views of any visually prominent features; therefore, impacts to scenic vistas resulting from the Project would be less than significant.	Less than Significant	**CRDR 4.1-1** The Project is required to comply with the Development Standards and Design Guidelines of the proposed Nichols Ranch Specific Plan. Compliance with these Project design features which include but are not limited to guidelines for architecture, landscaping, and lighting, would be assured by the City's future review of implementing building permits for compliance with the Nichols Ranch Specific Plan.	Project Applicant/ Building & Safety Division	Prior to issuance of building permits
Threshold b): The Project would not be prominently visible to SR-74, an "Eligible State Scenic Highway – Not Officially Designated" due to intervening development and topography. The Project would affect views from I-15; however, the Project would be compatible with surrounding land uses and distant hillsides seen from I-15 are not prominent nor unique and would remain visible in the distance beyond the Project site. Impacts to scenic highway corridors would be less than significant.	Less than Significant	**CRDR 4.1-2** The Project is required to comply with the City of Lake Elsinore's Zoning Code (Municipal Code Title 17), which regulates the character and use of property throughout the various zones in the City.	Project Applicant/ Planning Division	Prior to issuance of grading or building permits
Threshold c): The Project would not substantially degrade the existing visual character or quality of the site or its surrounding areas. The Project proposes residential and commercial development that would be similar in character and quality to development in the surrounding areas to the east, west, and south of the Project site.	Less than Significant			
Threshold d): The Project would not create substantial amounts of light or glare. Compliance with the City of Lake Elsinore Municipal Code Title 17, including § 17.112.040, and Chapters 17.16, 17.20, 17.36, and 17.40 would ensure less-than-significant impacts associated with light and glare affecting day or nighttime views in the area.	Less than Significant			

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and City Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
4.2 Air Quality				
Threshold a): No feasible mitigation measures exist to reduce the Project's emissions of NO_X to below the applicable SCAQMD Regional Thresholds of significance. During construction activities, the majority of construction-source NO_X emissions would be generated from soil import activities, while under operational conditions over 93 percent of operational-source NO_X emissions would be generated by Project-related traffic. Neither the Project Applicant nor the Lead Agency (City of Lake Elsinore) can substantively or materially affect reductions in mobile-source emissions beyond the regulatory requirements and mitigation measures already imposed on the proposed Project.	Significant and Unavoidable	**MM 4.2-1** Prior to grading permit issuance, the City of Lake Elsinore shall verify the following note is included on the grading plan. Project contractors shall be required to ensure compliance with the note and permit periodic inspection of the construction site by City of Lake Elsinore staff or its designee to confirm compliance. This note also shall be specified in bid documents issued to prospective construction contractors. ▪ "During grading activities, all construction equipment greater than 150 horsepower shall consist of off-road diesel construction equipment that complies with EPA/CARB Tier 3 emissions standards. The construction contractor also shall ensure all equipment is tuned and maintained in accordance with the manufacturer's specifications. The construction contractor shall keep a log of all applicable construction equipment demonstrating compliance with these requirements, and the log shall be made available for inspection by City of Lake Elsinore staff upon request."	Project Applicant, Construction Manager/ Engineering Division	Prior to issuance of grading permits and during grading activities
Threshold b): Project construction- and operational-related air quality emissions would exceed the Regional Thresholds established by the SCAQMD for NO_X. As noted above, during construction activities, the majority of construction-source NOX emissions would be generated from soil import activities, while under operational conditions over 93 percent of operational-source NOx emissions would be generated by Project-related traffic. Neither the Project Applicant nor the Lead Agency (City of Lake Elsinore) can substantively or materially affect reductions in mobile-source emissions beyond the regulatory requirements and mitigation measures identified herein. Accordingly, the Project would result in unavoidable direct and cumulatively-considerable impacts due to projected violations of an applicable air quality standard (NOX) and the Project's substantial contribution to an existing air quality violation for ozone, as NOX is an ozone precursor. Additionally, the Project's construction and operational emissions would represent a cumulatively-considerable net increase of a criteria pollutant for which the Project region is non-attainment (i.e., ozone); this also	Significant and Unavoidable	**CRDR 4.2-1** The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 403, "Fugitive Dust" by implementing the following dust control measures during construction activities, such as earth moving activities, grading, and equipment travel on unpaved roads. Prior to grading permit issuance, the City shall verify that the following notes are included on the grading plan. Project contractors shall be required to ensure compliance with the notes and permit periodic inspection of the construction site by City of Lake Elsinore staff or its designee to confirm compliance. These notes also shall be specified in bid documents issued to prospective construction contractors.	Project Applicant, Grading Contractor/ SCAQMD, Building & Safety Division	Prior to issuance of grading permit and during grading

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and City Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
represents a significant and unavoidable direct and cumulatively-considerable impact of the proposed Project. **Threshold c):** With implementation of Mitigation Measure MM 4.2-1, construction-related emissions would not exceed the SCAQMD LSTs for any criteria pollutant during construction. **Threshold d):** During both construction and operation, the Project would not create objectionable odors affecting a substantial number of people. Impacts due to odors would be less than significant.	Less than Significant with Mitigation Less than Significant	▪ All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 miles per hour (mph) per SCAQMD guidelines in order to limit fugitive dust emissions. ▪ The contractor shall ensure that all disturbed unpaved roads and disturbed areas within the Project are watered at least three (3) times daily during dry weather. Watering, with complete coverage of disturbed areas, shall occur at least three times a day, preferably in the midmorning, afternoon, and after work is done for the day. ▪ The contractor shall ensure that traffic speeds on unpaved roads and Project site areas are reduced to 15 mph or less. **CRDR 4.2-2** The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 113, Table of Standards, by requiring that all architectural coatings must consist of low VOCs (i.e., VOCs of less than 100 grams per liter [g/L]) unless otherwise specified in the SCAQMD Table of Standards. **CRDR 4.2-3** The Project is required to comply with applicable SCAQMD rules for construction activities on the Project site. SCAQMD Rules that are currently applicable during construction activity for this Project include but are not limited to: Rule 1403 (Asbestos); Rule 1113 (Architectural Coatings); Rule 431.2 (Low Sulfur Fuel); Rule 403 (Fugitive Dust); and Rule 1186 / 1186.1 (Street Sweepers). **CRDR 4.2-4** The Project is required to comply with the provisions of SCAQMD Rule 402, "Nuisance" which requires that a person shall not discharge air contaminants or other materials that would cause health or safety hazards to any considerable number of persons or the public. **CRDR 4.2-5** The Project is required to comply with SCAQMD	Project Applicant, Construction Manager/ SCAQMD, Building & Safety Division Project Applicant, Construction Manager/ SCAQMD, Building & Safety Division Project Applicant, Project Residents/ SCAQMD Project	During architectural coating application During grading and construction During construction and long-term operation Prior to issuance

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and City Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
		Rule 445, which prohibits the use of wood burning stoves and fireplaces in new development.	Applicant/ Building & Safety Division	of building permits
		CRDR 4.2-6 The Project has been designed to provide pedestrian connections along selected roads and trails within the development to provide access to the various uses and activity centers within the Project. Facilitating pedestrian access encourages people to walk instead of drive. The Project would not impose barriers to pedestrian access and interconnectivity.	Project Applicant/ Planning Division	Prior to issuance of occupancy permits
		CRDR 4.2-7 The Project is designed to accommodate a mix of uses (i.e., residential, commercial, and recreational land uses) which would serve to reduce travel distances and regional vehicle miles traveled (VMT) by consolidating trips and reducing requirements for multiple trips.	Project Applicant/ Planning Division	Prior to issuance of building permits
4.3 Biological Resources				
Threshold a): With implementation of appropriate CRDRs, including the payment of fees, as well as implementation of Mitigation Measures MM 4.3-1 through MM 4.3-5, Project impacts to species identified as a candidate, sensitive, or special status species are mitigated to less-than-significant levels. **Threshold b):** With implementation of Mitigation Measures MM 4.3-4 through MM 4.3-7, impacts to riparian habitat and other sensitive natural communities would be reduced to less-than-significant levels. **Threshold c):** Implementation of Mitigation Measures MM 4.3-4 and MM 4.3-6 would reduce to less-than-significant levels the Project's impacts to federally-protected wetlands as defined by Section 404 of the Clean Water Act.	Less than Significant with Mitigation Less than Significant with Mitigation Less than Significant with Mitigation	**MM 4.3-1** Prior to the issuance of grading permits, the City of Lake Elsinore shall ensure that the following note is included on the Project's grading plans. Project contractors shall be required to ensure compliance with this note and permit periodic inspection of the construction site by City of Lake Elsinore staff or its designee to confirm compliance. This note also shall be specified in bid documents issued to prospective construction contractors. *"Vegetation clearing shall be conducted outside of the bird nesting season (February 1 to August 31) to the extent feasible. If avoidance of the nesting season is not feasible, a nesting bird survey shall be conducted by a qualified biologist within no more than 72 hours of such scheduled disturbance, to determine the presence of nests or nesting birds. If active nests are identified, the biologist shall establish appropriate buffers around the vegetation (typically 500 feet for raptors*	Project Applicant/ Engineering Division	Prior to issuance of grading permits and during ground-disturbing activities

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and City Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
Threshold d): The Project site lacks migratory wildlife corridors and wildlife nursery sites and does not occur within MSHCP Cores or Linkages. The Project would preserve and avoid the on-site portion of Stovepipe Creek and preserve the majority of the sage scrub habitats located on-site which serve as local wildlife corridors, thereby reducing impacts to native resident or migratory wildlife corridors and wildlife nursery sites to less-than-significant levels.	Less than Significant	*and sensitive species, 200 feet for non-raptors/non-sensitive species). All work within these buffers shall be halted until the nesting effort is finished (i.e. the juveniles are surviving independent from the nest). The biologist shall review and verify compliance with these nesting boundaries and shall verify the nesting effort has finished. Work may resume within the buffer area when no other active nests are found. Alternatively, a qualified biologist may determine that construction can be permitted within the buffer areas and would develop a monitoring plan to prevent any impacts while the nest continues to be active (eggs, chicks, etc.). Upon completion of the survey and any follow-up construction avoidance management, a report shall be prepared and submitted to the City of Lake Elsinore for mitigation monitoring compliance record keeping. If vegetation removal is not completed within 72 hours of a negative survey during nesting season, the nesting survey must be repeated to confirm the absence of nesting birds."*		
Threshold e): The Project Applicant would be required to pay SKR fees pursuant to Lake Elsinore Municipal Code Chapter 19.04. For the southern 27.1 acres of the Project site, the Project Applicant would be required to pay MSHCP fees pursuant to Lake Elsinore Municipal Code Chapter 16.85. The Project Applicant would be exempt from the fee requirements of Lake Elsinore Municipal Code Chapter 16.85 for the northern 45.4 acres of the site because the Project's impacts in the northern portions of the site would not be covered under the MSHCP. In addition, the Project would not conflict with the City's palm tree preservation program (Chapter 5.116 of the Lake Elsinore Municipal Code).	Less than Significant	**MM 4.3-2** In accordance with MSHCP Objective 6, prior to issuance of grading permits or other permits authorizing ground disturbance, the Project Applicant shall retain a qualified biologist to perform a pre-construction burrowing owl survey. The pre-construction burrowing owl survey shall occur within the Burrowing Owl Survey Area where suitable habitat is present within 30 days prior to Project commencement of any ground-disturbing activities at the Project site. If active burrowing owl burrows are detected during the breeding season, all work within an appropriate buffer (typically a minimum 300 feet) of any active burrow shall be halted until that nesting effort is finished. The on-site biologist shall review and verify compliance with these boundaries and shall verify the nesting effort has finished. Work can resume in the buffer when no other active burrowing owl burrows nests are found within the buffer area. If active	Project Applicant, Project Biologist/ Planning Division	Prior to issuance of grading permits and during ground-disturbing activities
Threshold f): Although the required mitigation would reduce the Project's impacts to biological resources to below a level of significance, the Project would nonetheless not comply with the MSHCP objectives for Cell Group W because strict compliance with the MSHCP Conservation Criteria would require the conservation of most or all of the 45.4-acre MSHCP-Excluded Project Area, which inherently conflicts with the Project's primary objective to develop the site with residential, commercial, and recreational land uses. Accordingly, the Project's direct impact due to a non-compliance with the MSHCP conservation requirements for the site represents a significant impact of the proposed	Significant and Unavoidable			

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and City Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
Project that cannot be mitigated to below a level of significance.		burrowing owl burrows are detected outside the breeding season or during the breeding season and its determined nesting activities have not begun, then passive and/or active relocation may be approved following consultation with CDFW. The installation of one-way doors may be installed as part of a passive relocation program. Burrowing owl burrows shall be excavated with hand tools by a qualified biologist when determined to be unoccupied, and back filled to ensure that animals do not re-enter the holes/dens. Upon completion of the survey and any follow-up construction avoidance management, a report shall be prepared and submitted to CDFW. A copy of the results of the pre-construction survey (and all additional surveys), as well as copies of the Burrowing Owl Management Plan, if required, shall be provided to the City of Lake Elsinore Planning Division for review and approval (in the case of the Burrowing Owl Management Plan) prior to any vegetation clearing and ground disturbance activities. **MM 4.3-3** Prior to issuance of grading permits or other permits authorizing ground disturbance that would commence during the breeding season of bat species potentially utilizing the site (April 1 through August 31), the Project Applicant shall retain a qualified biologist to conduct a pre-construction survey to determine if active bat roosts are present on the Project site. The survey shall be conducted no earlier than 72 hours prior to commencement of vegetation removal that would occur during the bat breeding season. If work begins outside of breeding season, no roosting bats are found, or if bats have not established an active maternity roost, no further mitigation is required. If an established maternity roost is found, either (1) postpone or halt construction within 200 feet of the roost until the roost is vacated and juveniles have fledged, or (2) require that a qualified biologist develop alternative measures, such as biological monitoring during active construction within the 200-foot buffer to ensure	Project Applicant, Project Biologist/ Planning Division	Prior to issuance of grading permits and during ground-disturbing activities

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and City Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
		established maternity roosts are not impacted. In the event ground-disturbing activities do not commence within 72 hours of the most recent survey, an additional survey shall be conducted within 72 hours of ground-disturbing activities. A copy of the results of the pre-construction survey(s) (and all additional surveys), shall be provided to the City of Lake Elsinore Planning Division for review prior to any vegetation clearing and ground disturbance activities.		
		MM 4.3-4 Prior to the issuance of grading permits, the Project Applicant shall provide evidence to the City of Lake Elsinore Planning Division that impacts to 0.23 acre of Riversidean Sage Scrub and 0.07 acre of Riversidean Alluvial Fan Sage Scrub have been compensated for at a minimum 2:1 ratio (impact: mitigation) through off-site mitigation at an agency-approved mitigation bank, with an in-lieu fee program, on-site mitigation, or at an off-site permittee sponsored location. It should be noted that the 0.14-acre compensatory mitigation required by this mitigation measure for impacts to Riversidean Alluvial Fan Sage Scrub is included in, and is not in addition to, the mitigation requirements specified by Mitigation Measure MM 4.3-6.	Project Applicant/ Planning Division	Prior to issuance of grading permits
		MM 4.3-5 Prior to the issuance of grading permits, the Project Applicant shall provide evidence to the City of Lake Elsinore Planning Division that impacts to 0.28 acres of disturbed Riversidean sage scrub (including Disturbed Riversidean Sage Scrub – Encelia dominant) have been compensated for at a minimum 1:1 ratio (impact: mitigation) through off-site mitigation at an agency-approved mitigation bank, with an in-lieu fee program, on-site mitigation, or at an off-site permittee sponsored location.	Project Applicant/ Planning Division	Prior to issuance of grading permits
		MM 4.3-6 Prior to the issuance of grading permits, the Project Applicant shall provide evidence to the City of Lake Elsinore	Project Applicant/	Prior to issuance of grading permits

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and City Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
		Planning Division that impacts to 0.42 acre of streambed waters of the State have been compensated for at a minimum 2:1 ratio through off-site mitigation at an agency-approved mitigation bank, with an in-lieu fee program, on-site mitigation, or at an off-site permittee sponsored location. It should be noted that the 0.14-acre of Riversidean Alluvial Fan Sage Scrub mitigation required by Mitigation Measure MM 4.3-4 is included within (and not in addition to) the 0.84-acre of compensatory mitigation for streambed waters required by this mitigation measure.	Planning Division	
		MM 4.3-7 Prior to the issuance of a grading permit, the proposed Project shall obtain the necessary authorizations from the regulatory agencies for proposed impacts to jurisdictional waters subject to Regional Water Quality Control Board and the California Department of Fish and Wildlife. Authorizations anticipated for this Project include, but are not necessarily limited to, Waste Discharge Requirements from the RWQCB and a Section 1600 Streambed Alteration Agreement from the CDFW.	Project Applicant/ Planning Division, RWQCB, CDFW	Prior to issuance of grading permits
		CRDR 4.3-1 The Project Applicant shall make payment of Western Riverside County MSHCP fees pursuant to City of Lake Elsinore Municipal Code Chapter 16.85 for the southern 27.1 acres. Fees shall be paid in compliance with Municipal Code Chapter 16.85.	Project Applicant/ Planning Division	Prior to issuance of building permits
		CRDR 4.3-2 The Project Applicant shall make payment of SKR HCP fees pursuant to City of Lake Elsinore Municipal Code Chapter 19.04. Fees shall be paid in compliance with Municipal Code Chapter 19.04.	Project Applicant/ Planning Division	Prior to issuance of grading permits
		CRDR 4.3-3 To ensure compliance with the Western Riverside County MSHCP, the following shall be required:	Project Applicant/ Planning Division, Building & Safety	Prior to issuance of grading and/or building permits

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and City Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
		▪ As part of its review of implementing discretionary applications (e.g., building permits), the City of Lake Elsinore shall assure that landscaping plans do not include the use of invasive plant species listed in Volume I, Table 6-2 of the MSHCP or in Table IV-2, Prohibited Plant List, of the Nichols Ranch Specific Plan. ▪ Prior to approval of grading permits, the Project's construction contractor shall develop and implement a Storm Water Pollution Prevention Program (SWPPP) to address runoff and potential water quality degradation during construction. ▪ All construction plans (i.e., grading permits, building permits, etc.) shall include the following note, compliance with which shall be assured by the construction contractor: *"During any nighttime construction activities, all lighting shall direct lighting away from the preserved on-site drainage and associated habitat."*	Division, Engineering Division	
4.4 Energy				
Thresholds a) and b): There are no adopted state or local plans for renewable energy or energy efficiency in the Project area. Additionally, the Project would not result in the wasteful, inefficient, or unnecessary consumption of energy resources. Impacts due to energy demand would be less than significant.	Less than Significant	Impacts due to the Project's energy demands would be less than significant and mitigation is not required.	N/A	N/A
4.5 Geology and Soils				
Threshold a): Implementation of Mitigation Measure MM 4.4-1 would ensure that the Project implements the recommendations of the Project's geotechnical study (Technical Appendix D), which in turn would ensure measures are implemented to address potential impacts due to the exposure of people or structures to adverse effects, including loss, injury, or death as a result of strong seismic ground shaking. Implementation of the required mitigation would	Less than Significant with Mitigation	**MM 4.5-1** Prior to issuance of grading or building permits, the City Building and Safety Division shall verify that all of the recommendations given in the Project's February 2. 2018 "Geotechnical Investigation and Geologic Evaluation Report Tentative Tract No. 37305 Lake Elsinore, California" by CHJ Consultants, are incorporated into the construction and grading plans. The recommendations shall include, but not be limited to the following:	Project Applicant, Project Grading Contractor; Building & Safety Division; Engineering Division	Prior to issuance of grading permits and during grading operations

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and City Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
ensure that impacts are reduced to less-than-significant levels. **Threshold b):** The Project would not result in substantial soil erosion or loss of topsoil. The Project Applicant would be required to obtain a National Pollutant Discharge Elimination System (NPDES) permit for construction activities and adhere to a Storm Water Pollution Prevention Plan (SWPPP) as well as SCAQMD Rule 403 and City of Lake Elsinore Municipal Code Chapters 14.08 and 15.04. With mandatory compliance to these regulatory requirements, the potential for water and wind erosion impacts during construction would be less than significant. Following development, wind and water erosion on the Project site would be minimized, as the areas disturbed during construction would be landscaped or covered with impervious surfaces and drainage would be controlled through a storm drain system. Furthermore, the Project is required by law to implement a WQMP during operation, which would preclude substantial erosion impacts in the long-term. **Threshold c):** Implementation of Mitigation Measure MM 4.4-1 would ensure that the Project implements the recommendations of the Project's geotechnical study (Technical Appendix D), thereby ensuring that measures are incorporated into the Project's design to preclude impacts associated with lateral spreading, liquefaction, and collapse. With implementation of the required mitigation, impacts would be less than significant. **Threshold d):** The Project site contains soils with low susceptibility to expansion. Potential hazards associated with expansive soils would, thus, be less than significant.	Less than Significant Less than Significant with Mitigation Less than Significant	▪ Perform earthwork in accordance with the General Earthwork and Grading Specifications in Technical Appendix D. The recommendations contained in Technical Appendix D, are general grading specifications provided for typical grading projects and some of the recommendations may not be strictly applicable to the proposed Project. The contract between the Project Applicant and earthwork contractor shall be worded such that it is the responsibility of the contractor to place fill properly in accordance with the recommendations of the Geotechnical Report, the specifications in Appendix D of the Geotechnical Report, applicable County City Grading Ordinances, notwithstanding the testing and observation of the geotechnical consultant during construction. ▪ Existing vegetation, trash, debris, and other deleterious materials shall be removed and wasted from the site prior to commencing removal of unsuitable soils and placement of compacted fill materials. Additionally, all pre-existing foundations elements, standpipes, irrigation lines, and utility conduits shall be removed and wasted off-site. Concrete can be placed in the fill provided it is broken down into pieces smaller than 12 inches (largest dimension). Cesspools and septic systems shall be properly removed and/or backfilled in accordance with the local governing agency. ▪ Soil, undocumented fills, alluvium, weathered portions of the older alluvium, and bedrock shall be removed in areas planned to receive compacted fill intended to support settlement-sensitive structures such as buildings, roads and underground improvements. The resulting undercuts shall be replaced with engineered fill. It shall be noted that local		

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and City Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
Threshold e): No septic tanks or alternative wastewater disposal systems are proposed to be installed on the Project site. Accordingly, no impact would occur associated with soil compatibility for wastewater disposal systems.	Less than Significant	variations can be expected requiring an increase in the depth of removal for unsuitable and weathered deposits. The extent of removals can best be determined in the field during grading when observation and evaluation can be performed by the soil engineer and/or engineering geologist. Removal bottoms shall expose saturated (S>85%) alluvium, very old alluvial fan deposit, and/or bedrock. The removal bottom shall be observed and mapped by the engineering geologist prior to fill placement. The bottoms shall be scarified to a depth of approximately six (6) inches, brought to near optimum moisture content and recompacted to at least 93 percent relative compaction in accordance with ASTM D1557. ▪ Footings for any structures shall not be allowed to span from cut to fill or from shallow fill to deep fill soil conditions. Should grading result in a situation where footings bear on more than eight (8) feet of compacted fill, the sub-excavation of the building pad shall be deepened as necessary so as to provide a uniform fill mat below bottom of footing. The deepening of sub-excavation will involve additional removals of older alluvium or bedrock. The uniform mat shall not vary in thickness from one (1) side of the building pad area to the other by more than 50 percent, 10 feet maximum. The "building pad area" includes the structure footprint and the zone of influence consisting of a 1(h):1(v) downward projection from the structure footing. All footing shall rest entirely upon competent native soils or minimum of 12 inches of properly compacted fill material. The sub-excavation shall extend at least two (2) feet laterally beyond the footing lines, where possible. Foundation concrete shall be placed in neat excavations with vertical sides, or the concrete shall be formed and the excavations		

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and City Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
		properly backfilled as recommended for compacted fill. The on-site soils shall provide adequate quality fill material, provided they are free from roots, other organic matter and deleterious materials. Rock or similar irreducible material with a maximum dimension greater than six (6) inches shall not be buried or placed within the top 10 feet of fills. Import fill shall be inorganic, non-expansive, granular soil free from rocks or lumps greater than six (6) inches in maximum dimension. The contractor shall notify the geotechnical engineer of import sources sufficiently ahead of their use so that the sources can be observed and approved as to the physical characteristic of the import material. Fills shall be spread in near-horizontal layers, approximately eight (8) inches in thickness. ▪ The contractor shall make their own investigations and estimates of shrinkage. Final grades shall be adjusted and/or contingency plans to import or export material shall be made to accommodate possible variations in actual quantities during site grading. ▪ Materials between approximately 12 and 48 inches in size may be placed in areas of fill depth greater than approximately 20 feet below finish grade with the approval of the building official. Areas shall be designated on plans as rock disposal areas. The oversized rock shall be placed in windrows and adequately spaced to prevent nesting. Then, sandy matrix material shall be flooded between the rocks to fill any void spaces. Continuous observation of the rock placement and flooding operation shall be conducted by the geotechnical engineer.		

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and City Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
		▪ All grades shall provide effective drainage away from the buildings during and after construction and shall be maintained throughout the life of the structures. Water retained next to the building can result in soil movements greater than those discussed in the Project's geotechnical report. Greater movements can result in unacceptable differential floor slab and/or foundation movements, cracked slabs and walls, and roof leaks. The roofs shall have gutters/drains with downspouts that discharge onto splash blocks at a distance of at least 10 feet from the buildings. The Project shall have a minimum horizontal setback distance of 10 feet from the perimeter of any building and the high-water elevation of the nearest stormwater retention basin. Setbacks for structures shall be maintained from the steep slopes in Stovepipe Wash. The Project shall have a minimum horizontal distance equivalent to 1.5 times the height of the slope be maintained for all structures from the top of the slope. If significant erosion/scour is expected to occur along Stovepipe Wash, greater setbacks would be necessary. ▪ Exposed ground should be sloped and maintained at a minimum three (3) percent away from the buildings for at least 10 feet beyond the perimeter of the buildings. After building construction and landscaping, final grades shall be verified to document effective drainage has been achieved. Grades around the structures shall also be periodically inspected and adjusted as necessary as part of the structures' maintenance program. ▪ Shallow excavations for the proposed building structures are anticipated to be accomplished with conventional construction equipment except for the area of hard bedrock in the west portion of the Nichols Road grading project.		

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and City Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
		Upon completion of filling and grading, care shall be taken to maintain the subgrade water content prior to construction of floor slabs. Construction traffic over the completed subgrades shall be avoided. The site shall be graded to prevent ponding of surface water on the prepared subgrades or in excavations. Water collecting over, or adjacent to, construction areas shall be removed. If the subgrade freezes, desiccates, saturates, or is disturbed, the affected material shall be removed, or the materials shall be scarified, moisture conditioned, and recompacted, prior to floor slab or pavement construction. At a minimum, excavations shall be performed in accordance with OSHA 29 CFR, Part 1926, Subpart P, "Excavations" and its appendices, and in accordance with any applicable local, and/or State regulations. ▪ The earthwork efforts shall be monitored under the direction of the geotechnical engineer. Monitoring shall include documentation of adequate removal of vegetation and top soil, proof-rolling and mitigation of areas delineated by the proof-roll to require mitigation. Each lift of compacted fill shall be tested, evaluated, and reworked as necessary until approved by the geotechnical engineer prior to placement of additional lifts. Each lift of fill shall be tested for density and water content at a frequency of at least one (1) test for every 2,500 square feet of compacted fill in the structure areas and 5,000 square feet in pavement areas. One density and water content test shall be performed for each 1-foot of backfill, for every 250 linear feet of compacted utility trench backfill. ▪ Seismic design shall be designed in accordance with 2016 CBC guidelines and recommendations provided in the		

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and City Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
		seismic design parameters table on pages 15-16 in Technical Appendix D. ▪ Shallow foundation of the Project site shall be designed in accordance with 2016 CBC guidelines and recommendations provided in the shallow foundation design parameters table on page 19 in Technical Appendix D. The base of all foundation excavations shall be free of water and loose soil, prior to placing concrete. Concrete shall be placed soon after excavating to reduce bearing soil disturbance. Care shall be taken to prevent wetting or drying of the bearing materials during construction. Excessively wet or dry material or any loose/disturbed material in the bottom of the footing excavations shall be removed/reconditioned before foundation concrete is placed. Over-excavation for structure fill placement below footings shall be conducted as shown on page 20 in Technical Appendix D. ▪ Structures with unbalanced backfill levels on opposite sides shall be designed for earth pressures at least equal to values indicated in the lateral earth pressure design parameters table on page 21 in Technical Appendix D. Backfill placed against structures shall consist of granular soils or low plasticity cohesive soils. Granular backfill must extend out and up from the base of the wall at an angle of at least 45 and 60 degrees from vertical for the active and passive cases, respectively. Backfill behind retaining walls shall consist of a soil of sufficient granularity that the backfill will properly drain. Surface drainage shall be provided to prevent ponding of		

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and City Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
		water behind walls. A drainage system consisting of either or both of the following shall be installed behind all retaining walls: a 4-inch diameter perforated PVC (Schedule 40) pipe or equivalent at the base of the stem encased in 2 cubic feet of granular drain material per linear foot of pipe or synthetic drains such as Enkadrain, Miradrain, Hydraway 300 or equivalent. Perforations in the PVS shall be 3/8 inch in diameter and shall be placed facing down. Granular drain material shall be wrapped with filter cloth to prevent clogging of the drains with fines. Walls shall be waterproofed to prevent nuisance seepage and damage. ▪ Floor slabs shall bear on compacted fills or competent native soils. For slabs bearing on compacted fill, the top 12 inches of soil shall be compacted to 95 percent relative compaction. Finish-graded surfaces shall be rolled to provide smooth and dense surfaces. Slabs to receive moisture-sensitive coverings shall be provided with a vapor retarder/barrier. The vapor retarder/barrier shall be designed and constructed according to the American Concrete Institute 302.1R, Concrete Floor and Slab Construction, which addresses moisture vapor retarder/barrier construction. At a minimum, the vapor retarder/barrier shall comply with ASTM E1745 and have a nominal thickness of at least 10 mils. The vapor retarder/barrier shall be properly sealed, per the manufacturer's recommendations, and protected from punctures and other damage. The vapor barrier shall be placed directly on the compacted soil with a minimum 4-inch thick layer of dry sand on top of the vapor barrier. ▪ Presented on page 24 in Technical Appendix D are preliminary pavement sections for a range of traffic indices and an assumed Resistance-Value (R-Value) of 37 and 32 for		

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and City Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
		asphalt concrete (AC) pavement. R-Value testing of the subgrade soils shall be performed during precise grading operations to verify the actual R-Value. The project Civil Engineer or Traffic Engineer shall select traffic indices that are appropriate for the anticipated pavement usage and level of maintenance desired through the pavement life. Final pavement structural sections will be dependent on the R-value of the subgrade materials and the traffic index for the specific street or area being addressed. The pavement sections are subject to the review and approval of the County of Riverside. Pavement subgrade soils shall be at or near optimum moisture content and shall be compacted to a minimum of 95 percent of the maximum dry density as determined by ASTM D1557 and should conform with the specification listed in Section 26 of the Standard Specifications for the State of California Department of Transportation (Caltrans) or Section 200-2 of the Standard Specifications for Public Works Construction (Green Book). The AC shall conform to Section 26 of the Caltrans Standard Specifications or Section 203-6 of the Green Book. ▪ Pavements shall be sloped to provide rapid drainage of surface water. The pavement subgrade shall be graded to provide positive drainage within the granular base section. Appropriate sub-drainage or connection to a suitable daylight outlet shall be provided to remove water from the granular subbase. ▪ The geotechnical engineer shall provide preventive maintenance to slow the rate of pavement deterioration and to preserve the pavement investment. Maintenance consists of both localized maintenance (e.g., crack and joint sealing and patching) and global maintenance (e.g., surface sealing).		

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and City Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
		▪ The geotechnical engineer shall provide the following recommendations in the design and layout of pavements: o Final grade adjacent to paved areas shall slope down from the edges at a minimum 2 percent. o Subgrade and pavement surfaces shall have a minimum 2 percent slope to promote proper surface drainage. o Install below pavement drainage systems surrounding areas anticipated for frequent wetting. o Install joint sealant and seal cracks immediately. o Seal all landscaped areas in or adjacent to pavements to reduce moisture migration to subgrade soils. o Place compacted, low permeability backfill against the exterior side of curb and gutter. o Place curb, gutter, and/or sidewalk directly on clay subgrade soils rather than on unbound granular base course materials.		
		CRDR 4.5-1 The Project is required to comply with the provisions of City Municipal Code Chapters 15.02 and 15.04, which incorporate the 2016 California Building Standards Code (California Code of Regulations, Title 24).	Project Applicant/ Building & Safety Division	Prior to issuance of building permits
		CRDR 4.5-2 The Project shall comply with all applicable provisions of Chapter 14.08 of the City of Lake Elsinore Municipal Code related to stormwater runoff.	Project Applicant/ Building & Safety and Engineering Divisions	During grading and construction activities and long-term operation
		CRDR 4.5-3 The Project is required to comply with the provisions of SCAQMD Rule 403 by addressing blowing dust from the Project's construction activities.	Project Applicant, Project Grading Contractor/ Engineering Division,	During grading and construction activities

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and City Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
			SCAQMD	
		CRDR 4.5-4 The Project is required to comply with the provisions of the Project's National Pollution Discharge Elimination System (NPDES) permit, and the Project's Storm Water Pollution Prevention Plan (SWPPP). Compliance with the NPDES permit and the SWPPP would identify and implement an effective combination of erosion control and sediment control measures (i.e., Best Management Practices) to reduce or eliminate discharge to surface water from storm water and non-storm water discharges.	Project Applicant, Project Grading Contractor/ Engineering Division, RWQCB	During grading and construction activities and long-term operation
4.6 Greenhouse Gas Emissions				
Threshold a): The proposed Project would be consistent with or otherwise would not conflict with the Lake Elsinore CAP, which demonstrates that City-wide GHG emissions would be reduced to 1990 levels by 2020 and 33% below 1990 emission levels by 2030. With mitigation, regulatory requirements, and Project design features, the Project would achieve an additional reduction of approximately 15% beyond the CAP requirements, which would satisfy the additional 7% needed to meet the SB 32 reduction target. Because the Project is consistent with the City's CAP and would demonstrate an additional 15% reduction through implementation of mitigation, regulatory requirements, and Project design features by 2030, the Project would be consistent with the statewide reduction targets for GHG emissions as established by SB 32. Therefore, with regulatory requirements, Project design features, and mitigation measures, the Project's GHG emissions would be consistent with the state's GHG reduction targets and impacts would be reduced to less-than-significant levels.	Less than Significant with Mitigation	**MM 4.6-1** Prior to the issuance of building permits, the City of Lake Elsinore shall review the building plans to ensure that the following requirements have been or will be met: ▪ The Project Applicant shall provide evidence that the buildings have been designed to achieve efficiency exceeding current 2016 California Building Code Title 24 requirements by at least 15 percent for both residential and non-residential uses. ▪ All primary use buildings and structures shall be designed to accommodate photovoltaic (PV) solar arrays taking into consideration limitations imposed by other rooftop equipment, roof warranties, building and fire code requirements, and other physical or legal limitations. The electrical system and infrastructure must be clearly labeled with noticeable and permanent signage which informs future tenant/purchasers of the existence of this infrastructure.	Project Applicant/ Planning Division, Building & Safety Division	Prior to issuance of building permits
Threshold b): The Project would be fully consistent with the City of Lake Elsinore CAP, and therefore would be consistent	Less than Significant with	▪ To reduce water demands and associated energy use, a Water Conservation Strategy shall be implemented that		

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and City Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
with the GHG reduction targets established by AB 32. Additionally, the Project would not conflict with the CARB Scoping Plan. Furthermore, with implementation of regulatory requirements, Project design features, and mitigation measures, the Project would exceed the GHG reduction target established by SB 32 to reduce emissions to 40% below 1990 levels by 2030. Accordingly, Project impacts due to a conflict with a plan, policy, or regulation adopted to reduce GHG emissions would be reduced to less-than-significant levels.	Mitigation	demonstrates a minimum 20% reduction in outdoor water usage when compared to baseline water demand (total expected water demand without implementation of the Water Conservation Strategy). Future building permit applications shall incorporate the following: o The landscaping palette shall emphasize drought-tolerant plants consistent with provisions of the City of Lake Elsinore requirements; o Irrigation plans shall demonstrate use of water-efficient irrigation techniques consistent with City of Lake Elsinore requirements. ▪ Project building plans shall incorporate the following: o U.S. EPA Certified WaterSense labeled or equivalent faucets, high-efficiency toilets HETs), and water-conserving shower heads. o All appliances shall be energy star appliances (refrigerator, dish washer, and washing machine). **MM 4.6-2** Prior to the issuance of building permits, the City of Lake Elsinore shall review Project building plans to ensure that all outdoor lighting consists of solar or light-emitting diodes (LEDs), where feasible. Use of any other type of lighting, if required for operational or safety reasons, shall be minimized to the extent feasible. **MM 4.6-3** Prior to issuance of occupancy permits for any proposed commercial uses on site, the City of Lake Elsinore shall ensure that at least 10% of the required parking spaces are reserved for fuel-efficient vehicles (i.e., vehicles bearing Clean Air Vehicle stickers from expired High Occupancy Vehicle lane programs. **MM 4.6-4** Prior to the issuance of occupancy permits for any	Project Applicant/ Building & Safety Division Project Applicant/ Building & Safety Division Project	Prior to issuance of building permits Prior to issuance of occupancy permits for any proposed commercial uses on site Prior to the

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and City Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
		proposed commercial uses on site, the Project Applicant shall prepare a Commute Trip Reduction Program that requires 20% of employees to be offered telecommuting or other trip reduction techniques, consistent with Measure T-4.1 of the Lake Elsinore Climate Action Plan (CAP). The Commute Trip Reduction Program also shall require future tenants to provide information, training, and incentives to future employees to encourage participation.	Applicant/ Building & Safety Division, Planning Division	issuance of occupancy permits for any proposed commercial uses on site
		CRDR 4.6-1 The Project complies with all applicable provisions of the City of Lake Elsinore Climate Action Plan (December 13, 2011), including applicable requirements identified in Table 4.10-5 of the Project's EIR.	Project Applicant/ Building & Safety Division, Planning Division	Prior to issuance of building permits
		CRDR 4.6-2 The Project is designed to provide pedestrian connections along selected roads and trails within the development to provide access to the various uses and activity centers within the Project. Facilitating pedestrian access encourages people to walk instead of drive. The Project would not impose barriers to pedestrian access and interconnectivity.	Project Applicant/ Planning Division	Prior to Specific Plan approval and prior to issuance of occupancy permits
		CRDR 4.6-3 The Project is designed to accommodate a mix of uses (i.e., residential, commercial, and recreational land uses) which would serve to reduce travel distances and regional vehicle miles traveled (VMT) by consolidating trips and reducing requirements for multiple trips. The Project would minimize the need for external trips by including services/facilities for uses such as day care, banking/ATM, restaurants, vehicle refueling, health care, personal services (e.g., salons, dry cleaning, etc.) and/or shopping uses.	Project Applicant/ Planning Division	Prior to Specific Plan approval and prior to issuance of building permits
		CRDR 4.6-4 The Project is required to comply with SCAQMD Rule 445, which prohibits the use of wood burning stoves and fireplaces in new development.	Project Applicant/ Building & Safety	Prior to building permit issuance

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and City Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
			Division, SCAQMD	
		CRDR 4.6-5 The Project is required to comply with applicable provisions of the 2016 California Green Building Standards Code (or any updated code that may be in existence at the time of issuance of building permits), as implemented by the City's Municipal Code. These requirements include, but are not limited to, the following:		
		▪ Prior to issuance of occupancy permits, the City of Lake Elsinore shall ensure that commercial uses on site accommodate the required number of Electric Vehicle (EV) charging stations as required by the 2016 Green Building Standards Code Section 5.106.5.3 (Electric vehicle (EV) charging).	Project Applicant/ Building & Safety Division	Prior to issuance of occupancy permits for proposed commercial uses
		▪ Prior to issuance of grading, demolition, or building permits, the Project Applicant shall prepare, and the City of Lake Elsinore shall review and approve, a Construction Waste Management Plan, in conformance with the 2016 Green Building Standards Code Section 5.408 (Construction Waste Reduction, Disposal and Recycling). The Construction Waste Management Plan shall demonstrate that a minimum of 65 percent of the nonhazardous construction and demolition waste will be recycled and/or salvaged, except as otherwise allowed by Section 5.408.	Project Applicant/ Building & Safety Division	Prior to issuance of grading, demolition, or building permits
4.7 Hazards and Hazardous Materials				
Threshold a): Under existing conditions, no hazards were found on the Project site. During Project construction and operation, mandatory compliance with federal, state, and local regulations would ensure that the Project as proposed would not create a significant hazard to the public or environment through the routine transport, use, or disposal	Less than Significant	**CRDR 4.7-1** The Project shall comply with California Health and Safety Code § 25507, which requires a Hazardous Materials Business Emergency Plan (HMBEP). The HMBEP requires the disclosure of the inventory of hazardous materials and provides procedures to follow in the event of an emergency situation (such as a fire or hazardous spill). Oversight for this plan is provided by	Project Applicant/ Riverside County Department of Environmental Health (RCDEH)	Prior to issuance of occupancy permits for uses subject to California Health & Safety Code

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and City Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
of hazardous materials. **Threshold b):** Under existing conditions, no hazards were found on the Project site. During Project construction and operation, mandatory compliance with federal, state, and local regulations would ensure that the Project as proposed would not create a significant hazard to the public or the environment through accident conditions involving the release of hazardous materials. Thus, the Project would not create a significant hazard to the public or environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials in the environment. **Threshold c):** The Project site is located immediately adjacent to the Temescal Canyon High School. The only component of the Project that would have the potential to emit hazardous emissions or handle hazardous materials on-site would be the proposed gas station. The proposed gas station would handle hazardous materials within one-quarter mile of a school; however, the gas station's hazardous emissions would be below the cancer-related hazardous risk threshold established by SCAQMD and would be subject to regulatory requirements and routine inspections. The remaining proposed uses for the Project site are not associated with the transport, use, or disposal of significant quantities of hazardous materials. Thus, the Project's impact due to emitting hazardous emissions or handle hazardous materials within one-quarter mile of an existing or proposed school would be less than significant. **Threshold d):** The Project site is not located on any list of hazardous materials sites compiled pursuant to Government Code § 65962.5. Accordingly, no impact would occur.	Less than Significant Less than Significant No Impact	the Riverside County Department of Environmental Health (RCDEH) and would be revised annually and renewed every three years. **CRDR 4.7-2** The Project shall comply with Section 2540.7, Gasoline Dispensing and Service Stations, of the California Occupational Safety and Health Regulations. **CRDR 4.7-3** The Project shall comply with Chapter 38, Liquefied Petroleum Gases, of the California Fire Code and the RCDEH. **CRDR 4.7-4** The Project shall comply with Title 22, Division 4.5 of the California Code of Regulations, which requires residents and employees to dispose of household hazardous waste, including pesticides, batteries, old paint, solvents, used oil, antifreeze, and other chemicals, at a Household Hazardous Waste Collection Facility. **CRDR 4.7-5** The Project shall comply with Title 22, Division 4.5, Chapter 11 of the California Code of Regulations which requires fluorescent lamps, batteries, and mercury thermostats be recycled or taken to a Household Hazardous Waste Collection Facility.	Project Applicant/ RCDEH Project Applicant/ RCDEH Project Applicant/ Riverside County Department of Waste Resources (RCDWR) Project Applicant/ RCDWR	§ 25507 Prior to issuance of occupancy permits for the gas station and during long-term operation of the gas station Prior to issuance of occupancy permits for the gas station and during long-term operation of the gas station During long-term operation of the Project During long-term operation of the Project

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and City Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
Threshold e): The Project site is not located within an airport land use plan or within two miles of a public airport or public use airport. The nearest public airport is the March Air Reserve Base, located approximately 12 miles northeast of the Project site, and the Project is not located within the AIA of the March Air Reserve Base. The nearest airport to the proposed Project is Skylark Field, a private use airport located 5.7 miles southeast of the Project site. The Project is not within the AIA for Skylark Field. As such, the proposed Project would not expose people residing or working in the area to safety hazards associated with public airports, and impacts would be less than significant.	Less than Significant	**CRDR 4.7-6** The Project shall comply with the requirements of the Nichols Ranch Specific Plan. Compliance with the Nichols Ranch Specific Plan standards include but are not limited to improvements to surrounding roadway, compliance with standards related to fuel modification zones, maintenance of fuel modification zones, landscape, and fire protection features which would be assured by the City's future review of implementing building permits for compliance with the Nichols Ranch Specific Plan.	Project Applicant/ Planning Division, Building & Safety Division, Engineering Division	Prior to issuance of building and/or occupancy permits
Threshold f): The Project would not impair or physically interfere with an adopted emergency response plan or emergency evacuation plan. No emergency facilities exist on the Project site, and the site does not serve as an emergency evacuation route and the Project would be required to maintain access during construction. Thus, impacts would be less than significant.	Less than Significant	**CRDR 4.7-7** In conformance with the requirements of the Nichols Ranch Specific Plan, and as a component of future building permit applications, the Building Official (or his/her designee) shall verify that all of the recommendations given in the Project's Fire Protection Plan (Technical Appendix G) with respect to fuel management zones have been incorporated into the building permit application(s). The fuel management zones shall consist of following zones, as conceptually depicted on Figure II-10, of the Nichols Ranch Specific Plan: ▪ Zone 1: Zone 1 would consist of a 10-foot setback between buildings and trees. Zone 1 would generally be located within the rear yard and side years of the homes within residential Planning Areas that are in close proximity to Stovepipe Creek. ▪ Zone 2: Zone 2 would consist of landscaping and manufactured slopes that would be irrigated and fire resistant. Zone 2 would generally be located in the landscaping areas outside of homeowner lots, starting from the lot parcel line extending outwards, parks, roadway landscaping, and manufactured slopes. ▪ Zone 3: Zone 3 would consist of thinning treatment to ensure that areas are free of any dead and dying combustible vegetation. Zone 3 would generally be located	Project Applicant/ Planning Division, Building & Safety Division, Fire Department	Prior to issuance of building permits
Thresholds g) and h): According to the City of Lake Elsinore General Plan Update EIR, the Project site is identified as having a "High" and "Very High" susceptibility to wildfires. Nichols Road, El Toro Road, Wood Mesa Court, and I-15 would provide buffers around the Project site. A buffer distance of between 30-60 feet as provided by these roads and buffer as provided by I-15 would reduce the site's potential for fire hazards. In addition, the Project would be subject to mandatory compliance with the recommendations of the FPP as required by the Nichols Ranch Specific Plan, which requires implementation of fuel modification zones and other fire hazard design features on the Project site.	Less than Significant			

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and City Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
Furthermore, the Project site would be developed in a manner consistent with jurisdictional requirements for fire protection and would generally decrease the fire hazard in the local area. As such, impacts regarding wildland fires would be less than significant.		within the detention basins and manufactured slopes within Planning Area 13. ▪ Special Fire Protection Features: Special Fire Protection Features would be required for a few homes within residential Planning Areas 1, 2, and 5 because they do not meet the minimum 100-foot fuel treatment setback. For any home or building that is located less than 100 feet from Stovepipe Creek or the natural open space located north of Planning Area 2 and Nichols Road, a 6-foot tall wall would be required to limit any actual radiant fire that may start in the creek or open space areas. No combustible landscaping would be allowed within five feet of the structure and no trees would be allowed on these residential lots. Additional construction standards would be required for these homes as described in the FPP. **CRDR 4.7-8** As a component of future building permit applications, the Building Official (or his/her designee) shall verify that all of the recommendations given in the Project's Fire Protection Plan (Technical Appendix G) with respect to construction requirements have been incorporated into the building permit application(s). The construction requirements include the following: ▪ For areas with less than 100 feet of overall fuel treatment the following building enhancements will be required. Refer to Section 2.4 of the FPP for detailed specific flame lengths for these areas: o For all surfaces facing open space, during the construction process these lots shall be constructed with an underlay of exterior gypsum sheathing 5/8-inch thickness. The product shall be Type X for use in a fire rated wall assembly. Stucco shall be applied over the gypsum wall assembly.	Project Applicant/ Building & Safety Division, Fire Department	Prior to issuance of building permits

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and City Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
		○ Appendages and projections attached to exterior fire-resistive walls, shall be constructed to maintain the same fire-resistant standards as the exterior walls of the structure. ○ If the roof profile allows a space between the roof covering and roof decking, the roof area will have one layer of minimum 72-pound (32.4 kg) mineral-surfaced, non-perforated cap sheet complying with ASTM D 3909 installed over the combustible decking. ○ Fire sprinklers shall be installed in the attics. Fire sprinklers will require a four head calculation for the sprinkler design. The four-head calculation must have a minimum .05 density design, QR and intermediate temperature heads; the heads may be of a small orifice type such as 3/8 or 7 /16. Listed domestic demand shutoff valves may be used to try to minimize upgrading meter sizes where possible. ○ Copper piping is required in the attics; chlorinated polyvinyl chloride (CPVC) will only be permitted in the attic if listed heads are used to protect piping in accordance with their listing. Lots shall have a 6-foot masonry fire wall, which may have up to 3 feet of rated glass to provide for a view. This will block the defensible space area around the home from the creek area. ○ Lots 14, 15, 16, 23 and 24 within five (5) feet of the structure envelope no combustible landscaping will be allowed, no trees will be allowed on the parcel. The exception will be the front of the structure facing the access. ○ Lot 14, 15, 16, 23 and 24 have the greatest exposure to an off-shore wind driven fire and shall have two (2) sprinkler heads extended to the under-eave area. The heads should be installed at equal distance on eave		

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and City Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
		areas facing open space. This will protect the structure envelope in future years against burning combustible material near and around structure envelope. ▪ All structures within the development site shall meet all wildland/interface standards to the satisfaction of the Riverside County Fire Department (RCFD). Design and construction shall meet the requirements listed in the 2016 Edition of the Fire and Building Codes, with special adherence to Chapter 7A, and the 2016 Edition of the California Residential Code section R337, with other local amendments/ordnances adopted by RVCFD. Other applicable codes include the 2013 International Wildland-Urban Interface Code (IWUIC). For a description of the current construction requirements as of the date of this report (see Appendix E of EIR Technical Appendix G). ▪ All accessory structures such as decks, balconies, patios, covers, gazebos and fences shall be built from non-combustible or ignition resistant materials. The homeowner(s) are not restricted from having concrete patios, concrete walkways or swimming pools within the Vegetation Management Zones in compliance with other codes. Refer to Appendix D of EIR Technical Appendix G for photos and descriptions of non-combustible decks, patio covers, and railings for these accessory structures. Construction or building permits shall not be issued until the fire code official inspects and approves required vegetation clearance, fire apparatus access and water supply for the construction site. The issuance of building permits with regard to these requirements shall be in accordance with RVCFD. Prior to the delivery of combustible building construction materials to the project site the following conditions shall be completed to the satisfaction of the RVCFD:		

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and City Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
		▪ All wet and dry utilities shall be installed and approved by the appropriate inspecting department or agency. ▪ Clearance of Zone 1, 2 and 3 vegetation management shall be provided prior to combustible material arriving on the site and shall be maintained throughout the duration of construction. Fire code officials may require additional vegetation management and/or defensible space when warranted. ▪ Additional requirements as listed in the development will be adhere to: o Mobile stationary or portable powered operated equipment in the HFA shall not be used without the RVCFD written approval. Specific fire protection measures that may be required to mitigate the hazard include, but are not limited to: ▪ A standby water tender, equipped with a pump, fire hose and nozzle. ▪ Pre-wetting of the site to avoid the production of sparks between blades, tracks and rocks. ▪ Conducting a fire watch for a minimum of one-hour following the cessation of operations each day ▪ For welding cutting or grinding work, clear away all combustible material from the area around such operations for a minimum distance of 10 feet. A hot-work permit may be required prior to commencing work. ▪ Maintain a serviceable round point shovel with an overall length of not less than forty-six (46) inches and a five (5) gallon backpack water pump-type fire extinguisher fully equipped and ready for use at the immediate area during the operation. ▪ All homes will require NFPA 13D Residential Sprinklers, engineered to the satisfaction of RVCFD. Those lot listed in		

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and City Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
		Section 5, requiring special mitigation measures shall have under eave sprinklers on the exterior of the structure. ▪ Fire access roads shall meet the requirements of the RVCFD, and shall be a paved surface capable of supporting loads of 80,000 lbs gross vehicle weight. Access to all portions of the building must be within 150 feet of the available fire department access. Fire access roads shall be maintained for clear access of emergency vehicles. The proposed development requires primary and secondary access at the time of construction. ▪ Any gates to be installed shall meet RVCFD Standards and shall be approved by RVCFD prior to fabrication and installation. A 'Knox' override key switch must be installed outside the gate in an approved, readily visible, and unobstructed location at or near the gate to provide emergency access.		
4.8 Historic and Archaeological Resources				
Threshold a): Implementation of the Project would impact historical resources on the Project site that may be uncovered during grading activities. Compliance with the Applicable City Regulations and Design Requirements, as well as Mitigation Measures MM 4.8-1 through MM 4.8-7, would ensure that a qualified Project Archaeologist and Tribal Monitors present on-site during ground-disturbing activities and would ensure that any archaeological resources that may be uncovered are appropriately treated as recommended by the Project Archaeologist in consultation with the Tribal Monitors. **Threshold b):** Implementation of the Project would impact archaeological resources on the Project site that may be uncovered during grading activities. Compliance with the Applicable City Regulations and Design Requirements, as well as Mitigation Measures MM 4.8-1 through MM 4.8-7 would ensure that a qualified Project Archaeologist and Tribal	Less than Significant with Mitigation Less than Significant with Mitigation	**MM 4.8-1** Unanticipated Resources. The developer/permit holder or any successor in interest shall comply with the following for the life of this permit. If during ground disturbance activities, unanticipated cultural resources are discovered, the following procedures shall be followed: 1. All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the Project Archaeologist, the Native American tribal representative(s) from consulting tribes (or other appropriate ethnic/cultural group representative), and the Community Development Director or their designee to discuss the significance of the find. 2. The developer shall call the Community Development Director or their designee immediately upon discovery of the cultural resource to convene the meeting. 3. At the meeting with the aforementioned parties, the	Project Applicant, Project Grading Contractor, Project Archaeologist/ Planning Division, Tribal Monitor(s)	During grading activities

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and City Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
Monitors are present on-site during ground disturbing activities and would ensure that any archaeological resources that may be uncovered are appropriately treated as recommended by the Project Archaeologist in consultation with the Tribal Monitors. **Threshold c):** The Project site does not contain a cemetery and no known cemeteries are located within the immediate site vicinity. In the unlikely 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 and California Public Resources Code § 5097 et. seq. Mandatory compliance with State law would ensure that human remains, if encountered, are appropriately treated and would preclude the potential for significant impacts to human remains. Nonetheless, Mitigation Measure MM 4.8-6 has been imposed on the Project to ensure compliance with California Health and Safety Code § 7050.5 and California Public Resources Code § 5097 et. seq.	Less than Significant	significance of the discoveries shall be discussed and a decision is to be made, with the concurrence of the Community Development Director or their designee, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resource. 4. Further ground disturbance shall not resume within the area of the discovery until a meeting has been convened with the aforementioned parties and a decision is made, with the concurrence of the Community Development Director or their designee, as to the appropriate mitigation measures. **MM 4.8-2** Archaeologist/CRMP. Prior to issuance of grading permits, the applicant/developer shall provide evidence to the Community Development Department that a Secretary of Interior Standards qualified and certified Registered Professional Archaeologist (RPA) has been contracted to implement a Cultural Resource Monitoring Program (CRMP) that addresses the details of all activities that must be completed and procedures that must be followed regarding cultural resources associated with this project. The CRMP document shall be provided to the Community Development Director or their designee for review and approval prior to issuance of the grading permit. The CRMP provides procedures to be followed and are to ensure that impacts on cultural resources will not occur without procedures that would reduce the impacts to less than significant. These measures shall include, but shall not be limited to, the following: o Archaeological Monitor: An adequate number of qualified monitors shall be present to ensure that all earth-moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and	Project Applicant, Project Archaeologist/ Planning Division, Tribal Monitor(s)	Prior to issuance of a grading permit, during grading activities, and prior to grading final

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and City Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
		location of inspections will be determined by the Project Archaeologist, in consultation with the Tribal monitor. o Cultural Sensitivity Training: The Project Archaeologist and a representative designated by the consulting Tribe(s) shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all Construction Personnel. Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event unanticipated cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. This is a mandatory training and all construction personnel must attend prior to beginning work on the project site. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report. o Unanticipated Resources: In the event that previously unidentified potentially significant cultural resources are discovered, the Archaeological and/or Tribal Monitor(s) shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources. The Project Archaeologist, in consultation with the Tribal monitor(s) shall determine the significance of the discovered resources. The Community Development Director or their designee must concur with the evaluation before construction activities will be allowed to resume in the affected area. Before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods.		

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and City Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
		o Cultural Resources Disposition: In the event that Native American cultural resources are discovered during the course of grading (inadvertent discoveries), the following procedures shall be carried out for final disposition of the discoveries: One or more of the following treatments, in order of preference, shall be employed with the tribes. Evidence of such shall be provided to the Community Development Department: 1. Preservation-In-Place of the cultural resources, if feasible. Preservation in place means avoiding the resources, leaving them in the place where they were found with no development affecting the integrity of the resources. 2. Relocation of the resources on the Project property. The measures for relocation shall include, at least, the following: Measures and provisions to protect the future reburial area from any future impacts by means of a deed restriction or other form of protection (e.g., conservation easement) in order to demonstrate avoidance in perpetuity. Relocation shall not occur until all legally required cataloging and basic recordation have been completed, with an exception that sacred items, burial goods and Native American human remains are excluded. Any reburial process shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV report. The Phase IV Report shall be filed with the City under a confidential cover and not subject to		

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and City Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
		Public Records Request. 3. If relocation is not agreed upon by the Consulting Tribes then the resources shall be curated at a culturally appropriate manner at a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the City. There shall be no destructive or invasive testing on sacred items, burial goods and Native American human remains. Results concerning finds of any inadvertent discoveries shall be included in the Phase IV monitoring report. o Phase IV Report: A final archaeological report shall be prepared by the Project archaeologist and submitted to the Community Development Director or their designee prior to grading final. The report shall follow County of Riverside requirements and shall include at a minimum: a discussion of the monitoring methods and techniques used; the results of the monitoring program including any artifacts recovered; an inventory of any resources recovered; updated DPR forms for all sites affected by the development; final disposition of the resources including GPS data; artifact catalog and any additional recommendations. A final copy shall be submitted to the City, Project Applicant, the Eastern Information Center		

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and City Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
		(EIC), and the Tribe. **MM 4.8-3** Cultural Resources Disposition: In the event that Native American cultural resources are discovered during the course of grading (inadvertent discoveries), the following procedures shall be carried out for final disposition of the discoveries: One or more of the following treatments, in order of preference, shall be employed with the tribes. Evidence of such shall be provided to the Community Development Department: a) Preservation-In-Place of the cultural resources, if feasible. Preservation in place means avoiding the resources, leaving them in the place where they were found with no development affecting the integrity of the resources. b) Relocation of the resources on the Project property. The measures for relocation shall include, at least, the following: Measures and provisions to protect the future reburial area from any future impacts by means of a deed restriction or other form of protection (e.g., conservation easement) in order to demonstrate avoidance in perpetuity. Relocation shall not occur until all legally required cataloging and basic recordation have been completed, with an exception that sacred items, burial goods and Native American human remains are excluded. Any reburial process shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV report. The Phase IV Report shall be filed with the City under a confidential cover and not subject to Public Records Request. c) If relocation is not agreed upon by the Consulting Tribes then	Project Applicant, Project Archaeologist/ Planning Division, Tribal Monitor(s)	If inadvertent discoveries occur during the course of grading

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and City Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
		the resources shall be curated at a culturally appropriate manner at a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the City. There shall be no destructive or invasive testing on sacred items, burial goods and Native American human remains. Results concerning finds of any inadvertent discoveries shall be included in the Phase IV monitoring report. **MM 4.8-4** Tribal Monitoring. Prior to the issuance of a grading permit, the applicant shall contact the consulting Native American Tribe(s) that have requested monitoring through consultation with the City during the AB 52 and/or the SB 18 process ("Monitoring Tribes"). The applicant shall coordinate with the Tribe(s) to develop individual Tribal Monitoring Agreement(s). A copy of the signed agreement(s) shall be provided to the City of Lake Elsinore Community Development Department, Planning Division prior to the issuance of a grading permit. The Agreement shall address the treatment of any known tribal cultural resources (TCRs) including the project's approved mitigation measures and conditions of approval; the designation, responsibilities, and participation of professional Tribal Monitors during grading, excavation and ground disturbing activities; project grading and development scheduling; terms of compensation for the monitors; and treatment and final disposition of any cultural resources, sacred sites, and human remains/burial goods discovered on the site per the Tribe(s) customs and traditions and the City's mitigation measures/conditions of approval. The Tribal	Project Applicant, Project Archaeologist/ Planning Division, Monitoring Tribes	Prior to the issuance of grading permits and during grading activities

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and City Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
		Monitor will have the authority to stop and redirect grading in the immediate area of a find in order to evaluate the find and determine the appropriate next steps, in consultation with the Project Archaeologist.		
		MM 4.8-5 Phase IV Report. Upon completion of the implementation phase, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the County website. The report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting.	Project Applicant, Project Archaeologist/ Planning Division, Monitoring Tribes	Following completion of the implementation phase
		MM 4.8-6 Discovery of Human Remains. In the event that human remains (or remains that may be human) are discovered at the project site during grading or earthmoving, the construction contractors, project archaeologist and/or designated Native American Monitor shall immediately stop all activities within 100 feet of the find. The project applicant shall then inform the Riverside County Coroner and the City of Lake Elsinore Community Development Department immediately, and the coroner shall be permitted to examine the remains as required by California Health and Safety Code Section 7050.5(b). Section 7050.5 requires that excavation be stopped in the vicinity of discovered human remains and that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. If human remains are determined to be Native American, the applicant shall comply with the state law relating to the disposition of Native American burials that fall	Project Applicant, Project Archaeologist/ Planning Division, Tribal Monitor(s)	During grading and ground-disturbing activities

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and City Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
		within the jurisdiction of the NAHC (PRC Section 5097). The coroner shall contact the NAHC within 24 hours and the NAHC will make the determination of most likely descendant(s). The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. In the event that the applicant and the MLD are in disagreement regarding the disposition of the remains. State law will apply and the mediation process will occur with the NAHC, if requested (see PRC Section 5097.98(e) and 5097.94(k)). According to the California Health and Safety Code, six or more human burial at one location constitutes a cemetery (Section 81 00), and disturbance of Native American cemeteries is a felony (Section 7052). **MM 4.8-7** Non-Disclosure of Reburial Location. It is understood by all parties that unless otherwise required by law, the site of any reburial of Native American human remains or associated grave goods shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, pursuant to the specific exemption set forth in California Government Code 6254(r), parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code 6254(r).	Project Applicant, Project Archaeologist/ Planning Division, Tribal Monitor(s)	During grading and ground-disturbing activities and throughout the life of the Project
4.9 Hydrology and Water Quality				
Threshold a): With implementation of the BMPs from the SWPPP and the Project-specific WQMP, included as an applicable City Regulation below, as well as implementation of the Project's drainage plan that includes two (2) drainage basins, included as an applicable City Regulation below, the Project would result in less-than-significant impacts with respect to water quality.	Less than Significant	**CRDR 4.9-1** The Project is required to comply with the provisions of the Project's NPDES permit, and the Project's SWPPP. Compliance with the NPDES permit and the SWPPP would identify and implement an effective combination of erosion control and sediment control measures (i.e., Best Management Practices) to reduce or eliminate discharge to surface water from storm water and non-storm water discharges.	Project Applicant, Project Construction Manager/ Building & Safety Division, Engineering	During grading and construction activities

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and City Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
			Division	
Threshold b): The Project has a reliable source of domestic water and does not propose any new potable water wells that would directly extract groundwater. Groundwater recharge would occur in on-site drainage basins and landscaped areas, and water conveyed off-site would have the ability to percolate into the groundwater table. The Project would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level, and the impact would be less than significant.	Less than Significant	**CRDR 4.9-2** The Project shall be required to comply with the provisions of the Project's Drainage Study and the provisions of the proposed Specific Plan No. 2018-01. Compliance with these provisions would be assured by the City's future review of the Final Map and implementing grading and building permits for compliance with the provisions that require the development of two (2) drainage basins in order to properly attenuate Project-related drainage flows. These provisions would serve to reduce and/or avoid impacts related to hydrology and water quality.	Project Applicant/ Building & Safety Division, Engineering Division	Prior to Final Map and prior to building or grading permit issuance
Threshold c): Implementation of the BMPs from the Project-specific SWPPP and the on-site drainage basins, included as applicable City Regulations, would ensure that construction and operation of the Project would not result in substantial erosion or siltation on- or off-site or contribute runoff storm water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff. Accordingly, the Project's impacts with respect to Thresholds c and e would be less than significant.	Less than Significant	**CRDR 4.9-3** The Project was reviewed for compliance with General Plan Policy 5.1 and Implementation Program through the preparation of the Project's WQMP. The Project was found to be consistent with General Plan Policy 5.1 and Implementation Program as stated below. ▪ Policy 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. ▪ Implementation Program: Through the project review and the CEQA processes 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.	Project Applicant/ Building & Safety Division, Engineering Division	Prior to Project approval
With implementation of the Project's proposed drainage plan (including the two [2] proposed drainage basins) included as an applicable City Regulation, the Project would result in the reduction of peak storm water discharge flows compared to existing conditions. Because the proposed Project has been designed to attenuate post-development runoff from the site, Project-related runoff would not substantially increase the rate or amount of surface runoff in downstream areas in a manner that would result in flooding on- or off-site. A less-than-significant impact would occur.		**CRDR 4.9-4** The Project shall comply with EIR Mitigation Measure MM 4.4-1, which is presented in EIR Subsection 4.4, Geology and Soils, and incorporates all of the requirements listed in the Project's Geotechnical Evaluation (EIR Technical Appendix D).	As specified above for Mitigation Measure MM 4.4-1	As specified above for Mitigation Measure MM 4.4-1
		CRDR 4.9-5 The Project shall comply with City of Lake Elsinore	Project	During grading,

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and City Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
The FEMA FIRM for the Project site indicates that the majority of the Project site is not located within a special flood hazard area, except for Stovepipe Creek which is located within a special flood hazard area. The Project proposes minor modifications to the flood plain limits and the Project Applicant would be required to obtain a CLOMR and LOMR from FEMA to modify the mapped floodplain boundaries. Following the modification of the floodplain boundaries on-site, no development would occur within the revised flood zones. Thus, with implementation of regulatory requirements the Project would not place housing or structures within a 100-year flood hazard area and would not impede or redirect flood flows. Accordingly, the Project's potential to contribute to an impact associated with placing housing or structures within a 100-year flood zone would be less than significant.		Municipal Code Chapter 14.08, Stormwater/Urban Runoff Management and Discharge Controls, which intends to protect and enhance the water quality of City watercourses, water bodies, groundwater, and wetlands. **CRDR 4.9-6** The Project shall comply with City of Lake Elsinore Municipal Code Chapter 15.64, Flood Damage Prevention, which includes flood construction requirements to minimize flood hazards. **CRDR 4.9-7** Prior to issuance of grading permits, the Project Applicant shall obtain a Conditional Letter of Map Revision (CLOMR) from FEMA to modify the floodplain boundaries as shown in FEMA FIRM No. 06065C2928G, dated August 28, 2008. Prior to issuance of building permits, the Project Applicant shall obtain a Letter of Map Revision (LOMR) to reflect the modified flood plain limits resulting from Project implementation.	Applicant/ Engineering Division Project Applicant/ Building & Safety Division Project Applicant/ Building & Safety Division, Engineering Division FEMA	construction, and long-term operational activities Prior to Project approval and prior to grading permit issuance Prior to issuance of grading permits
Threshold d): Development as proposed by the Project would not occur within any areas that are mapped by FEMA as occurring within a floodplain. As such, the Project would not result in the release of pollutants due to Project inundation. The Project site is located approximately 1.7 miles north of a levee associated with Lake Elsinore, and 4.7 miles northwest of the Railroad Canyon Dam. According to the City of Lake Elsinore General Plan EIR, the Project site is located outside of dam inundation zones. Furthermore, compliance with the City of Lake Elsinore General Plan "Policy and Implementation Plan" applicable to dam inundation included as an applicable City Regulation as well as the construction of the two (2) drainage basins on-site included as an applicable City Regulation would ensure that the Project does not result in the release of pollutants due to any potential dam inundation hazards associated with future development, and impacts	Less than Significant			

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and City Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
would be less than significant. Based on the 1.8-mile distance and change in topography between Lake Elsinore (the nearest large body of water) and the Project site, the Project would not be subject to inundation by seiches associated with the body of water. Impacts associated with inundation by seiche would be less than significant. Additionally, due to the approximately 25-mile distance of the Project site from the Pacific Ocean, there is no potential for a tsunami to affect the Project site, and no impact would occur. **Threshold e):** The proposed Project would require an NPDES Permit, issuance of a WDR by the RWQCB, and Water Quality Certification, which would ensure the Project does not conflict with the Basin Plan. Additionally, the Project site is not located within any sustainable groundwater management plans, and the Project would not affect water quality or the amount of water discharged to local aquifers. Impacts would be less than significant.	Less than Significant			
4.10 Land Use and Planning				
Threshold a): The Project would not physically disrupt or divide any established communities, and no impact would occur. **Threshold b):** Although the Project would change the site's existing General Plan land use and zoning classifications, the Project would not result in a significant environmental effect due to an inconsistency with the site's existing or proposed zoning. Furthermore, the Project would be consistent with the General Plan and SCAG RTP/SCS goals. Impacts due to a conflict with the land use designations and policies of the General Plan and other planning documents would be less than significant.	No impact Less than Significant	**CRDR 4.10-1** The Project Applicant shall make payment of Western Riverside County MSHCP fees pursuant to City of Lake Elsinore Municipal Code Chapter 16.85 for the southern 27.1 acres. Fees shall be paid in compliance with Municipal Code Chapter 16.85. **CRDR 4.10-2** The Project Applicant shall make payment of SKR HCP fees pursuant to City of Lake Elsinore Municipal Code Chapter 19.04. Fees shall be paid in compliance with Municipal Code Chapter 19.04. **CRDR 4.10-3** To ensure compliance with the Western Riverside County MSHCP, the following shall be required: ▪ As part of its review of implementing discretionary applications (e.g., building permits), the City of Lake Elsinore	Project Applicant/ Planning Division Project Applicant/ Planning Division Project Applicant/ Building & Safety Division,	Prior to issuance of building permits Prior to issuance of grading permits Prior to issuance of grading or building permits

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and City Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
		shall assure that landscaping plans do not include the use of invasive plant species listed in Volume I, Table 6-2 of the MSHCP or in Table IV-2, Prohibited Plant List, of the Nichols Ranch Specific Plan. ▪ Prior to approval of grading permits, the Project's construction contractor shall develop and implement a Storm Water Pollution Prevention Program (SWPPP) to address runoff and potential water quality degradation during construction. ▪ All construction plans (i.e., grading permits, building permits, etc.) shall include the following note, compliance with which shall be assured by the construction contractor: *"During any nighttime construction activities, all lighting shall direct lighting away from the preserved on-site drainage and associated habitat."*	Engineering Division	
4.11 Noise				
Threshold a): Implementation of Mitigation Measures MM 4.10-1 through MM 4.10-3 would reduce the construction noise levels at the impacted receiver locations to satisfy the 60 dBA Lmax residential and 70 dBA Lmax semi-residential significance thresholds during temporary Project construction activities. Therefore, with implementation of the required mitigation, the Project's noise impact due to Project construction would be reduced to less-than-significant levels. With implementation of Mitigation Measure MM 4.10-4, the future on-site exterior noise levels would range from 54.8 to 59.9 dBA CNEL at the outdoor living areas of single-family residential homes, which would ensure that the City of Lake Elsinore 60 dBA CNEL exterior noise level standards for residential land use is satisfied at all residential lots within the Project. Thus, with implementation of Mitigation Measure MM 4.10-4, Project impacts due to exterior noise levels that exceed the City's standards would be reduced to less-than-	Less than Significant with Mitigation	**MM 4.11-1** Prior to the issuance of grading permits affecting areas on site that are located within 700 feet of the existing residential uses located east of El Toro Road/Wood Mesa Court, and prior to issuance of building permits for Phase 1 of the proposed Project, the City of Lake Elsinore shall ensure that the grading plans and building plans (as appropriate) include the following notes. Project contractors shall be required to ensure compliance with the notes and permit periodic inspection of the construction site by City of Lake Elsinore staff or its designee to confirm compliance. These notes also shall be specified in bid documents issued to prospective construction contractors. ▪ *"During construction activities that could expose nearby sensitive receptors (i.e., existing residential uses located along El Toro Road/Wood Mesa Court) to excessive construction-related noise, minimum 10-foot high temporary noise barriers shall be erected at the eastern limits of construction activities, as shown on Figure 4.10-8, Construction Noise Mitigation Measures, of the Nichols*	Project Applicant/ Building & Safety Division, Engineering Division	Prior to issuance of grading permits and during Project construction activities

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and City Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
significant levels. With standard windows and/or glass doors with a minimum sound transmission class (STC) rating of 27 (as required by Mitigation Measure MM 4.10-5), and with construction of the noise barriers required by Mitigation Measure MM 4.10-4, the interior noise levels for Lots 35 to 60, 79 to 100, and 110 to 113 of Tentative Tract Map No. 37305 would satisfy the City of Lake Elsinore 45 dBA CNEL interior noise level standard. Therefore, with implementation of the required mitigation, impacts due to residential interior noise levels that exceed the City's standards would be reduced to less-than-significant levels. Hotel first through fourth floor windows would require upgraded STC ratings of 32 for all windows and/or glass doors facing I-15, as required by Mitigation Measure MM 4.10-5. The interior noise analysis shows that with the recommended interior noise mitigation measures, the Project would satisfy the City of Lake Elsinore 45dBA CNEL interior noise level standard. However, because precise building and site plans for the hotel use are not currently available, Mitigation Measure MM 4.10-6 has been imposed to require a final noise study that demonstrates that the hotel use would meet the City's interior noise standard of 45 dBA CNEL and/or that includes additional or modified mitigation to ensure the standard can be met. Accordingly, with implementation of the required mitigation, interior noise impacts associated with the proposed hotel use would be reduced to less-than-significant levels. Implementation of Mitigation Measure MM 4.10-7 would prohibit nighttime operation of the car wash at the proposed gas station. The mitigated Project operational noise levels		*Ranch Specific Plan Environmental Impact Report (SCH No. 2018051051). Construction activities that could expose nearby sensitive receptors to excessive noise levels include any activities associated with the following construction phases that occur within the buffer distances described below:* o *Site preparation activities within 250 feet of the existing residential homes located along El Toro Road/Wood Mesa Court;* o *Mass and fine grading activities within 700 feet of the existing residential homes located along El Toro Road/Wood Mesa Court;* o *Building construction activities within 300 feet of the existing residential homes located along El Toro Road/Wood Mesa Court;* o *Paving activities within 500 feet of the existing residential homes located along El Toro Road/Wood Mesa Court; and* o *Architectural coating activities within 250 feet of the existing residential homes located along El Toro Road/Wood Mesa Court.* *The noise control barriers shall remain in place during any construction activities for the above-described construction phases within the buffer distance shown. The noise control barriers shall have a solid face from top to bottom. The noise control barriers must meet the minimum height and be constructed as follows:* o *The temporary noise barriers shall provide a minimum transmission loss of 20 dBA (per the Federal Highway Administration Noise Barrier Design Handbook). The noise* o *barriers shall be constructed using an acoustical blanket (e.g., vinyl acoustic curtains or quilted blankets)*		

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and City Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
would range from 25.5 to 38.6 dBA Leq without the car wash activities, which would satisfy the exterior noise level standards at all nearby sensitive receiver locations with implementation of Mitigation Measure MM 4.10-7. Therefore, the Project's operational noise levels would not exceed City standards at nearby sensitive receptors following mitigation and the Project's impacts would therefore be reduced to less-than-significant levels. **Threshold b):** Mitigation Measure MM 4.10-2 prohibits the use of construction equipment greater than or equal to 80,000 pounds within 300 feet of nearby sensitive receptor locations, and would serve to reduce the Project's vibration impacts affecting nearby sensitive receptors. Mitigated Construction Equipment Vibration Levels, the mitigated vibration levels for loaded trucks and large mobile equipment would be reduced to approximately 0.002 in/sec RMS and would be reduced below the 0.01 in/sec RMS threshold at all receiver locations. Therefore, Project construction-related vibration levels would be reduced to less-than-significant levels with implementation of Mitigation Measure MM 4.10-2. **Threshold c):** The closest airport is Skylark Field which is located approximately 5.7 miles southeast of the Project site. The Project site is not located within the AIA of the closest airport, Skylark Airport, and is not subject to substantial noise levels associated with airport operations. Further, the Project site is not located within an airport land use plan or within 2 miles of a public airport. The Project site would not be exposed to aircraft-related noise exceeding 55 dBA CNEL, which is considered "clearly acceptable" by the Riverside County ALUCP for residential and commercial development. Accordingly, the Project would not result in the exposure of	Less than Significant with Mitigation No Impact	*attached to the construction site perimeter fence or equivalent temporary fence posts;* ○ *The noise barrier must be maintained and any damage promptly repaired. Gaps, holes, or weaknesses in the barrier or openings between the barrier and the ground shall be promptly repaired; and* ○ *The noise control barrier and associated elements shall be completely removed and the site appropriately restored upon the conclusion of the construction activity.* **MM 4.11-2** Prior to the issuance of grading or building permits affecting the portions of the site located south of Stovepipe Creek, the City of Lake Elsinore shall ensure that the grading or building plans include the following note. Project contractors shall be required to ensure compliance with the note and permit periodic inspection of the construction site by City of Lake Elsinore staff or its designee to confirm compliance. This note also shall be specified in bid documents issued to prospective construction contractors. ▪ *During all phases of construction within on-site areas located south of Stovepipe Creek, large loaded trucks and mobile equipment greater than or equal to 80,000 pounds shall be prohibited. Instead, smaller, rubber-tired mobile equipment (less than 80,000 pounds) or equivalent alternative equipment shall be used in these areas. As an exception, equipment heavier than 80,000 pounds may be utilized for the area shown on Figure 4.10-8, Construction Noise Mitigation Measures, of the Nichols Ranch Specific Plan Environmental Impact Report (SCH No. 2018051051) as being located at a distance greater than 300 feet from Sensitive Receiver Locations R1 through R6. In such a case, orange construction fencing shall be erected delineating those areas within 300 feet of Sensitive Receiver Locations*	Project Applicant/ Building & Safety Division, Engineering Division	Prior to issuance of grading permits and during all phases of construction within on-site areas located south of Stovepipe Creek

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and City Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
people residing or working at the Project site to excessive airport- or aircraft-related noise, and no impact would occur.		*R1 through R6 to ensure that equipment heavier than 80,000 pounds does not encroach into the required 300-foot buffer zone.* **MM 4.11-3** Prior to the issuance of any grading permits or building permits, the City of Lake Elsinore shall ensure that the grading plans and building plans include the following notes. Project contractors shall be required to ensure compliance with the notes and permit periodic inspection of the construction site by City of Lake Elsinore staff or its designee to confirm compliance. These notes also shall be specified in bid documents issued to prospective construction contractors. ▪ *During all Project site construction, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards.* ▪ *The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receivers nearest the Project site.* ▪ *The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receivers nearest the Project site (i.e., to the northwest or northern center) during all Project construction.* ▪ *The construction contractor shall design delivery routes to minimize the exposure of sensitive land uses or residential dwellings to delivery truck-related noise.* **MM 4.11-4** Prior to the issuance of occupancy permits for Lots 35 to 60 or Lots 80 to 83 of Tentative Tract Map No. 37305, the City of Lake Elsinore shall ensure that noise-attenuation barriers have been constructed in the locations and at the heights shown on Figure 4.10-9, On-Site Traffic Noise Mitigation	Project Applicant, Project Construction Manager/ Building & Safety Division, Engineering Division Project Applicant/ Building & Safety Division, Planning Division	Prior to issuance of grading or building permits and during all construction activities Prior to issuance of occupancy permits for Lots 35 to 60 and Lots 80 to 83 of Tentative

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and City Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
		Measures, of the Nichols Ranch Specific Plan Environmental Impact Report (SCH No. 2018051051). As shown on Figure 4.10-9, eight-foot tall noise-attenuation barriers shall be constructed along Nichols Road (i.e., at the northern lot lines of Lots 35 to 60 and Lots 80 to 81) and the western lot line of Lot 81, and six-foot tall noise-attenuation barriers shall be constructed at the western lot lines of Lots 82 and 83. The recommended noise control barriers shall be constructed so that the top of each wall and/or berm combination extends to the recommended height above the pad elevation of the lot it is shielding. When the road is elevated above the pad elevation, the barrier shall extend to the recommended height above the highest point between the residential home and the road. The barrier shall provide a weight of at least 4 pounds per square foot of face area with no decorative cutouts or line-of-sight openings between shielded areas and the roadways, and a minimum transmission loss of 20 dBA. The noise barrier shall be constructed using the following materials: ▪ Masonry block; ▪ Stucco veneer over wood framing (or foam core), or 1-inch-thick tongue and groove wood of sufficient weight per square foot; ▪ Glass (1/4-inch-thick), or other transparent material with sufficient weight per square foot capable of providing a minimum transmission loss of 20 dBA; ▪ Earthen berm; or ▪ Any combination of these construction materials The barrier shall consist of a solid face from top to bottom. Unnecessary openings or decorative cutouts shall not be made. All gaps (except for weep holes) should be filled with grout or caulking.		Tract Map No. 37305

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and City Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
		MM 4.11-5 Prior to the issuance of building permits for Lots 35 to 60, Lots 79 to 100, or Lots 110 to 113 of Tentative Tract Map No. 37305, and prior to issuance of building permits for the proposed hotel use, the City of Lake Elsinore shall ensure that the following noise abatement measures are included in the building plans: ▪ Windows & Glass Doors: All windows and/or glass doors shall be well-fitted, well weather-stripped assemblies and shall have a minimum, standard sound transmission class (STC) ratings as follows: o Minimum STC ratings of 27 for all windows and/or glass doors at residential lots 35 to 60, 79 to 100, and 110 to 113. o Minimum upgraded STC ratings of 32 for all hotel building windows and/or glass doors facing I-15. ▪ Doors: All exterior doors shall be well weather-stripped and have minimum STC ratings of 27. Well-sealed perimeter gaps around the doors are essential to achieve the optimal STC rating. ▪ Walls: At any penetrations of exterior walls by pipes, ducts, or conduits, the space between the wall and pipes, ducts, or conduits shall be caulked or filled with mortar to form an airtight seal. ▪ Residential Roofs: Roof sheathing of wood construction shall be per manufacturer's specifications or caulked plywood of at least one-half inch thick. Ceilings shall be per manufacturer's specifications or well-sealed gypsum board of at least one-half inch thick. Insulation with at least a rating of R-19 shall be used in the attic space. ▪ Ventilation: Arrangements for any habitable room shall be such that any exterior door or window can be kept closed when the room is in use and still receive circulated air. A forced air circulation system (e.g. air conditioning) or active ventilation system (e.g. fresh air supply) shall be provided	Project Applicant/ Building & Safety Division	Prior to the issuance of building permits for Lots 35 to 60, Lots 79 to 100, or Lots 110 to 113 of Tentative Tract Map No. 37305, and prior to issuance of building permits for the proposed hotel use

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and City Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
		which satisfies the requirements of the Uniform Building Code.		
		MM 4.11-6 Prior to issuance of building permits for the proposed hotel use, a final noise study shall be prepared to finalize the mitigation measures identified in Mitigation Measure MM 4.10-5 using the precise grading plans and actual building design specifications, and shall include modified or supplemental mitigation, if necessary, to meet the City of Lake Elsinore 45 dBA CNEL interior noise level standard for hotel uses.	Project Applicant/ Building & Safety Division	Prior to issuance of building permits for the proposed hotel use
		MM 4.11-7 As a condition of the occupancy permit for the proposed gas station use, operating hours for the car wash shall be specified as permitted between 7:00 a.m. to 10:00 p.m. and prohibited between 10:00 p.m. to 7:00 a.m. Permanent, durable, weather-proof signs shall be posted at the gas station in the location of the car wash entry drive clearly indicating the car wash hours of operation as 7:00 a.m. to 10:00 p.m. The City of Lake Elsinore shall verify that the signs are posted prior to the issuance of the gas station occupancy permit. The City's Code Enforcement Division shall be responsible for enforcing the hours of operation.	Project Applicant, Car Wash Operator/ Planning Division, Code Enforcement Division	Prior to issuance of occupancy permits for the proposed gas station use
		CRDR 4.11-1 Future residents and tenants of the proposed Project would be subject to applicable provisions of Chapter 11.176, Noise Control, of the Lake Elsinore Municipal Code, which was adopted to control unnecessary, excessive, and annoying noise and vibration in the City.	Future Project Residents/ Code Enforcement Division	Throughout the life of the proposed Project
4.12 Paleontological Resources				
Threshold a): The Project site has a "Low Potential" to yield nonrenewable paleontological resources. There were no surface-exposed fossils or fossiliferous sedimentary units found during the field surveys conducted on site. In addition, the metamorphic and late Quaternary young alluvial fan	Less than Significant	Impacts would be less than significant; therefore, mitigation is not required.	N/A	N/A

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and City Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
sediments across the entire Project site indicates a low likelihood that any fossiliferous deposit would be present within the Project area and its surrounding areas. Thus, the Project would not impact any known paleontological resource or unique geological feature. Impacts would be less than significant.				
4.13 Population and Housing				
Threshold a): Implementation of the Project would exceed local and regional projections. However, impacts associated with the Project's proposed increases in population on-site have been evaluated throughout this EIR, and mitigation measures have been imposed where necessary to reduce impacts to the maximum feasible extent. Therefore, Project impacts due to direct and indirect population growth would be less than significant.	Less than Significant	Impacts to Population and Housing as a result of Project implementation would be less than significant and mitigation is not required.	N/A	N/A
Threshold b): The Project would not result in the displacement of people or housing that could result in or require the construction of replacement housing; rather, the Project's development of 168 residential units would further augment the housing supply in the region. Thus, no impact associated with inducing housing demand would occur.	No Impact			
4.14 Public Services				
Threshold a): With payment of mandatory DIF fees, the proposed Project's potential direct and cumulatively-considerable impacts to the RCFD would be reduced to less-than-significant levels, and the Project would not result in or require the construction of new fire protection facilities that could result in a significant impact to the environment.	Less than Significant	**CRDR 4.14-1** The Project would be required to conform to all mandatory local, state, and federal laws, ordinances, and standards relating to fire safety. Among other items, these requirements include conformance with the Uniform Building Code Section 1503, which requires that all buildings be constructed with fire retardant roofing material, as well as standard Riverside County Fire Department conditions of approval (COAs) for specific plans, which prohibit flag lots and require alternative/secondary access routes to neighborhoods. The alternative/secondary access routes would be required to be maintained throughout construction and buildout of the	Project Applicant/ Riverside County Fire Department	Prior to issuance of building permits
Threshold b): With payment of mandatory DIF fees, the proposed Project's potential direct and cumulatively-considerable impacts to the RCSD would be reduced to less-than-significant levels, and the Project would not result in or	Less than Significant			

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and City Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
require the construction of new police protection facilities that could result in a significant impact to the environment.		proposed Project.		
Threshold c): The Project would generate approximately 95 students, which would not be accommodated within LEUSD's existing capacity. Although the LEUSD would need to construct new school facilities to meet the growing demand within this part of Lake Elsinore, environmental effects of such school facilities and any associated mitigation would be identified through a future CEQA process required in association with any future proposals for new or expanded school facilities. Furthermore, the payment of mandatory school impact fees would ensure that the Project would not result in significant direct or cumulatively-considerable impacts to the ability of the LEUSD to provide for school services. The Project would not require the construction of new school facilities that could result in a significant impact to the environment.	Less than Significant	**CRDR 4.14-2** The Project would be required to adhere to City of Lake Elsinore Municipal Code Chapter 16.74, which requires payment of a development impact fee (DIF) to assist the City in providing for fire protection facilities, including fire stations. Payment of the DIF fee would ensure that funds are available for capital improvements, such as land/equipment purchases and fire station construction.	Project Applicant/ Building & Safety Division	Prior to issuance of building permits
		CRDR 4.14-3 The Project would be required to adhere to City of Lake Elsinore Municipal Code Chapter 16.74, which requires payment of a development impact fee (DIF) to assist the City in providing for sheriff protection facilities, including sheriff stations. Payment of the DIF fee would ensure that funds are available for additional sheriff personnel as well as capital improvements, such as land/equipment purchases and sheriff station construction.	Project Applicant/ Building & Safety Division	Prior to issuance of building permits
Threshold d): With construction of public parkland on-site as required by the City of Lake Elsinore's Park and Recreation Master Plan, the proposed Project's direct and cumulatively-considerable park impacts to the City of Lake Elsinore would be reduced to less-than-significant levels, and the Project would not result in or require the construction of new parkland that could result in a significant impact to the environment.	Less than Significant	**CRDR 4.14-4** The Project is required to comply with City of Lake Elsinore Municipal Code Chapter 3.36, which requires mandatory payment of school impact fees pursuant to Public Education Code § 17072.10-18.	Project Applicant/ Building & Safety Division	Prior to issuance of building permits
		CRDR 4.14-5 The Project would be required to comply with the City of Lake Elsinore's Parks and Recreation Master Plan, which sets forth a parkland standard of 5.0 acres per 1,000 residents, specifies parkland dedication requirements, and imposes in-lieu park impact fees to address potential parkland deficiencies.	Project Applicant/ Planning Division	Prior to Project approval and as part of site development
Threshold e): Although the Project would contribute to a need for new or expanded library facilities, environmental effects of such library facilities and associated mitigation would be identified through a future CEQA process required in association with any future proposals for new or expanded library facilities. However, the Project would be required to	Less than Significant	**CRDR 4.14-6** The Project would be required to adhere to City of Lake Elsinore Municipal Code Chapter 16.74, which requires payment of a development impact fee (DIF) to assist the City in providing for library facilities. Payment of the DIF fee would	Project Applicant/ Building & Safety Division	Prior to issuance of building permits

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and City Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
contribute DIF fees, which would be used in part to provide for library space and/or new book volumes. Accordingly, with payment of DIF fees, Project impacts to library services and facilities are evaluated as less than significant on both a direct and cumulatively-considerable basis.		ensure that funds are available for capital improvements, such as land/equipment purchases and library construction.		
4.15 Recreation				
Threshold a): The Project would provide a total of 8.3 acres of public parkland on-site, while only 3.1 acres are required by the City of Lake Elsinore Parks and Recreation Plan; thus, the Project would exceed the City of Lake Elsinore parkland requirement by 5.2 acres. Given the excess amount of parkland planned within the Project area, it is unlikely that future Project residents would utilize parkland resources outside of the Project boundaries to the point that physical deterioration of such facilities would occur or would be accelerated. Moreover, it is likely that any incremental increase in the use of existing recreational uses as a result of the Project would be off-set by existing City residents utilizing proposed recreational facilities on-site. Thus, the Project's impacts to existing parks and recreation facilities in the region would be less than significant.	Less than Significant	**CRDR 4.15-1** The Project shall be required to comply with the City of Lake Elsinore Parks and Recreation Plan, which sets forth a parkland standard of 5.0 acres per 1,000 residents. **CRDR 4.15-2** The Project shall be required to construct a 6.5-acre linear park and a 1.8-acre neighborhood park consistent with the Nichols Ranch Specific Plan. Construction of the 6.5-acre linear park and a 1.8-acre neighborhood park would serve the parkland needs of the Project's population. **CRDR 4.15-3** The Project shall be required to comply with City of Lake Elsinore Municipal Code Chapter 16.12.	Project Applicant/ Planning Division Project Applicant/ Planning Division, Building & Safety Division Project Applicant/ Planning Division, Building & Safety Division	Prior to Project approval As required by the Nichols Ranch Specific Plan Phasing Plan (NRSP Figure II-11) As required by the Nichols Ranch Specific Plan Phasing Plan (NRSP Figure II-11)
Threshold b): A 6.5-acre linear park, a 1.8-acre neighborhood park, trails, and a Class II bicycle lane per the City's General Plan are proposed on the Project site. Effects associated with the physical construction of these facilities are addressed under the relevant issue areas identified within this EIR (e.g., air quality, biological resources, cultural resources etc.). As concluded throughout this EIR, the Project's direct and cumulative impacts associated with construction of the Project would be less than significant or would be reduced to the maximum feasible extent with the implementation of mitigation measures.	Less than Significant	**CRDR 4.15-4** The Project shall be required to comply with City of Lake Elsinore Municipal Code Chapter 16.34.	Project Applicant/ Planning Division, Building & Safety Division	As required by Municipal Code Chapter 16.34

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and City Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
4.16 Transportation and Traffic				
Threshold a): Each phase of the proposed Project would result in direct and cumulatively-considerable impacts to study area intersections, traffic signal warrants, off-ramp queuing locations, freeway segments, and freeway junction merge/diverge locations. Project direct impacts would be reduced to less-than-significant levels with implementation of the required mitigation. Unavoidable impacts would result from one or more of the following factors: 1) improvements required to achieve an acceptable Level of Service (LOS) are funded by a local or regional funding program (i.e., DIF or TUMF), but it cannot be assured that the improvements would be in place prior to the facilities experiencing a deficient LOS; 2) although fair-share monetary contributions have been identified for the Project's cumulatively-considerable impacts, a funding program does not currently exist for the facility and it cannot be assured that required improvements would be in place prior to the facility experiencing a deficient LOS; and/or 3) the affected facility is under the jurisdiction of another agency (e.g., Caltrans), and no funding programs exist beyond regional programs (e.g., TUMF) to implement improvements needed to achieve an acceptable LOS. A summary of the Project's unavoidable impacts to transportation/traffic is presented in EIR Table 4.16-34 through 4.16-38. Additionally, the proposed Project would 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 would be less than significant.	Significant and Unavoidable	**MM 4.16-1** Prior to the issuance of grading permits or improvement plans affecting Nichols Road and/or El Toro Road/Wood Mesa Court, the Project Applicant shall prepare and the City of Lake Elsinore shall approve a temporary traffic control plan. The temporary traffic control plan shall comply with the applicable requirements of the California Manual on Uniform Traffic Control Devices. A requirement to comply with the temporary traffic control plan shall be noted on all grading and improvement plans and also shall be specified in bid documents issued to prospective construction contractors. **MM 4.16-2** Prior to the issuance of certificates of occupancy for Phase 1 of the proposed development, the Project Applicant shall make a fair-share monetary contribution to the City of Lake Elsinore for the following improvements to the intersection of Lake Street at Nichols Rd. (#1): ▪ Construct a second northbound through lane; ▪ Construct a second southbound through lane; ▪ Construct an eastbound left-turn lane; and ▪ Construct a westbound left turn lane. The Project's fair share of the above-listed improvements is 0.3% for Phase 1 of the proposed Project. **MM 4.16-3** Prior to the issuance of certificates of occupancy for Phase 1 of the proposed development, the Project Applicant shall make a fair-share monetary contribution to the City of Lake Elsinore for the following improvement to the intersection of Gunnerson Street/Strickland Avenue at Riverside Drive (SR-74) (#5): ▪ Install a traffic signal.	Project Applicant/ Building & Safety Division, Traffic Engineering Division Project Applicant/ Building & Safety Division, Traffic Engineering Division Project Applicant/ Building & Safety Division, Traffic Engineering Division	Prior to issuance of grading permits or improvement plans affecting Nichols Road or El Toro Road/Wood Mesa Court Prior to issuance of certificate of occupancy for Phase 1 Prior to issuance of certificate of occupancy for Phase 1
Threshold b): The Project would result in direct and cumulatively-considerable impacts to CMP facilities. Unavoidable impacts to Congestion Management Program (CMP) facilities would result from one or more of the	Significant and Unavoidable			

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and City Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
following factors: 1) improvements required to achieve an acceptable Level of Service (LOS) are funded by a local or regional funding program (i.e., DIF or TUMF), but it cannot be assured that the improvements would be in place prior to the facilities experiencing a deficient LOS; and/or 2) the affected facility is under the jurisdiction of another agency (e.g., Caltrans), and no funding programs exist beyond regional programs (e.g., TUMF) to implement improvements needed to achieve an acceptable LOS. A summary of the Project's unavoidable impacts to CMP facilities is presented in 4.16-34 through 4.16-38.		The Project's fair share of the above-listed improvements is 0.2% for Phase 1 of the proposed Project.		
Threshold c): The proposed Project would not create or substantially increase safety hazards due to a geometric design feature or incompatible use, and impacts would be less than significant.	Less than Significant	**MM 4.16-4** Prior to issuance of certificates of occupancy for Phase 1 of the proposed development, the Project Applicant shall construct the following improvement at the intersection of Collier Av. At Nichols Rd. (#6): ▪ Convert the intersection to all-way stop (AWS) control.	Project Applicant/ Building & Safety Division, Traffic Engineering Division	Prior to issuance of certificate of occupancy for Phase 1
Threshold d): Implementation of Mitigation Measure MM 4.15-1 would require the Project Applicant to prepare a temporary traffic control plan that complies with the applicable requirements of the California Manual on Uniform Traffic Control Devices. Implementation of the traffic control plan would ensure that adverse effects to emergency access in the local area during the Project's construction phase are reduced to less-than-significant levels.	Less than Significant with Mitigation	**MM 4.16-5** Prior to the issuance of certificates of occupancy for Phase 1 of the proposed development, the Project Applicant shall construct the following improvement to the intersection of El Toro Rd. at Tereticornis Av. (#17): ▪ Convert the intersection to all-way stop (AWS) control. **MM 4.16-6** Prior to the issuance of certificates of occupancy for Phase 1 of the proposed development, the Project Applicant shall use reasonable efforts to make a fair-share monetary contribution to the County of Riverside, to be held in trust, for the following improvements to the intersection of El Toro Rd. at Carmella Ct. (#18): ▪ Convert the intersection to all-way stop (AWS) control; and ▪ Remove a portion of on-street parking to provide a southbound right-turn lane. The County of Riverside shall establish a fair-share funding program for these improvements and shall only use the funds paid by the Project Applicant for the purpose of implementing these improvements. If within five years of the date of collection of the Project Applicant's fair-share fee payment, the County of	Project Applicant/ Building & Safety Division, Traffic Engineering Division Project Applicant/ Building & Safety Division, Traffic Engineering Division	Prior to issuance of certificate of occupancy for Phase 1 Prior to issuance of certificate of occupancy for Phase 1

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and City Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
		Riverside has not established a fair-share funding program for the required improvements, then the City of Lake Elsinore shall return the funds to the Project Applicant. The Project's fair share of the above-listed improvements is 22.7% for Phase 1 of the proposed Project. **MM 4.16-7** Prior to the issuance of certificates of occupancy for Phase 2 of the proposed development, the Project Applicant shall make a fair-share monetary contribution to the City of Lake Elsinore for the following improvements to the intersection of Lake Street at Nichols Rd. (#1): ▪ Construct a second northbound through lane; ▪ Construct a second southbound through lane; ▪ Construct an eastbound left-turn lane; and ▪ Construct a westbound left turn lane. The Project's fair share of the above-listed improvement is 1.2% for Phase 2 of the proposed Project, of which 0.3% shall be paid as part of Phase 1 pursuant to Mitigation Measure MM 4.15-2 and 0.9% shall be paid as part of Phase 2 development pursuant to this mitigation measure. **MM 4.16-8** Prior to the issuance of certificates of occupancy for Phase 2 of the proposed development, the Project Applicant shall make a fair-share monetary contribution to the City of Lake Elsinore for the following improvement to the intersection of Gunnerson Street/Strickland Avenue at Riverside Drive (SR-74) (#5): ▪ Install a traffic signal. The Project's fair share of the above-listed improvements is 0.6% for Phase 2 of the proposed Project (in addition to the 0.2%	Project Applicant/ Building & Safety Division, Traffic Engineering Division Project Applicant/ Building & Safety Division, Traffic Engineering Division	Prior to issuance of certificate of occupancy for Phase 2 Prior to issuance of certificate of occupancy for Phase 2

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and City Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
		required by Mitigation Measure MM 4.15-3 for Phase 1). **MM 4.16-9** Prior to the issuance of certificates of occupancy for Phase 2 of the proposed development, the Project Applicant shall make a fair-share monetary contribution to the City of Lake Elsinore for the following improvement to the intersection of Collier Avenue at Nichols Road (#6): ▪ Install a traffic signal. The Project's fair share of the above-listed improvements is 9.6% for Phase 2 of the proposed Project.	Project Applicant/ Building & Safety Division, Traffic Engineering Division	Prior to issuance of certificate of occupancy for Phase 2
		MM 4.16-10 Prior to the issuance of certificates of occupancy for Phase 2 of the proposed development, the Project Applicant shall use reasonable efforts to make a fair-share monetary contribution to the County of Riverside, to be held in trust, for the following improvements to the intersection of El Toro Rd. at Carmella Ct. (#18): ▪ Convert the intersection to all-way stop (AWS) control; and ▪ Remove a portion of on-street parking to provide a southbound right-turn lane. The County of Riverside shall establish a fair-share funding program for these improvements and shall only use the funds paid by the Project Applicant for the purpose of implementing these improvements. If within five years of the date of collection of the Project Applicant's fair-share fee payment, the County of Riverside has not established a fair-share funding program for the required improvements, then the County of Riverside shall return the funds to the Project Applicant. The Project's fair share of the above-listed improvements is 49.0% for Phase 2 of the proposed Project, of which 22.7% shall be paid as part of Phase 1 pursuant	Project Applicant/ Building & Safety Division, Traffic Engineering Division	Prior to issuance of certificate of occupancy for Phase 2

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and City Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
		to Mitigation Measure MM 4.15-6 and 26.3% shall be paid as part of Phase 2 development pursuant to this mitigation measure. **MM 4.16-11** Prior to the issuance of certificates of occupancy for Phase 3 of the proposed development, the Project Applicant shall make a fair-share monetary contribution to the City of Lake Elsinore for the following improvements to the intersection of Lake Street at Nichols Rd. (#1): ▪ Construct a second northbound through lane; ▪ Construct a second southbound through lane; ▪ Construct an eastbound left-turn lane; ▪ Construct a westbound left turn lane; ▪ Construct a southbound right-turn lane; and ▪ Construct an eastbound right-turn lane. The Project's fair share of the above-listed improvement is 6.8% for Phase 3 of the proposed Project. For the first four improvements listed above, 0.3% shall be paid as part of Phase 1 pursuant to Mitigation Measure MM 4.15-2, 0.9% shall be paid as part of Phase 2 development pursuant to Mitigation Measure MM 4.15-7, and 5.6% shall be paid as part of Phase 3 development pursuant to this mitigation measure. For the fifth and sixth improvements listed above, the Project Applicant shall contribute the full 6.8% towards the cost of the required improvements. **MM 4.16-12** Prior to the issuance of certificates of occupancy for Phase 3 of the proposed development, the Project Applicant shall make a fair-share monetary contribution to the City of Lake Elsinore for the following improvement to the intersection of Alberhill Ranch Rd. at Nichols Rd. (#3): ▪ Install a traffic signal.	Project Applicant/ Building & Safety Division, Traffic Engineering Division Project Applicant/ Building & Safety Division, Traffic Engineering Division	Prior to issuance of certificate of occupancy for Phase 3 Prior to issuance of certificate of occupancy for Phase 3

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and City Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
		The Project's fair share of the above-listed improvement is 17.7% for Phase 3 of the proposed Project. **MM 4.16-13** Prior to the issuance of certificates of occupancy for Phase 3 of the proposed development, the Project Applicant shall construct the following improvement to the intersection of Lakeshore Dr. at Riverside Dr. (#4): ▪ Restripe the WB right turn lane to a WB shared through-right turn lane	Project Applicant/ Building & Safety Division, Traffic Engineering Division	Prior to issuance of certificate of occupancy for Phase 3
		MM 4.16-14 Prior to the issuance of certificates of occupancy for Phase 3 (buildout) of the proposed development, the Project Applicant shall make a fair-share monetary contribution to the City of Lake Elsinore for the following improvement to the intersection of Gunnerson Street/Strickland Avenue at Riverside Drive (SR-74) (#5): ▪ Install a traffic signal. The Project's fair share of the above-listed improvements is 4.4% for Phase 3 of the proposed Project (in addition to the 0.2% required by Mitigation Measure MM 4.15-3 for Phase 1 and the 0.6% required by Mitigation Measure MM 4.15-8 for Phase 2).	Project Applicant/ Building & Safety Division, Traffic Engineering Division	Prior to issuance of certificate of occupancy for Phase 3
		MM 4.16-15 Prior to the issuance of certificates of occupancy for Phase 3 (buildout) of the proposed development, the Project Applicant shall make a fair-share monetary contribution to the City of Lake Elsinore for the following improvement to the intersection of Collier Avenue at Nichols Road (#6): ▪ Install a traffic signal.	Project Applicant/ Building & Safety Division, Traffic Engineering Division	Prior to issuance of certificate of occupancy for Phase 3

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and City Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
		The Project's fair share of the above-listed improvements is 23.2% for Phase 3 of the proposed Project (in addition to the 9.6% required by Mitigation Measure MM 4.15-9 for Phase 2). **MM 4.16-16** Prior to the issuance of certificates of occupancy for Phase 3 (buildout) of the proposed development, the Project Applicant shall construct the following improvement to the intersection of the I-15 SB Ramps & Nichols Road (#9) with appropriate fee credits: ▪ Install a traffic signal. ▪ Add a SB left turn lane	Project Applicant/ Building & Safety Division, Traffic Engineering Division	Prior to issuance of certificate of occupancy for Phase 3
		MM 4.16-17 Prior to the issuance of certificates of occupancy for Phase 3 (buildout) of the proposed Project, the Project Applicant shall use reasonable efforts to make a fair-share monetary contribution to the County of Riverside, to be held in trust, for the following improvement to the intersection of El Toro Road at Carmela Court (#18): ▪ Convert the intersection to all-way stop (AWS) control; ▪ Remove a portion of on-street parking to provide a southbound right-turn lane; ▪ Implementation of a traffic guard at this intersection during the AM peak hour only during the peak AM period when students arrive at the Temescal Canyon High School; and ▪ Remove a portion of on-street parking to provide a northbound left-turn lane The County of Riverside shall establish a fair-share funding program for these improvements and shall only use the funds paid by the Project Applicant for the purpose of implementing these improvements. If within five years of the date of collection	Project Applicant/ Building & Safety Division, Traffic Engineering Division	Prior to issuance of certificate of occupancy for Phase 3

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and City Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
		of the Project Applicant's fair-share fee payment, the County of Riverside has not established a fair-share funding program for the required improvements, then the County of Riverside shall return the funds to the Project Applicant. The Project's fair share of the above-listed improvements is 62.8%. For the first two improvements listed above, 22.7% shall be paid as part of Phase 1 pursuant to Mitigation Measure MM 4.15-6, 26.3% shall be paid as part of Phase 2 development pursuant to Mitigation Measure MM 4.15-10, and 13.8% shall be paid as part of Phase 3 development pursuant to this mitigation measure. For the third and fourth improvements listed above, the Project shall contribute the full 62.8% towards the costs of the required improvements. For the traffic guard, the fair share amount shall either be based on 62.8% of the total cost to establish a non-wasting endowment to pay for the required traffic guard on an on-going basis, or a fair-share annual payment to the County of Riverside shall be made by the Project's homeowners' association for the cost of the required traffic guard. **CRDR 4.16-1** Prior to issuance of certificates of occupancy for each phase of the proposed development, the Project Applicant shall pay fees in accordance with Title 16, Chapter 16.74 (Development Impact Fees) of the City of Lake Elsinore Municipal Code. **CRDR 4.16-2** Prior to issuance of certificates of occupancy for each phase of the proposed development, the Project Applicant shall pay fees in accordance with Title 16, Chapter 16.83 (Western Riverside County Transportation Uniform Mitigation Fee Program) of the City of Lake Elsinore Municipal Code.	Project Applicant/ Building & Safety Division, Planning Division Project Applicant/ Building & Safety Division, Planning Division	Prior to issuance of certificates of occupancy for each phase Prior to issuance of certificates of occupancy for each phase
4.17 Tribal Cultural Resources				
Threshold a): Implementation of Mitigation Measures MM 4.8-1 through MM 4.8-7 would ensure that grading and other ground-disturbing activities during construction are	Less than Significant with Mitigation	Mitigation Measures MM 4.8-1 through MM 4.8-7 shall apply (refer to Subsection 4.8, *Historic and Archaeological Resources*). No additional mitigation is required.	As Required by Mitigation Measures MM	As required by Mitigation Measures MM

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and City Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
monitored by a qualified archaeologist as well as tribal monitors. The mitigation further requires the proper treatment of any resources that may be uncovered, and the avoidance of disturbance in areas where potential resources are uncovered. With implementation of the required mitigation, the Project would not cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and impacts would be reduced to less-than-significant levels.			4.8-1 through MM 4.8-7	4.8-1 through MM 4.8-7
4.18 Utilities and Service Systems				
Thresholds a and c): Although the Project would require the construction of new water conveyance facilities, impacts associated with the construction of water facilities would be less than significant with implementation of the mitigation measures identified throughout this EIR. Wastewater treatment services would be provided by the EVMWD, which has existing and projected capacity to serve existing and planned development within its service area, including the proposed Project. Thus, the Project would not result in the construction of new wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. Additionally, the Project would not result in a determination by the EVMWD that it has inadequate capacity to serve the Project's projected demand in addition to the provider's existing commitment. Additionally, the Project would construct two detention basins on site and associated drainage infrastructure, although there are no impacts to the environment that would result that are not already addressed throughout this EIR. Likewise, construction of the Project's	Less than Significant	**CRDR 4.18-1** The Project shall comply with the provisions of Lake Elsinore Municipal Code Title 14, Chapter 14.12 (Construction and Demolition Waste Management), which requires the preparation and implementation of a Waste Recycling Program in order to verify Project-level compliance with the provisions of Assembly Bill 341. **CRDR 4.18-2** The Project shall comply with Lake Elsinore Municipal Code Title 16, Chapter 16.34, Section 16.34.040 (Requirements for Building Permit Issuance), which 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 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. **CRDR 4.18-3** The Project shall comply with Lake Elsinore Municipal Code Title 16, Chapter 16.52 (Improvements – Water	Project Applicant, Project Construction Manager/ RCDWR, Planning Division Project Applicant/ Building & Safety Division, Elsinore Valley Municipal Water District (EVMWD) Project Applicant/	During all Project construction and demolition activities Prior to issuance of building permits Prior to issuance of occupancy

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and City Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
electrical, natural gas, and telecommunications facilities are inherent to the Project's construction phase, and there are no impacts associated with these facilities that have not already been addressed by this EIR. Therefore, impacts would be less than significant.		Facilities), which requires that all required 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, and further requires that all water facilities shall be installed in accordance with City standards.	Building & Safety Division, EVMWD	permits
Threshold b): The UWMP bases its growth assumptions, in part, based on the land use designations of General Plans within the EVMWD's service area, and the proposed Project would generate substantially less demand for potable water than development of the site with commercial uses, as assumed in the UWMP. Because the EVMWD projects that it will have sufficient water supplies even during single and multiple dry years to meet the projected demand within its district through year 2040, and because the Project would result in less demand for potable water than is accounted for by the UWMP, it can be concluded that the EVMWD would have sufficient water supplies to serve the Project and other cumulative developments based on existing entitlements and resources. Additionally, the Project would not require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. Therefore, impacts associated with the Project's water demand would be less than significant.	Less than Significant	**CRDR 4.18-4** The Project shall comply with Lake Elsinore Municipal Code Title 16, Chapter 16.52 (Improvements – Sanitary Sewer Facilities), which 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.	Project Applicant/ Building & Safety Division, EVMWD	Prior to issuance of occupancy permits
		CRDR 4.18-5 The Project shall comply with Lake Elsinore Municipal Code Title 19, Chapter 19.08 (Water Efficient Landscaping Requirements), which is intended 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 also to: ▪ 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 rehabilitated 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	Project Applicant/ Building & Safety Division	Prior to issuance of occupancy permits
Threshold d): During both construction and operation of the Project, the amount of solid waste generated by the Project would represent a nominal increase in the existing available disposal capacity of the Perris TS/MRF, the El Sobrante Landfill, the Badlands Landfill, and the Lamb Canyon Landfill. Thus, the Project would be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs and impacts would be less than	Less than Significant			

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and City Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
significant. **Threshold e):** Existing landfills that serve the Project site are required to comply with federal, state, and local statues and regulations related to solid waste. Compliance with federal, state, and local statutes and regulations would reduce the amount of solid waste generated by the Project and diverted to landfills, which in turn would aid in the extension of the life of affected disposal sites. The Project would comply with all applicable solid waste statutes and regulations; as such, impacts would be less than significant.	Less than Significant	(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. **CRDR 4.18-6** The Project shall comply with the provisions of Assembly Bill 1826 (AB 1826), which requires businesses that generate 8 cubic yards or more of organic waste per week to arrange for organic waste recycling services. The threshold amount of organic waste generated requiring compliance by businesses is reduced in subsequent years. Businesses subject to AB 1826 shall take at least one of the following actions in order to divert organic waste from disposal: ▪ Source separate organic material from all other recyclables and donate or self-haul to a permitted organic waste processing facility. ▪ Enter into a contract or work agreement with gardening or landscaping service provider or refuse hauler to ensure the waste generated from those services meet the requirements of AB 1826.	Project Applicant/ Code Enforcement Division	During the life of the Project