



City of Lake Elsinore
Planning Division
130 S. Main Street
Lake Elsinore, CA 92530
(909) 674-3124
(909) 471-1419 fax

CITY OF LAKE ELSINORE
RECEIVED

JUN 28 2004

PLANNING DEPT.

APPLICATION FORM

APPLICANT:

Name: Spathco
Company: Alberto Hamui
Address: 4995 Murphy Canyon Rd st 402
City/State/Zip: San Diego, CA, 92123
Telephone: (858) 292-5185
Fax Number: (858) 292-1564
E-Mail: —

PROPERTY OWNER:

Name: John Lee
Company: —
Address: 1800 South Melo Ave.
City/State/Zip: Los Angeles, CA, 90006
Telephone: (213) 975-5500
Fax Number: (213) 975-2861
E-Mail: —

Please check all that apply

- | | | |
|--|---|--|
| <input type="checkbox"/> Minor Design Review | <input type="checkbox"/> Freestanding Sign | <input type="checkbox"/> Conditional Use Permit |
| <input type="checkbox"/> Design Review - Commercial | <input type="checkbox"/> Uniform Sign Program | <input type="checkbox"/> Zone Change |
| <input type="checkbox"/> Design Review - Industrial | <input type="checkbox"/> Specific Plan | <input checked="" type="checkbox"/> General Plan Amendment |
| <input type="checkbox"/> Design Review - Multi-Family | <input type="checkbox"/> Tentative Parcel Map | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Design Review - Model Home Complex & Residential Dev. | <input type="checkbox"/> Tentative Tract Map | <input type="checkbox"/> Other <u>—</u> |

ASSESSOR'S PARCEL NUMBER: 379-315-033

GENERAL LOCATION OF PROJECT / ADDRESS: 170 feet NE'ly of intersection
Riverside Drive & Eisenhower Dr. 32281 Riverside Drive.

PROJECT DESCRIPTION: 54 Townhomes in a gated community
with common areas.

PROJECT INFORMATION:

Zoning: R 3-18
Acreage - Gross: 4.95 Acres
Number of Buildings: 55
Total square feet of building (s): —

General Plan Designation: —
Acreage - Net: 4.80 Acres
Number of Units: 54

AFFIDAVIT: I hereby certify that the information furnished above is accurate, true, and correct to the best of my knowledge or belief.

Applicant's Signature: Alberto Hamui Date: 6/28/04
Type / Print Name: ALBERTO HAMUI

Property Owner's Signature: — Date: —
Type / Print Name: —

*** By signing the above, owner consents to the processing of the above request by the applicant. A letter of authorization from the owner may be submitted in lieu of the property owner's signature.

FOR OFFICE USE ONLY

Received By: — Date: —
CRS Number: 758 Project Planner: —
Project Number(s): —

GPA 2004-10



City of Lake Elsinore
Planning Division
130 S. Main Street
Lake Elsinore, CA 92530
(951) 674-3124
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DEPOSIT / FEE RECEIPT

COMMUNITY DEVELOPMENT DEPARTMENT

Name SPATHCO Phone (858) 292-5185 ^{x3} Date 5/19/05
Address 4995 MURPHY CANYON RD #402 City/State/Zip SAN DIEGO, CA 92123
Project Account # CRS 949 Project Description Contract for MND w/ The Planning Center

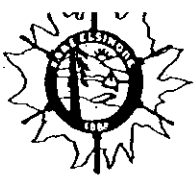
Cost Recovery Deposits		Description	Planning Division	Engineering Division
DD	620-0000-261-00-00	Annexation		
		Conditional Use Permit		
		Design Review		
		Development Agreement		
		Environmental - Planning Center	\$28,600 ⁰⁰	
		Extension of Time		
		General Plan Amendment		
		Outside Consultant Only		
		Preliminary Review		
		Review of Technical Studies		
		Sign Program		
		Specific Plan		
		Surface Mining / Reclamation Plan		
		Temporary Use Permit - Seasonal		
		Tentative Parcel / Tract Map		
		Variance		
		Zone Change		
Other Fees / Deposits		Description	Amount	
MR	100-0000-340-09-00	Appeals		
CD	608-0000-230-01-00	Cash Bond / Deposit / Paper Bond		
CP	100-0000-340-11-00	Copies of Reports / Sale of Maps / Publications		
CP	100-0000-340-11-00	Individual Copies: First Copy @ 2.50 Additional Copies @ .25		
EI	100-0000-340-08-00	Environmental Fee		
MR	100-0000-340-03-00	Extension of Time - Minor Design Review		
MR	100-0000-233-00-00	Fish & Game / County Filing Fee		
LA	100-0000-340-07-00	Landscape Review Fee: Plan Check 40% Inspection 40%		
EI	100-0000-213-16-00	MSHCP Local Development Mitigation Fee		
FM	100-4441-414-20-17	Postage / UPS Reimbursement		
CO	100-0000-340-06-00	Research / Owner's Name of Parcel / Special Service Letter		
SP	100-0000-320-26-00	Signs: General / Temporary		
SE	100-0000-320-24-00	Temporary Use Permits: Short Term / Extended		
MR	100-0000-340-06-00	Other Miscellaneous Fees		
Misc. Building & Code Enforcement Fees		Description	Amount	
PU	100-0000-340-21-01	Additional Building Plan Check: Hours		
AD	100-0000-340-20-30	Administrative Fee		
BI	100-0000-320-20-10	Reinspection: B E M P		
AB	100-0000-340-1303	Nuisance Abatement		
AB	100-0000-340-1302	Structure Abatement		
AB	100-0000-340-1301	Weed Abatement		
MR	100-0000-360-10-00	Interest Incurred		
		Other:		

TOTAL RECEIPT 28,600⁰⁰

Miscellaneous Fees Not Specific To Receipt	Amount
Riverside County Fire Department Fee	

Received By

LM



City of Lake Elsinore
Planning Division
130 S. Main Street
Lake Elsinore, CA 92530
(909) 674-3124
(909) 471-1419 fax

DEPOSIT / FEE RECEIPT

COMMUNITY DEVELOPMENT DEPARTMENT

DM

SPATHCO

Name: ALBERTO HAMUI

Phone: (858) 292-5185 Date: 6/28/04

Address: 4995 MURPHY CANYON RD #402

City/State/Zip: SAN DIEGO CA 92123

Project Account # CRS 796

Project Description: DETACHED TOWNHOMES IN CONDO ON RIVERSIDE PR.

Cost Recovery Deposits	Description	Planning Division	Engineering Division
DD 620-0000-261-00-00	Annexation		
	Conditional Use Permit		
	Design Review		
	Development Agreement		
	Environmental		
	Extension of Time		
	General Plan Amendment		
	Outside Consultant Only		
	Preliminary Review		
	Review of Technical Studies		
	Sign Program		
	Specific Plan		
	Surface Mining / Reclamation Plan		
	Temporary Use Permit - Seasonal		
	Tentative Parcel / (Tract Map) <u>Condo</u>	\$13,500 ⁰⁰	\$4,500 ⁰⁰
	Variance		
	Zone Change		

Other Fees / Deposits	Description	Amount
AR 100-0000-340-09-00	Appeals	
IF 100-0000-340-04-00	Application of Abandonment	
DD 608-0000-230-01-00	Cash Bond / Deposit / Paper Bond	
P 100-0000-340-11-00	Copies of Reports / Sale of Maps / Publications	
P 100-0000-340-11-00	Individual Copies: First Copy @ 2.50 Additional Copies @ .25	
II 100-0000-340-08-00	Environmental Fee	
AR 100-0000-340-03-00	Extension of Time - Minor Design Review	
AR 100-0000-233-00-00	Fish & Game / County Filing Fee	
A 100-0000-340-07-00	Landscape Review Fee: Plan Check 40% Inspection 40%	
M 100-4441-414-20-17	Postage / UPS Reimbursement	
DD 100-0000-340-06-00	Research / Owner's Name of Parcel / Special Service Letter	
P 100-0000-320-26-00	Signs: General / Temporary	
E 100-0000-320-24-00	Temporary Use Permits: Short Term / Extended	
AR 100-0000-340-06-00	Other Miscellaneous Fees	

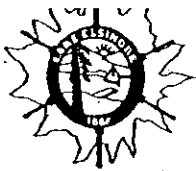
Misc. Building & Code Enforcement Fees	Description	Amount
BC 100-0000-340-21-01	Additional Building Plan Check: Hours	
DD 100-0000-340-20-30	Administrative Fee	
II 100-0000-320-20-10	Reinspection: B E M P	
AB 100-0000-340-1303	Nuisance Abatement	
AB 100-0000-340-1302	Structure Abatement	
AB 100-0000-340-1301	Weed Abatement	
AR 100-0000-360-0000	Interest Incurred	
	Other:	

TOTAL RECEIPT \$18,000⁰⁰

Miscellaneous Fees Not Specific To Receipt	Amount
Riverside County Fire Department Fee	<u>\$1,063⁰⁰</u>

Received By: LAD
Date: 6/28/04 Receipt no: 6460
Trans number: 77858
CK CHECK 1555 \$25200.00

970



City of Lake Elsinore
Planning Division
130 S. Main Street
Lake Elsinore, CA 92530
(909) 674-3124
(909) 471-1419 fax

DEPOSIT / FEE RECEIPT

COMMUNITY DEVELOPMENT DEPARTMENT

DM

Name: ALBERTO HAMNI Phone: (858) 292-5185 Date: 6-28-04
Address: 4495 MURPHY Canyon RD #402 City/State/Zip: SAN DIEGO CA 92123
Project Account # CRS 798 Project Description: GENERAL PLAN AMENDMENT

Cost Recovery Deposits	Description	Planning Division	Engineering Division
ID 620-0000-261-00-00	Annexation		
	Conditional Use Permit		
	Design Review		
	Development Agreement		
	Environmental		
	Extension of Time		
	<u>General Plan Amendment</u>	\$5000.00	
	Outside Consultant Only		
	Preliminary Review		
	Review of Technical Studies		
	Sign Program		
	Specific Plan		
	Surface Mining / Reclamation Plan		
	Temporary Use Permit - Seasonal		
	Tentative Parcel / Tract Map		
	Variance		
	Zone Change		

Other Fees / Deposits	Description	Amount
AR 100-0000-340-09-00	Appeals	
IF 100-0000-340-04-00	Application of Abandonment	
JD 608-0000-230-01-00	Cash Bond / Deposit / Paper Bond	
P 100-0000-340-11-00	Copies of Reports / Sale of Maps / Publications	
P 100-0000-340-11-00	Individual Copies: First Copy @ 2.50 Additional Copies @ .25	
II 100-0000-340-08-00	Environmental Fee	
AR 100-0000-340-03-00	Extension of Time - Minor Design Review	
AR 100-0000-233-00-00	Fish & Game / County Filing Fee	
A 100-0000-340-07-00	Landscape Review Fee: Plan Check 40% Inspection 40%	
M 100-4441-414-20-17	Postage / UPS Reimbursement	
JD 100-0000-340-06-00	Research / Owner's Name of Parcel / Special Service Letter	
P 100-0000-320-26-00	Signs: General / Temporary	
E 100-0000-320-24-00	Temporary Use Permits: Short Term / Extended	
AR 100-0000-340-06-00	Other Miscellaneous Fees	

Misc. Building & Code Enforcement Fees	Description	Amount
BC 100-0000-340-21-01	Additional Building Plan Check: Hours	
JD 100-0000-340-20-30	Administrative Fee	
II 100-0000-320-20-10	Reinspection: B E M P	
AB 100-0000-340-1303	Nuisance Abatement	
AB 100-0000-340-1302	Structure Abatement	
AB 100-0000-340-1301	Weed Abatement	
AR 100-0000-360-0000	Interest Incurred	
	Other:	

Date: 6/28/04 Receipt no: 5467
Total tendered 95000.00
Total payment 95000.00

TOTAL RECEIPT

\$5000.00

Miscellaneous Fees Not Specific To Receipt	Amount
San Diego County Fire Department Fee	

Received By:

WJ

18



City of Lake Elsinore
Planning Division
130 S. Main Street
Lake Elsinore, CA 92530
(951) 674-3124
(951) 471-1419 fax

Request for Review and Comments

The attached materials are being sent to you for your review and as an early notification that the following project is being requested and processed by the City's Community Development Department. Please review the proposed project based on your agency's/department area of interest, expertise, and/or jurisdiction.

Your comments, recommendations, or conditions are requested so that they can be incorporated in the initial project plan check or staff report for this particular case.

To:

- ☐ City Manager
- ☐ Assistant City Manager
- ☐ Director of Community Development
- ☒ Director of Community Services
- ☐ Director of Administrative Services
- ☒ Engineering Manager
- ☐ Building & Safety Manager
- ☐ Planning Manager
- ☐ L.E. Police

- ☒ County Fire Department
- ☐ County Planning Department
- ☐ County Health Department
- ☐ Riverside Transit Authority
- ☐ City of Canyon Lake
- ☐ Caltrans District # 8
- ☐ U.S. Postmaster
- ☐ U.S. Fish & Wildlife Services
- ☐ U.S. Army Corp of Engineers
- ☐ CA Department of Fish & Game
- ☐ Riv. County Flood Control District

- ☐ EVMWD
- ☐ LEUSD
- ☐ SCE
- ☐ Verizon
- ☐ The Gas Company
- ☐ Comcast Cable Co.
- ☐ CR&R Disposal
- ☐ Elsinore Water District
- ☐ Mosquito & Vector Control
- ☐ Other: _____

Date: January 12, 2005

From: Duane Morita, Senior Planner
(951) 674 3124, ext. 279
E-mail: dmorita@lake-elsinore.org

Project Title: R No. 2004-11. (please refer to this number when responding)
CUP 2004-27
TTM (condo) 32674
GPA 2004-10

Applicant: Alberto Hamui/Spathco 4995 Murphy Canyon Rd. # 402 San Diego, CA 92123
Owner: John Lee

Project Description: *Revised* Design Review consideration of a 54 unit Townhome Complex with common areas in a gated community on 4.95 acres.

Project Location: The subject site is located at Riverside Drive & Eisenhower Drive (APN: 379-315-033)

Reply by: **February 1, 2005** **CRS: 757-DR/756-TTM/GPA-758**

COMMENTS: (attach a separate sheet if necessary)

Date: _____ Name/Title: _____

Telephone: _____ e-mail: _____ Signature: _____



City of Lake Elsinore
Planning Division
130 S. Main Street
Lake Elsinore, CA 92530
(909) 674-3124
(909) 471-1418 fax

DEPOSIT / FEE RECEIPT

COMMUNITY DEVELOPMENT DEPARTMENT

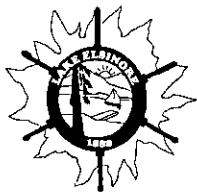
Name: ALBERTO HAMNI Phone: (858) 292-5185 Date: 6-28-04
Address: 4995 MURPHY Canyon RD #402 City/State/Zip: San Diego CA 92123
Project Account # CRS 158 Project Description: GENERAL PLAN AMENDMENT

Cost Recovery Deposits	Description	Planning Division	Engineering Division
ID 620-0000-261-00-00	Annexation		
	Conditional Use Permit		
	Design Review		
	Development Agreement		
	Environmental		
	Extension of Time		
	<u>General Plan Amendment</u>	<u>\$5000.00</u>	
	Outside Consultant Only		
	Preliminary Review		
	Review of Technical Studies		
	Sign Program		
	Specific Plan		
	Surface Mining / Reclamation Plan		
	Temporary Use Permit - Seasonal		
	Tentative Parcel / Tract Map		
	Variance		
	Zone Change		

Other Fees / Deposits	Description	Amount
AR 100-0000-340-09-00	Appeals	
IF 100-0000-340-04-00	Application of Abandonment	
D 608-0000-230-01-00	Cash Bond / Deposit / Paper Bond	
P 100-0000-340-11-00	Copies of Reports / Sale of Maps / Publications	
P 100-0000-340-11-00	Individual Copies: First Copy @ 2.50 Additional Copies @ .25	
I 100-0000-340-08-00	Environmental Fee	
AR 100-0000-340-03-00	Extension of Time - Minor Design Review	
AR 100-0000-233-00-00	Fish & Game / County Filing Fee	
A 100-0000-340-07-00	Landscape Review Fee: Plan Check 40% Inspection 40%	
M 100-4441-414-20-17	Postage / UPS Reimbursement	
JO 100-0000-340-06-00	Research / Owner's Name of Parcel / Special Service Letter	
P 100-0000-320-26-00	Signs: General / Temporary	
E 100-0000-320-24-00	Temporary Use Permits: Short Term / Extended	
AR 100-0000-340-06-00	Other Miscellaneous Fees	

Misc. Building & Code Enforcement Fees	Description	Amount
BC 100-0000-340-21-01	Additional Building Plan Check: Hours	
JD 100-0000-340-20-30	Administrative Fee	
I 100-0000-320-20-10	Reinspection: B E M P	
JB 100-0000-340-1303	Nuisance Abatement	
JB 100-0000-340-1302	Structure Abatement	
JB 100-0000-340-1301	Weed Abatement	
AR 100-0000-360-0000	Interest Incurred	
	Other:	

Miscellaneous Fees Not Specific To Receipt		Amount	TOTAL RECEIPT
Riverside County Fire Department Fee			<u>\$5000.00</u>
		Received By:	<u>WU</u>



City of Lake Elsinore
Planning Division
130 S. Main Street
Lake Elsinore, CA 92530
(951) 674-3124
(951) 471-1419 fax

Request for Review and Comments

The attached materials are being sent to you for your review and as an early notification that the following project is being requested and processed by the City's Community Development Department. Please review the proposed project based on your agency's/department area of interest, expertise, and/or jurisdiction.

Your comments, recommendations, or conditions are requested so that they can be incorporated in the initial project plan check or staff report for this particular case.

To:

- ☐ City Manager
- ☐ Assistant City Manager
- ☐ Director of Community Development
- ☒ Director of Community Services
- ☐ Director of Administrative Services
- ☒ Engineering Manager
- ☐ Building & Safety Manager
- ☐ Planning Manager
- ☐ L.E. Police

- ☒ County Fire Department
- ☐ County Planning Department
- ☐ County Health Department
- ☐ Riverside Transit Authority
- ☐ City of Canyon Lake
- ☐ Caltrans District # 8
- ☐ U.S. Postmaster
- ☐ U.S. Fish & Wildlife Services
- ☐ U.S. Army Corp of Engineers
- ☐ CA Department of Fish & Game
- ☐ Riv. County Flood Control District

- ☐ EVMWD
- ☐ LEUSD
- ☐ SCE
- ☐ Verizon
- ☐ The Gas Company
- ☐ Comcast Cable Co.
- ☐ CR&R Disposal
- ☐ Elsinore Water District
- ☐ Mosquito & Vector Control
- ☐ Other: _____

Date: January 12, 2005

From: Duane Morita, Senior Planner
(951) 674 3124, ext. 279
E-mail: dmorita@lake-elsinore.org

Project Title: R No. 2004-11. (please refer to this number when responding)
CUP 2004-27
TTM (condo) 32674
GPA 2004-10

Applicant: Alberto Hamui/Spathco 4995 Murphy Canyon Rd. # 402 San Diego, CA 92123
Owner: John Lee

Project Description: *Reused* Design Review consideration of a 54 unit Townhome Complex with common areas in a gated community on 4.95 acres.

Project Location: The subject site is located at Riverside Drive & Eisenhower Drive (APN: 379-315-033)

Reply by: **February 1, 2005** **CRS: 757-DR/756-TTM/GPA-758**

COMMENTS: (attach a separate sheet if necessary)

Date: _____ Name/Title: _____

Telephone: _____ e-mail: _____ Signature: _____



City of Lake Elsinore
Planning Division
130 S. Main Street
Lake Elsinore, CA 92530
(909) 674-3124
(909) 471-1419 fax

Request for Review and Comments

www.lake-elsinore.org

The attached materials are being sent to you for your review and as an early notification that the following project is being requested. Please review the proposed project based on your agency's/department area of interest or expertise.

Your comments, recommendations, or conditions are requested so that they can be incorporated in the initial plan check or staff report for this particular case.

To:

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> City Manager | <input checked="" type="checkbox"/> County Fire Department | <input checked="" type="checkbox"/> EVMWD |
| <input checked="" type="checkbox"/> Assistant City Manager | <input type="checkbox"/> County Planning Department | <input checked="" type="checkbox"/> LEUSD |
| <input checked="" type="checkbox"/> Director of Community Development | <input type="checkbox"/> County Health Department | <input checked="" type="checkbox"/> SCE |
| <input checked="" type="checkbox"/> Director of Community Services | <input type="checkbox"/> Riverside Transit Authority | <input checked="" type="checkbox"/> Verizon |
| <input checked="" type="checkbox"/> Director of Administrative Services | <input type="checkbox"/> City of Canyon Lake | <input checked="" type="checkbox"/> The Gas Company |
| <input checked="" type="checkbox"/> Engineering Manager | <input type="checkbox"/> Caltrans District #8 | <input checked="" type="checkbox"/> Comcast |
| <input checked="" type="checkbox"/> Building & Safety Manager | <input checked="" type="checkbox"/> U.S. Postmaster | <input checked="" type="checkbox"/> CR&R Disposal |
| <input checked="" type="checkbox"/> Planning & Code Enforcement Manager | <input checked="" type="checkbox"/> U.S. Fish & Wildlife Services | |
| <input checked="" type="checkbox"/> L.E. Police | <input type="checkbox"/> U.S. Army Corp of Engineers | |
| <input checked="" type="checkbox"/> Mosquito & Vector Control | <input type="checkbox"/> CA Department of Fish & Game | |
| | <input checked="" type="checkbox"/> County Flood Control | |

Date: July 13, 2004

From: Duane Morita, Senior Planner
(909) 674-3124 ext. 279
Email: dmorita@lake-elsinore.org

Project Title: R. No. 2004-11 (please refer to this number when responding under separate cover letter)
CUP No. 2004-27
ITM (condo) 32674
GPA 2004-10

Applicant: Alberto Hamui/Spathco 4995 Murphy Canyon Rd. #402 San Diego, CA 92123
Owner: John Lee 1800 So. Menlo Ave. Los Angeles, CA 90006

Project Description: The applicant is requesting a Design Review, Tentative Tract Map (condo) and Conditional Use Permit for the purpose of constructing 54 Townhomes with common areas in a gated community on 4.95 acres. Applicant is also requesting a General Plan Amendment from General Commercial to Medium Density Residential.

Project Location: The proposed project will be located at Riverside Dr. & Eisenhower Dr. (APN: 379-315-033)

Reply by: July 27, 2004 CRS: 757-Design Review & Conditional Use Permit/756-Tentative Tract Map/758-General Plan Amendment

COMMENTS:

Date: _____ Name/Title: _____

Telephone: _____ Signature: _____



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Planning Division
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CITY OF LAKE ELSINORE
RECEIVED
JUN 7 8 2004
PLANNING DEPT.

APPLICATION FORM

APPLICANT:

Name: SPATHCO
Company: ALBERTO HAMMI
Address: 4495 MURPHY CANYON RD #402
City/State/Zip: SAN DIEGO CA 92123
Telephone: (858) 292-5185
Fax Number: (858) 292-1564
E-Mail: -

PROPERTY OWNER:

Name: JOHN LEE
Company: -
Address: 1800 SO. MENLO AVE
City/State/Zip: LOS ANGELES, CA 90009
Telephone: (213) 975-5500
Fax Number: (213) 975-2841
E-Mail: -

Please check all that apply

- | | | |
|--|---|--|
| <input type="checkbox"/> Minor Design Review | <input type="checkbox"/> Freestanding Sign | <input checked="" type="checkbox"/> Conditional Use Permit |
| <input type="checkbox"/> Design Review - Commercial | <input type="checkbox"/> Uniform Sign Program | <input type="checkbox"/> Zone Change |
| <input type="checkbox"/> Design Review - Industrial | <input type="checkbox"/> Specific Plan | <input type="checkbox"/> General Plan Amendment |
| <input checked="" type="checkbox"/> Design Review - Multi-Family | <input type="checkbox"/> Tentative Parcel Map | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Design Review - Model Home Complex & Residential Dev. | <input type="checkbox"/> Tentative Tract Map | <input type="checkbox"/> Other _____ |

ASSESSOR'S PARCEL NUMBER: 379-315-033

GENERAL LOCATION OF PROJECT / ADDRESS: 170 FEET NE'LY OF INTERSECTION
RIVERSIDE DRIVE & EISENHOWER DR 32281 RIVERSIDE DRIVE

PROJECT DESCRIPTION: 54 TOWNHOMES DETACHED IN A GATED
COMMUNITY WITH COMMON AREAS

PROJECT INFORMATION:

Zoning: <u>R3-18</u>	General Plan Designation: _____
Acreage - Gross: <u>4.95 ACRES</u>	Acreage - Net: <u>4.80 ACRES</u>
Number of Buildings: <u>55</u>	Number of Units: <u>54</u>
Total square feet of building (s): _____	

AFFIDAVIT: I hereby certify that the information furnished above is accurate, true, and correct to the best of my knowledge or belief.

Applicant's Signature: Alberto Hammi Date: 6/28/04
Type / Print Name: ALBERTO HAMMI

Property Owner's Signature: _____ Date: _____
Type / Print Name: _____

** By signing the above, owner consents to the processing of the above request by the applicant. A letter of authorization from the owner may be submitted in lieu of the property owner's signature.

FOR OFFICE USE ONLY

Received By: _____ Date: _____
CRS Number: 757 Project Planner: _____
Project Number(s): _____

R-2004-11

Cup 2004-27



City of Lake Elsinore
Planning Division
130 S. Main Street
Lake Elsinore, CA 92530
(909) 674-3124
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DEPOSIT / FEE RECEIPT

COMMUNITY DEVELOPMENT DEPARTMENT

DM

SPATHCO

Name ALBERTO HAMNI Phone (858) 292-5158 Date 6-28-04
Address 4995 MURPHY CANYON RD. #402 City/State/Zip SD. CA 92123
Project Account # CRS 757 Project Description DR - Town Homes

Cost Recovery Deposits	Description	Planning Division	Engineering Division
DD 620-0000-261-00-00	Annexation		
	Conditional Use Permit	\$2,000.00	
	Design Review	\$4,000.00	\$1,200.00
	Development Agreement		
	Environmental		
	Extension of Time		
	General Plan Amendment		
	Outside Consultant Only		
	Preliminary Review		
	Review of Technical Studies		
	Sign Program		
	Specific Plan		
	Surface Mining / Reclamation Plan		
	Temporary Use Permit - Seasonal		
	Tentative Parcel / Tract Map		
	Variance		
	Zone Change		

Other Fees / Deposits	Description	Amount
AR 100-0000-340-09-00	Appeals	
IF 100-0000-340-04-00	Application of Abandonment	
DD 608-0000-230-01-00	Cash Bond / Deposit / Paper Bond	
P 100-0000-340-11-00	Copies of Reports / Sale of Maps / Publications	
P 100-0000-340-11-00	Individual Copies: First Copy @ 2.50 Additional Copies @ .25	
IF 100-0000-340-08-00	Environmental Fee	
AR 100-0000-340-03-00	Extension of Time - Minor Design Review	
AR 100-0000-233-00-00	Fish & Game / County Filing Fee	
A 100-0000-340-07-00	Landscape Review Fee: Plan Check 40% Inspection 40%	
M 100-4441-414-20-17	Postage / UPS Reimbursement	
DD 100-0000-340-06-00	Research / Owner's Name of Parcel / Special Service Letter	
P 100-0000-320-26-00	Signs: General / Temporary	
E 100-0000-320-24-00	Temporary Use Permits: Short Term / Extended	
AR 100-0000-340-06-00	Other Miscellaneous Fees	

Misc. Building & Code Enforcement Fees	Description	Amount
BC 100-0000-340-21-01	Additional Building Plan Check: Hours	
DD 100-0000-340-20-30	Administrative Fee	
IF 100-0000-320-20-10	Reinspection: B E M P	
AB 100-0000-340-1303	Nuisance Abatement	
AB 100-0000-340-1302	Structure Abatement	
AB 100-0000-340-1301	Weed Abatement	
AR 100-0000-360-0000	Interest Incurred	
	Other:	

TOTAL RECEIPT

Miscellaneous Fees Not Specific To Receipt	Amount
Overseas County Fire Department Fee	\$860.00

Date: 6/28/04 Receipt no: 6468
Received By: [Signature] DEVELOPER DEPOSIT 1 57200.00
Trans number: 77857
CK CHECK 1555 925200.00

Trans date: 6/28/04 Time: 14:13:49

78

1557

SPATHCO

4995 MURPHY CANYON RD. STE 402
SAN DIEGO, CA 92123CALIFORNIA BANK & TRUST
GOLDEN TRIANGLE OFFICE
SAN DIEGO, CA 92122
90-3210-1222PAY TO THE
ORDER OF

CITY OF LAKE ELSINORE

\$ 5,000

FIVE THOUSAND DOLLARS

DOLLARS

MEMO GFA PLANNING DEPOSIT

APN # 379-315-033

⑈001557⑈ ⑆122232109⑆ 212010251⑈

1555

SPATHCO

4995 MURPHY CANYON RD. STE 402
SAN DIEGO, CA 92123CALIFORNIA BANK & TRUST
GOLDEN TRIANGLE OFFICE
SAN DIEGO, CA 92122
90-3210-1222PAY TO THE
ORDER OF

CITY OF LAKE ELSINORE

\$ 25,200

TWENTY FIVE THOUSAND TWO HUNDRED

DOLLARS

MEMO TENTATIVE TRACT MAP, CUP, MULTI-FAMILY DESIGN REVIEW

APN # 379-315-033

⑈001555⑈ ⑆122232109⑆ 212010251⑈

1556

SPATHCO

4995 MURPHY CANYON RD. STE 402
SAN DIEGO, CA 92123CALIFORNIA BANK & TRUST
GOLDEN TRIANGLE OFFICE
SAN DIEGO, CA 92122
90-3210-1222PAY TO THE
ORDER OF

RIVERSIDE COUNTY FIRE DEPARTMENT

\$ 1,923

ONE THOUSAND NINE HUNDRED TWENTY THREE

DOLLARS

MEMO PLAN CHECK FEE TENT. TRACT MAP +

DESIGN REVIEW

APN # 379-315-033

⑈001556⑈ ⑆122232109⑆ 212010251⑈



William Halligan, Esq.
*Director of Environmental Services
Environmental Counsel*

whalliga@planningcenter.com

1580 Metro Drive
Costa Mesa, CA 92626
714.966.9220 Fax: 714.966.9221
www.planningcenter.com

*Governmental Services
Planning & Urban Design
Environmental Studies
Landscape Architecture*

RESOLUTION NO. 2005-100

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, ADOPTING MITIGATED NEGATIVE DECLARATION NO. 2005-04/MITIGATION MONITORING PROGRAM FOR THE PROJECT KNOWN AS GENERAL PLAN AMENDMENT NO. 2004-10; TENTATIVE PARCEL MAP (FOR CONDOMINIUM PURPOSES) MAP NO. 32674; RESIDENTIAL DESIGN REVIEW NO. 2004-11; AND CONDITIONAL USE PERMIT NO. 2004-27 LOCATED AT 32281 RIVERSIDE DRIVE

WHEREAS, an application has been filed with the City of Lake Elsinore by Riverlake Villas Partners, LP to request approval of Mitigated Negative Declaration No. 2005-04/Mitigation Monitoring Program for the purpose of developing a residential condominium community; and

WHEREAS, Mitigated Negative Declaration No. 2005-04/Mitigation Monitoring Program has been prepared to evaluate environmental impacts resulting with the project; and

WHEREAS, public notice of said application has been given, and the Planning Commission has considered evidence presented by the Community Development Department and other interested parties at a public hearing held with respect to this item on July 5, 2005; and

WHEREAS, a Notice of Intent to Adopt (NOI) has been filed with the Office of Planning and Research and the County of Riverside Clerk of said applications, and the Planning Division has requested a public review period of said document, from June 24, 2005 to July 25, 2005.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1. The City Council has considered the proposed Mitigated Negative Declaration No. 2005-04/Mitigation Monitoring Program. The City Council finds and determines that the project known as the Riverlake Villas is consistent with all of the required procedures, policies, guidelines and provisions of the California Environmental Quality Act (CEQA) based on the following findings:

1. Revision in the project plans or proposal made by or agreed to by the applicant before a proposed mitigated negative declaration and initial study

CITY COUNCIL RESOLUTION NO. 2005-100

Page 2 of 3

MITIGATED NEGATIVE DECLARATION NO. 2005-04

are released for public review would avoid the effects or mitigated the effects to a point where clearly no significant effects would occur; and

The applicant has made revisions to the project or has agreed to specific conditions which would avoid the effects or mitigate the effects of the project to a point where no significant effects would occur.

2. There is no substantial evidence, in the light of the whole record before the agency, that the project as revised may have significant effect on the environment.

Pursuant to the evidence received in the light of the whole record presented to staff the project will not have a significant effect on the environment considering the applicable Conditions of Approval and Mitigation Monitoring Program.

SECTION 2. Pursuant to the above findings, the City Council of the City of Lake Elsinore, California, hereby adopts Mitigated Negative Declaration No. 2005-04/Mitigation Monitoring Program.

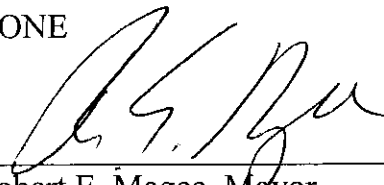
PASSED, APPROVED AND ADOPTED this 9th day of August 2005, by the following vote:

AYES: COUNCILMEMBERS: BUCKLEY, HICKMAN, KELLEY,
SCHIFFNER, MAGEE

NOES: COUNCILMEMBERS: NONE

ABSENT: COUNCILMEMBERS: NONE

ABSTAIN: COUNCILMEMBERS: NONE




Robert E. Magee, Mayor
City of Lake Elsinore

CITY COUNCIL RESOLUTION NO. 2005-100

Page 3 of 3

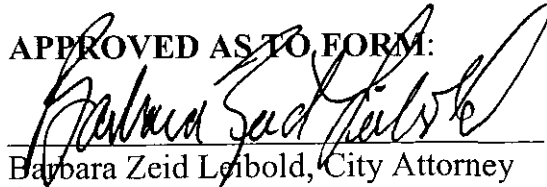
MITIGATED NEGATIVE DECLARATION NO. 2005-04

ATTEST:



Frederick Ray, Deputy City Clerk
City of Lake Elsinore

APPROVED AS TO FORM:



Barbara Zeid Leibold, City Attorney
City of Lake Elsinore

RESOLUTION NO. 2005-101

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, MAKING AN AMENDMENT TO THE LAKE ELSINORE GENERAL PLAN LAND USE ELEMENT FOR THE THIRD CYCLE OF THE CALENDAR YEAR 2005 FOR THE APPROVAL OF GENERAL PLAN AMENDMENT NO. 2004-10 AMENDING THE LAND USE DESIGNATION (OF THE PARCEL IDENTIFIED AS ASSESSOR PARCEL NUMBER 379-315-033) FROM GENERAL COMMERCIAL (GC) TO MEDIUM HIGH DENSITY RESIDENTIAL (MHD)

WHEREAS, Riverlake Villas Partners, LP, has initiated proceedings to amend the General Plan Land Use Map by requesting a General Plan Amendment changing the designation of the parcels known as Assessor Parcel Number 379-315-033 from General Commercial (GC) to Medium High Density Residential (MHD); and

WHEREAS, Section 65361 (a) of the Government Code provides that no mandatory element of a General Plan shall be amended more frequently than four times during any calendar year; and

WHEREAS, the Planning Commission of the City of Lake Elsinore at a regular meeting held on July 5, 2005 made its report upon the desirability of the proposed project and made its recommendations in favor of said General Plan Amendment No. 2004-10 by adopting Planning Commission Resolution No. 2005-80 recommending to the City Council approval of General Plan Amendment No. 2004-10; and

WHEREAS, public notice of said application has been given, and the City Council has considered evidence presented by the Community Development Department and other interested parties at a public hearing held with respect to this item on July 5, 2005.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1. The City Council has considered the proposed General Plan Amendment No. 2004-10, prior to making a decision to recommend that the City Council approve the proposed amendment to the Land Use Plan. The City Council finds and determines that Mitigated Negative Declaration No. 2005-04 is adequate and prepared in accordance with the requirements of the California Environmental Quality Act (CEQA).

CITY COUNCIL RESOLUTION NO. 2005-101

Page 2 of 3

GENERAL PLAN AMENDMENT NO. 2004-10

SECTION 2. That in accordance with State Planning and Zoning law and the Lake Elsinore Municipal Code the following findings for the approval of General Plan Amendment No. 2004-10 have been made as follows:

1. The proposed General Plan Amendment will not be: a) detrimental to the health, safety, comfort or general welfare of the persons residing or working within the neighborhood of the proposed amendment or within the City, or b) injurious to the property or improvements in the neighborhood or within the City.

The proposed General Plan Amendment has been analyzed relative to its potentiality to be detrimental to the health, safety, comfort and welfare of the persons residing or working within the neighborhood of the proposed amendment. The primary issue identified by staff relates to the traffic impacts of the proposed density. Staff, concluded, based on the Traffic Impact Report the Level of Service for the intersections in the Study Area will not be degraded as a result of this project considering the mitigations identified and the improvement required.

2. The proposed General Plan Amendment will permit reasonable development of the area consistent with its constraints and will make the area more compatible with adjacent properties.

The proposed General Plan Amendment will allow the applicant to develop the site with the proposed density of 10.3 dwelling units per acre.

3. The proposed General Plan Amendment will not have a significant effect on the environment.

The proposed General Plan Amendment was included within the description of the project's Initial Study. Based on the Initial Study, staff recommends that City Council adopt a Mitigated Negative Declaration, which concluded with mitigations that the project will not have a significant effect on the environment.

SECTION 3. Pursuant to the above findings, it is resolved by the City Council of the City of Lake Elsinore, California, that the City of Lake Elsinore General Plan Land

CITY COUNCIL RESOLUTION NO. 2005-101

Page 3 of 3

GENERAL PLAN AMENDMENT NO. 2004-10

Use Map hereof be amended in the third cycle of calendar year 2005 to reflect General Plan Amendment No. 2004-10.

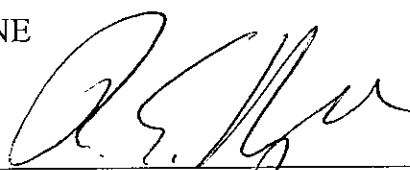
PASSED, APPROVED AND ADOPTED this 9th day of August 2005, by the following vote:

AYES: COUNCILMEMBERS: BUCKLEY, HICKMAN, KELLEY,
SCHIFFNER, MAGEE

NOES: COUNCILMEMBERS: NONE

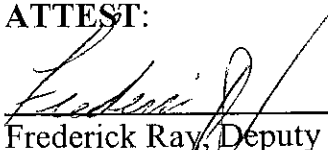
ABSENT: COUNCILMEMBERS: NONE

ABSTAIN: COUNCILMEMBERS: NONE



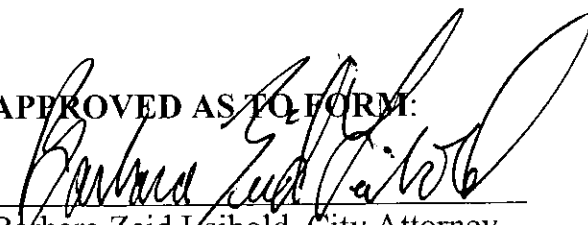
Robert E. Magee, Mayor
City of Lake Elsinore

ATTEST:



Frederick Ray, Deputy City Clerk
City of Lake Elsinore

APPROVED AS TO FORM:



Barbara Zeid Leibold, City Attorney
City of Lake Elsinore

RESOLUTION NO. 2005-102**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING **TENTATIVE PARCEL MAP** (FOR CONDOMINIUM PURPOSES) NO. 32674 FOR THE "RIVERLAKE VILLAS" LOCATED AT 32281 RIVERSIDE DRIVE – APN 379-315-033)**

WHEREAS, an application has been filed with the City of Lake Elsinore by Riverlake Villas Partners, LP, (formerly Spathco), to request the approval of Tentative Parcel Map (For Condominium Purposes) No.32674 for the establishment of a residential condominium community; and

WHEREAS, public notice of said application has been given, and the Planning Commission has considered evidence presented by the Community Development Department and other interested parties at a public hearing held with respect to this item on July 5, 2005.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1. The City Council has considered the proposed request for Tentative Parcel Map (For Condominium Purposed) Map No. 32674 and has found it acceptable. The City Council finds and determines that this project is consistent with Section 16 "Subdivisions" of the Lake Elsinore Municipal Code (LEMC), Section(s) 66424 and 66427 of the California Subdivision Map Act (CSMA) and that Mitigated Negative Declaration No. 2005/04/Mitigation Monitoring Program is adequate and prepared in accordance with the requirements of the California Environmental Quality Act (CEQA), which analyzes environmental effects of the project, based upon the following findings and determinations.

SECTION 2. That in accordance with the Section(s) 66424 and 66427 of the California Subdivision Map Act (CSMA) and Section 16 "Subdivisions" of the Lake Elsinore Municipal Code (LEMC), the following findings for the approval of the condominium map has been made as follows:

1. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan. The proposed subdivision is compatible with the objectives, policies, general land uses and programs specified in the General Plan (Government Code Section 66473.5).

The project as designed assists in achieving the development of a well-

CITY COUNCIL RESOLUTION NO. 2005-102

Page 2 of 3

TENTATIVE PARCEL MAP (FOR CONDOMINIUM PURPOSES) NO. 32674

balanced and functional mix of residential, commercial, industrial, open space, recreational and institutional land uses (GOAL 1.0, Land Use Element) as well provide decent housing opportunities and a satisfying living environment for residents of Lake Elsinore (GOAL 1.0, Housing Element).

2. The effects this project is likely to have upon the housing needs of the region, the public service requirements of its residents and the available fiscal and environmental resources have been considered and balanced.

Considering the effects this project is likely to have upon the needs of the region a condition of approval was implemented which would require the applicant to enter into an agreement with the Redevelopment Agency of the City of Lake Elsinore, providing 15% of the units in the project as affordable housing units in accordance with the requirements of Section 33413(b) of the California Community Redevelopment Law or an alternative equivalent action which may include (without limitation) dedication of vacant land, construction of affordable units on another site, or payment of an in lieu fee calculated to provide sufficient funds to underwrite the long-term affordability of an equivalent number of redevelopment project areas.

3. Subject to the attached conditions of approval, the proposed project is not anticipated to result in any significant environmental impact.

The project has been adequately conditioned by all applicable departments and agencies and will not therefore result in any significant environmental impacts.

SECTION 3. Pursuant to the above findings, the City Council of the City of Lake Elsinore, California, hereby approves Tentative Parcel Map (For Condominium Purposes) No. 32674.

PASSED, APPROVED AND ADOPTED this 9th day of August 2005, by the following vote:

CITY COUNCIL RESOLUTION NO. 2005-102

Page 3 of 3

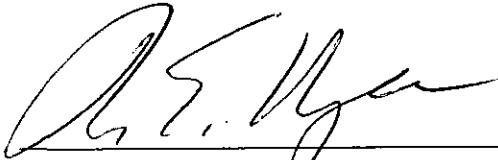
TENTATIVE PARCEL MAP (FOR CONDOMINIUM PURPOSES) NO. 32674

AYES: COUNCILMEMBERS: BUCKLEY, HICKMAN, KELLEY,
SCHIFFNER, MAGEE

NOES: COUNCILMEMBERS: NONE

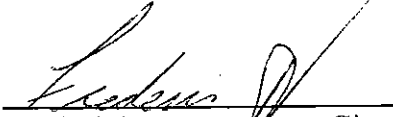
ABSENT: COUNCILMEMBERS: NONE

ABSTAIN: COUNCILMEMBERS: NONE



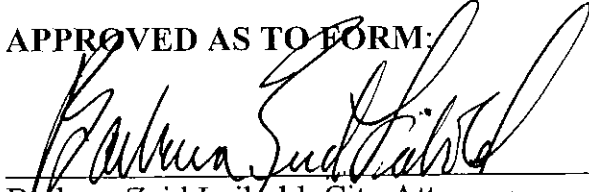
Robert E. Magee, Mayor
City of Lake Elsinore

ATTEST:



Frederick Ray, Deputy City Clerk
City of Lake Elsinore

APPROVED AS TO FORM:



Barbara Zeid Leibold, City Attorney
City of Lake Elsinore

RESOLUTION NO. 2005-103

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, APPROVING RESIDENTIAL DESIGN REVIEW NO. 2004-11 FOR THE DESIGN, CONSTRUCTION AND ESTABLISHMENT OF THE "RIVERLAKE VILLAS" LOCATED AT 32281 RIVERSIDE DRIVE – APN 379-315-033

WHEREAS, an application has been filed with the City of Lake Elsinore by Riverlake Villas Partners, LP to request the approval of Residential Design Review No. 2004-11 for the design, construction and establishment of a residential condominium community; and

WHEREAS, the City Council of the City of Lake Elsinore has been delegated with the responsibility of approving the Design Reviews for residential projects; and

WHEREAS, public notice of said application has been given, and the Planning Commission has considered evidence presented by the Community Development Department and other interested parties at a public hearing held with respect to this item on July 5, 2005.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1. The City Council has considered the proposed request for Residential Design Review No. 2004-11 and has found it acceptable. The City Council finds and determines that this project is consistent with the Lake Elsinore Municipal Code and determines that Mitigated Negative Declaration No. 2005-04 is adequate and prepared in accordance with the requirements of the California Environmental Quality Act (CEQA).

SECTION 2. That in accordance with Chapter 17.82 (Design Review) of the Lake Elsinore Municipal Code the following findings for the project have been made as follows:

1. The project, as approved, will comply with the goals and objectives of the General Plan and the Zoning District in which the project is located.

The proposed Residential Design Review contained herein complies with the goals and objectives of the General Plan, in that the approval of this Condominium Community will assist in achieving the development of a

CITY COUNCIL RESOLUTION NO. 2005-103

Page 2 of 3

RESIDENTIAL DESIGN REVIEW NO. 2004-11

well-balanced and functional mix of residential, commercial, industrial, open space, recreational and institutional land uses as well as encouraging industrial land uses to diversify Lake Elsinore's economic base.

2. The project complies with the design directives contained in Section 17.82.060 and all other applicable provisions of the Municipal Code.

The proposed Residential Design Review contained herein is appropriate to the site and surrounding developments in that the Condominium project has been designed in consideration of the size and shape of the property, thereby creating interest and varying vistas as a person moves along the street. Further the project as proposed will create a visually pleasing non-detractive relationship between the proposed and existing projects in the architectural design, color and materials and site design proposed evidence a concern for quality and originality.

3. Subject to the attached Conditions of Approval, the proposed project is not anticipated to result in any significant adverse environmental impacts.

Although the proposed project could have a significant effect on the environment, because revisions in the project have been made by or agreed to by the project proponent and significant adverse effects would not be anticipated. Further, pursuant to the California Environmental Quality Act (CEQA), the Mitigated Negative Declaration for the proposed Residential Design Review referenced herein found that the proposed project will not have a significant effect on the environment pursuant to the attached Conditions of Approval and mitigations proposed.

4. Conditions and safeguards pursuant to Chapter 17.82.070 of the Zoning Code, including guarantees and evidence of compliance with conditions, have been incorporated into the approval of the subject project to ensure development of the property in accordance with the objectives of Chapter 17.82.

Pursuant to Section 17.82.070 (Action of the Planning Commission) of the Lake Elsinore Municipal Code (LEMC), the proposed Residential Design Review referenced herein has been scheduled for consideration and approval of the Planning Commission.

CITY COUNCIL RESOLUTION NO. 2005-103

Page 3 of 3

RESIDENTIAL DESIGN REVIEW NO. 2004-11

SECTION 3. Pursuant to the above findings, the City Council of the City of Lake Elsinore, California, hereby approves Residential Design Review No. 2004-11.

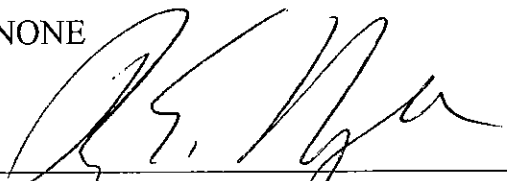
PASSED, APPROVED AND ADOPTED this 9th day of August 2005, by the following vote:

AYES: COUNCILMEMBERS: BUCKLEY, HICKMAN, KELLEY,
SCHIFFNER, MAGEE

NOES: COUNCILMEMBERS: NONE

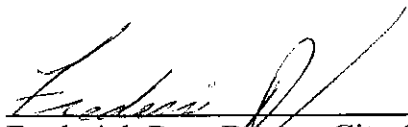
ABSENT: COUNCILMEMBERS: NONE

ABSTAIN: COUNCILMEMBERS: NONE



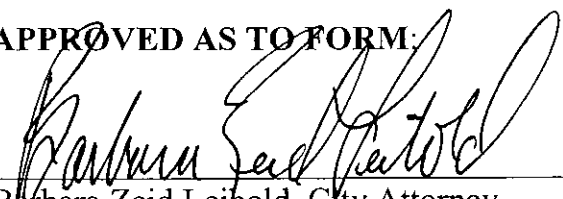
Robert E. Magee, Mayor
City of Lake Elsinore

ATTEST:



Frederick Ray, Deputy City Clerk
City of Lake Elsinore

APPROVED AS TO FORM:



Barbara Zeid Leibold, City Attorney
City of Lake Elsinore

CONDITIONS OF APPROVAL

FOR

GENERAL PLAN AMENDMENT NO. 2004-10, TENTATIVE PARCEL MAP (FOR CONDOMINIUM PURPOSES) MAP NO. 32674, RESIDENTIAL DESIGN REVIEW NO. 2004-11, CONDITIONAL USE PERMIT NO. 2004-27 AND MITIGATED NEGATIVE DECLARATION NO. 2005-04 FOR THE "RIVERLAKE VILLAS".

GENERAL CONDITION

1. The applicant shall defend (with counsel acceptable to the City), indemnify, and hold harmless the City, its Official, Officers, Employees, and Agents from any claim, action, or proceeding against the City, its Official, Officers, Employees, or Agents to attach, set aside, void, or annul an approval of the City, its advisory agencies, appeal boards, or legislative body concerning the Tentative Condominium Map, which action is brought within the time period provided for in California Government Code Sections 65009 and/or 66499.37, and Public Resources Code Section 21167. The City will promptly notify the Applicant of any such claim, action, or proceeding against the City and will cooperate fully with the defense. If the City fails to promptly notify the Applicant of any such claim, or proceeding, the Applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City.
2. The applicant shall submit a money order, cashier's check or check, made payable to the County Recorder, in the amount of \$1,314.00 to the Planning Division within 48 hours of the City Council approval date for the required Environmental Filing.
3. The applicant shall comply with those mitigation measures identified in the Mitigated Negative Declaration No. 2005-04 (State Clearinghouse No. 2005061138) for the "Riverlake Villas."
4. The applicant shall comply with the requirements of the State Bill 18 relating to Tribal Consultation.

TENTATIVE PARCEL MAP (FOR CONDOMINIUM PURPOSES) NO. 32674

5. The Tentative Parcel Map will expire two (2) years from date of approval unless within that period of time the CC&R's and an appropriate instrument has been filed and recorded with the County Recorder, or an extension of time is granted by the City of Lake Elsinore City Council in accordance with the Subdivision Map Act.
6. The Tentative Parcel Map shall comply with the State of California Subdivision Map Act and shall comply with all applicable requirements of the Lake Elsinore Municipal Code, Title 16 unless modified by approved Conditions of Approval.
7. Prior to final certificate of occupancy of Tentative Parcel Map, the improvements specified herein and approved by the Planning Commission and the City Council shall be installed, or agreements for said improvements, shall be submitted to the City for approval by the City Engineer, and all other stated conditions shall be complied with. All uncompleted improvements must be bonded for as part of the agreements.

**CONDITIONS OF APPROVAL
FOR
GENERAL PLAN AMENDMENT NO. 2004-10, TENTATIVE PARCEL MAP (FOR
CONDOMINIUM PURPOSES) MAP NO. 32674, RESIDENTIAL DESIGN REVIEW NO.
2004-11, CONDITIONAL USE PERMIT NO. 2004-27 AND
MITIGATED NEGATIVE DECLARATION NO. 2005-04 FOR THE
"RIVERLAKE VILLAS".**

8. Prior to issuance of a grading permit, the applicant shall prepare and record CC&R's against the condominium complex. The CC&R's shall be reviewed and approved by the Community Development Director or Designee and the City Attorney. The CC&R's shall include methods of maintaining common areas, parking and drive aisle areas, landscaped areas including parkways, and methods for common maintenance of all underground, and above ground utility infrastructure improvements necessary to support the complex. In addition, CC&R's shall established methods to address design improvements.
9. No unit in the development shall be sold unless a corporation, association, property owner's group or similar entity has been formed with the right to financially assess all properties individually owned or jointly owned which have any rights or interest in the use of the common areas and common facilities in the development, such assessment power to be sufficient to meet the expenses of such entity, and with authority to control, and duty to maintain, all said mutually available features of the development. Such entity shall operate under recorded CC&R's which shall include compulsory membership of all owners of lots and/or dwelling units and flexibility of assessments to meet changing costs of maintenance, repairs, and services. Recorded CC&R's shall permit enforcement by the City for provisions required as Conditions of Approval. The developer shall submit evidence of compliance with this requirement to, and receive approval of, the City prior to making any such sale. This condition shall not apply to land dedicated to the City for public purposes.
10. Provisions to restrict parking upon other than approved and developed parking spaces shall be written into the covenants, conditions and restrictions for each project.
11. The Home Owner's Association shall be established prior to the sale of the first dwelling unit.
12. Membership in the Home Owner's Association shall be mandatory for each buyer and any successive buyer.
13. Reciprocal covenants, conditions, and restrictions and reciprocal maintenance agreements shall be established which will cause a merging of all development phases as they are completed, and embody one (1) homeowner's association with common area for the total development of the subject project (Phase I) and the proposed project (Phase II).
14. In the event the association or other legally responsible person(s) fail to maintain said common area in such a manner as to cause same to constitute a public nuisance, said City may, upon proper notice and hearing, institute summary abatement procedures and impose a lien for the costs of such abatement upon said common area, individual units or whole thereof as provided by law.
15. Each unit owner shall have full access to commonly owned areas, facilities and utilities.

**CONDITIONS OF APPROVAL
FOR
GENERAL PLAN AMENDMENT NO. 2004-10, TENTATIVE PARCEL MAP (FOR
CONDOMINIUM PURPOSES) MAP NO. 32674, RESIDENTIAL DESIGN REVIEW NO.
2004-11, CONDITIONAL USE PERMIT NO. 2004-27 AND
MITIGATED NEGATIVE DECLARATION NO. 2005-04 FOR THE
"RIVERLAKE VILLAS".**

RESIDENTIAL DESIGN REVIEW NO. 2004-11

16. Design Review approval for Residential Design Review No. 2004-11 will lapse and be void unless building permits are issued within one (1) year of City Council approval. The Community Development Director may grant an extension of time of up to one (1) year per extension, prior to the expiration of the initial Design Review approval. Application for a time extension must be submitted to the City of Lake Elsinore one (1) month prior to the expiration date.
17. Conditions of Approval shall be reproduced on page one of building plans submitted to the Building Division Plan Check. All Conditions of Approval shall be met prior to the issuance of a Certificate of Occupancy and release of utilities.
18. The dwelling units are two-story, without elevators, and therefore are exempt from accessibility requirements. The pool area must comply with all accessibility as outlined in the 2001 California Building Code Sections 1104B.4.3 and 1132B.2. If restroom facilities are provided at the pool area they must be accessible to the Physically Disabled.
19. All site improvements approved with this request shall be constructed as indicated on the approved exhibits and/or attachments contained herein. Revisions to approved site plans or building elevations shall be subject to the review of the Community Development Director. All plans submitted for Building Division Plan Check shall conform to the submitted plans as modified by Conditions of Approval, or the Planning Commission/City Council through subsequent action.
20. All roof mounted or ground support air conditioning units or other mechanical equipment incidental to development shall be architecturally screened or shielded by landscaping so that they are not visible from neighboring property or public streets. Any material covering the roof equipment shall match the primary wall color.
21. All exterior on-site lighting shall be shielded and directed on-site so as not to create glare onto neighboring property and streets or allow illumination above the horizontal plane of the fixture. All light fixtures shall match the architectural style of the building.
22. The applicant shall meet Americans with Disabilities Act (ADA) requirements. The club house shall comply with all ADA requirements, including an accessible path of travel from the public way and including an accessible parking space. Any common use areas would also be subject to accessibility requirements.
23. Trash enclosures shall be constructed per City standards as approved by the Community Development

**CONDITIONS OF APPROVAL
FOR
GENERAL PLAN AMENDMENT NO. 2004-10, TENTATIVE PARCEL MAP (FOR
CONDOMINIUM PURPOSES) MAP NO. 32674, RESIDENTIAL DESIGN REVIEW NO.
2004-11, CONDITIONAL USE PERMIT NO. 2004-27 AND
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"RIVERLAKE VILLAS".**

Director or Designee.

24. Applicant shall use roofing materials with Class "A" fire rating.
25. The Planning Division shall approve the location of any construction trailers utilized during construction. All construction trailers shall require a \$1,000.00 cash bond processed through the Planning Division.
26. Materials and colors depicted on the plans and materials board shall be used unless modified by the Community Development Director or designee.
27. Decorative paving shall be included at the entryway gate and shall be shown on the construction drawings submitted to Building and Safety.
28. Parking stalls shall be double-striped with four-inch (4") lines two feet (2') apart.
29. All exposed slopes in excess of three feet (3') in height shall have a permanent irrigation system and erosion control vegetation installed, approved by the Planning Division.

PRIOR TO THE ISSUANCE OF A GRADING PERMIT

30. Prior to the commencement of grading operations, the applicant shall provide a map of all proposed haul routes to be used for movement of dirt material. Such routes shall be subject to the review and approval of the City Engineer. A bond may be required to pay for damages to the public right-of-way, subject to the approval of the City Engineer.
31. Prior to issuance of any grading permit or building permits, the applicant shall sign and complete an "Acknowledgement of Conditions" form and shall return the executed original to the Planning Division for inclusion in the case records.
32. The applicant shall submit a photometric study for those light standards located in the proposed condominium project. Said study shall ensure that parking lot lights will not disturb neighboring land uses and shall be approved by the Community Development Director or designee.

PRIOR TO ISSUANCE OF A BUILDING PERMIT

33. Prior to the issuance of building permits, the applicant shall enter into an agreement with the Redevelopment Agency of the City of Lake Elsinore to provide 15% of the units in the project as

**CONDITIONS OF APPROVAL
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GENERAL PLAN AMENDMENT NO. 2004-10, TENTATIVE PARCEL MAP (FOR
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affordable housing units in accordance with the requirements of Section 33413(b) of the California Community Redevelopment Law or an alternative equivalent action which may include (without limitation) dedication of vacant land, construction of affordable units on another site, or payment of an in lieu fee calculated to provide sufficient funds to underwrite the long-term affordability of an equivalent number of affordable dwelling units constructed or substantially rehabilitated on other sites within the City's redevelopment project areas.

34. Prior to the issuance of the first building permit, the applicant shall annex into Community Facilities District No. 2003-1 to offset the annual negative impacts of the project on public safety operations and maintenance issues in the City.
35. Prior to the issuance of the first building permit, the applicant shall annex into Lighting and Landscape Maintenance District No.1 to offset the annual negative fiscal impacts of the project on public right-of-way landscaped areas to be maintained by the City and for street lights in the public right-of-way for which the City will pay for electricity which includes a maintenance fee to Southern California Edison.
36. Pursuant to Ordinance No. 1124, prior to the issuance of a building permit the applicant shall pay the applicable Multiple Species Habitat Conservation Plan (MSHCP) Fee of \$1,650.00 per lot.
37. Three (3) sets of the Final Landscaping/Irrigation Detail Plan shall be submitted, reviewed and approved by the City's Landscape Architect Consultant and the Community Development Director or designee, prior to issuance of building permit. A Landscape Plan Check & Inspection Fee will be charged prior to final landscape approval based on the Consultant's fee plus forty percent (40%) City fee.
 - a. All planting areas shall have permanent and automatic sprinkler system with 100% plant and grass coverage using a combination of drip and conventional irrigation methods.
 - b. Applicant shall plant street trees, selected from the City's Street Tree List, a maximum of forty feet (40) apart and at least twenty-four-inch (24") box in size.
 - c. All planting areas shall be separated from paved areas with a six inch (6") high and six inch (6") wide concrete curb.
 - d. Planting within fifteen feet (15') of ingress/egress points shall be no higher than thirty-six inches (36").
 - e. Landscape planters shall be planted with an appropriate parking lot shade tree to provide for 50% parking lot shading in fifteen (15) years.

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- f. Any transformers and mechanical or electrical equipment shall be indicated on landscape plan and screened as part of the landscaping plan.
 - g. The landscape plan shall provide for ground cover, shrubs, and trees and meet all requirements of the City's adopted Landscape Guidelines. Special attention to the use of Xeriscape or drought resistant plantings with combination drip irrigation system to be used to prevent excessive watering.
 - h. All landscape improvements shall be bonded 100% for material and labor for two years from installation sign-off by the City. Release of the landscaping bond shall be requested by the applicant at the end of the required two years with approval/acceptance by the Landscape Consultant and Community Development Director or Designee.
 - i. All landscaping and irrigation shall be installed within affected portion of any phase at the time a Certificate of Occupancy is requested for any building. All planting areas shall include plantings in the Xeriscape concept, drought tolerant grasses and plants.
 - j. Final landscape plan must be consistent with approved site plan.
 - k. Final landscape plans to include planting and irrigation details.
38. Applicant shall comply with the requirements of the **Elsinore Valley Municipal Water District**. Proof shall be presented to the Chief Building Official prior to issuance of building permits and final approval.
39. Prior to issuance of building permits, applicant shall provide assurance that all required fees to the Lake **Elsinore Unified School District have been paid**.
40. Prior to issuance of building permits, applicant shall provide assurance that all requirements of the **Riverside County Fire Department have been met**.
41. Prior to issuance of building permits, applicant shall pay **park-in-lieu fee in effect at time of building permit issuance**.

ENGINEERING

GENERAL REQUIREMENTS

42. All Public Works requirements shall be complied with as a condition of development as specified in the Lake Elsinore Municipal Code (LEMC).

**CONDITIONS OF APPROVAL
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43. Pay all Capital Improvement and Plan Check fees (LEMC 16.34), including the traffic mitigation fee (TIF) and the drainage fee and the TUMF fee.
44. Submit a "Will Serve" letter to the City Engineering Division from the applicable water agency stating that water and sewer arrangements have been made for this project. Submit this letter prior to recordation of the map.
45. Provide fire protection facilities as required in writing by Riverside County Fire.
46. Underground water rights shall be dedicated to the City pursuant to the provisions of Section 16.52.030 (LEMC), and consistent with the City's agreement with the Elsinore Valley Municipal Water District.
47. An Alquis-Priolo study shall be performed on the site to identify any hidden earthquake faults and/or liquefaction zones present on-site or a licensed geologist or a geotechnical engineer shall prepare a statement, stating there are no known earthquake faults or liquefaction zones present.
48. If the development is to be phased, provide a Phasing Plan for the City Engineer's approval.
49. The existing pole and overhead line running inside and along the north property line shall be undergrounded.

MAP REQUIREMENTS

50. No access other than the entrance driveway access shall be permitted to Riverside Drive. Access shall be restricted and so noted on the final map.

STREET IMPROVEMENTS

51. Riverside Drive is a State Highway, under the jurisdiction of Cal Trans. As such, an encroachment permit shall be required from Cal Trans prior to the approval of the plans and recordation of the map.
52. Applicant shall enter into an agreement with the City for the construction of public works improvements and shall post the appropriate bonds prior to final map approval.
53. Riverside Drive is designated as an Urban Arterial Highway on the City Master Plan of Streets and shall therefore be dedicated to its master planned width of 120 feet R/W.
54. Riverside Drive shall be restricted to right in and right out movement only. A right turn only deceleration lane shall be constructed along the project's frontage, an additional twelve feet (12') in width. The required half width from centerline to curb becomes sixty feet (60') instead of forty-eight

**CONDITIONS OF APPROVAL
FOR**

**GENERAL PLAN AMENDMENT NO. 2004-10, TENTATIVE PARCEL MAP (FOR
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feet (48") and the right of way width becomes seventy-two feet (72") instead of sixty feet (60"). The applicant may submit a request and plan to Cal Trans and the City Engineer requesting the existing interim street improvements along this frontage remain and arrange for an appropriate street improvement in lieu fee or other modified improvements. If Riverside Drive is to be widened the developer will be required to relocate or underground the existing pole and overhead utility lines.

55. If the existing street improvements are to be modified as directed by the City Engineer, the existing street plans on file shall be modified accordingly and approved by the City Engineer prior to recordation of the Final Map. An encroachment permit will be required to do the work.
56. ~~The applicant shall construct a median per City Standards preventing left turns into the project site. Plans for the median shall be submitted to the Engineering Division for review and approval.~~

Condition of Approval omitted at City Council Hearing August 9, 2005

56. *Applicant shall pay a fee, in-lieu of construction, for the cost of the design and installation of the ultimate median section on Riverside Drive per the General Plan. The fee will be determined by a cost estimate for the improvements provided by the applicant, and will be reviewed by approved by the City Engineer. The fee shall be held for a period of ten years; at which time of not used by the City for the median installation, shall be reviewed by the City Attorney for reimbursement to the applicant.*

Condition of Approval added at City Council Hearing August 9, 2005

57. A signing and stripping plan for Riverside Drive shall be submitted to the Engineering Division for review and approval prior to the issuance of building permits.
58. The existing curb drainage outlet to Riverside Drive near the southeasterly edge of the property shall be removed. No drainage discharge from the property shall discharge at this location.
59. Arrangements for relocation of utility company facilities (power poles, vaults, etc.) out of the roadway or alley shall be the responsibility of the property owner or his agent. The existing pole located 2 feet inside the existing curb face and near the proposed driveway entrance and overhead lines along the frontage of Riverside Drive may require under grounding.
60. Construct all public works improvements from property line to one foot beyond centerline of Riverside Drive, and pavement transitions per approved street plans (LEMC Title 12). Improvement Plans must be submitted and approved by the City and Cal Trans and signed by the City Engineer prior to recordation of the Final Map.

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61. Street improvement plans and specifications shall be prepared by a Calif. Registered Civil Engineer. Improvements shall be designed and constructed to Cal Trans Standards, latest edition.
62. Pay all fees and meet requirements of an encroachment permit issued by Cal Trans and the Engineering Division for construction of off-site public works improvements. All fees and requirements for an encroachment permit shall be fulfilled before recordation of the map.
63. Provide street lighting along the Riverside Drive frontage and show lighting improvements as part of street improvement plans as required by Cal Trans and the City Engineer.
64. Provide soils, geology and seismic report including street design recommendations. Provide final soils report showing compliance with recommendations.
65. All compaction reports, grade certifications, monument certifications (with tie notes delineated on 8 1/2" x 11" mylar) shall be submitted to the Engineering Division before final inspection of off-site improvements will be scheduled and approved.
66. The applicant shall install permanent benchmarks to Riverside County Standards and at a location to be determined by City Engineer.
67. Developer shall install blue reflective pavement markers in the street at all fire hydrant locations.
68. All improvement plans and tract maps shall be digitized. At Certificate of Occupancy applicant shall submit tapes and/or discs which are compatible with City's ARC Info/GIS or developer to pay \$300 per sheet for City digitizing.
69. All utilities except electrical over 12 kV shall be placed underground, as approved by the serving utility.

GRADING

70. All grading shall be done under the supervision of a geotechnical engineer and he shall certify all slopes steeper than 2 to 1 for stability and proper erosion control.
71. Prior to commencement of grading operations, applicant shall provide to the City a map of all proposed haul routes to be used for movement of material. Such routes shall be subject to the review and approval of the City Engineer. Applicant to provide to the City a photographic baseline record of the condition of all proposed public City haul roads. In the event of damage to such roads, applicant shall pay full cost of restoring public roads to the baseline condition. A bond may be required to ensure payment of damages to the public right-of-way, subject to the approval of the City Engineer.

**CONDITIONS OF APPROVAL
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Management Plan. (Required for lot of one acre or more)

91. Applicant shall provide **BMP's that will reduce storm water pollutants** from parking areas and driveway aisles. (Required for lot of one acre or more). If feasible, a **biofilter swale should be incorporated** into the proposed internal catch basins and pipe, before discharge into Leach Canyon flood Control.

COMMUNITY SERVICES DEPARTMENT

91. The applicant shall pay park fees of **\$1,600 per unit**.
92. All "Common Passive Open Space Areas" shall be maintained by the Home Owner's Association (HOA).
93. All recreation facilities and park areas shall be maintained by the HOA.
94. No park credits shall be given for private recreation facilities, park areas or common passive open space areas.
95. The HOA shall maintain all private roads.
96. The HOA shall maintain all catch basins, collectors, v-ditches or any other related flood control or storm water control device.
97. The HOA shall maintain all perimeter, entry and interior landscaping.
98. The HOA shall provide all graffiti removal.
99. The City's Landscape Architect shall approve all landscaping plans prior to installation.
100. The applicant shall comply with all City ordinances regarding construction debris, removal and recycling as per Section 8.32 of the Lake Elsinore Municipal Code.
101. Developer to design multi-family recycling plan.

RIVERSIDE COUNTY FIRE DEPARTMENT

102. The applicant shall comply with all conditions of approval of the Riverside County Fire Department (See Attached).

CONDITIONAL USE PERMIT NO.2004-27

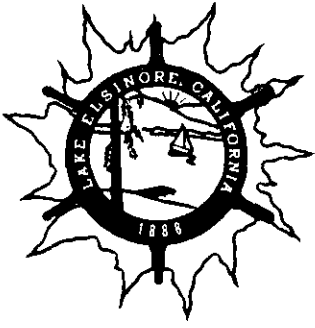
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103. The Conditional Use Permit approved herein shall lapse and shall become void one (1) year following the date on which the use permit became effective, unless prior to the expiration of one year, a building permit is issued and construction commenced and diligently pursued toward completion on the site.
104. The Conditional Use Permit shall comply with the all applicable requirements of the Lake Elsinore Municipal Code; Title 17 unless modified by approved Conditions of Approval.
105. The Conditional Use Permit granted herein shall run with the land and shall continue to be valid upon a change of ownership of the site or structure which was the subject of this approval.
106. The applicant shall defend (with counsel acceptable to the City), indemnify, and hold harmless the City, its Official, Officers, Employees, and Agents from any claim, action, or proceeding against the City, its Official, Officers, Employees, or Agents to attach, set aside, void, or annul an approval of the City, its advisory agencies, appeal boards, or legislative body concerning the Conditional Use Permit No. 2004-27/Residential Design Review No. 2004-11, which action is brought forward within the time period provided for in California Government Code Sections 65009 and/or 66499.37, and Public Resources Code Section 21167. The City will promptly notify the Applicant of any such claim, action, or proceeding against the City and will cooperate fully with the defense. If the City fails to promptly notify the Applicant of any such claim, or proceeding, the Applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City.
107. Prior to final certificate of occupancy of the Conditional Use Permit, the improvements specified herein and approved by the Planning Commission and the City Council shall be installed, or agreements for said improvements, shall be submitted to the City for approval by the City Engineer, and all other stated conditions shall be complied with. All uncompleted improvements must be bonded for as part of the agreements.
108. The applicant shall at all times comply with Section 17.78 (Noise Control) of the Lake Elsinore Municipal Code which requires noise or sound levels to be below 50 decibels between the hours of 7:00 am to 10:00 pm and below 40 decibels between the hours of 10:00 pm to 7:00 am in nearby residential areas. Construction is allowed Monday through Friday only. Construction is not allowed on weekends or holidays
109. Security lighting shall be required. All exterior on-site lighting shall be shielded and directed on-site so as not to create glare onto neighboring property and streets or allow illumination above the horizontal plane of the fixture.

End of Conditions

**CONDITIONS OF APPROVAL
FOR
GENERAL PLAN AMENDMENT NO. 2004-10, TENTATIVE PARCEL MAP (FOR
CONDOMINIUM PURPOSES) MAP NO. 32674, RESIDENTIAL DESIGN REVIEW NO.
2004-11, CONDITIONAL USE PERMIT NO. 2004-27 AND
MITIGATED NEGATIVE DECLARATION NO. 2005-04 FOR THE
"RIVERLAKE VILLAS".**

Note: * *Italics* indicates addition to text, ~~striketrough~~ indicates removal from text.



City of Lake Elsinore

"One City's Got More"

August 16, 2005

Teofilo Hamui
Riverlake Villas Partners, LP
4995 Murphy Canyon Road, Suite 402
San Diego, California 92123

Subject: Draft Mitigated Negative Declaration No. 2005-04, General Plan Amendment No. 2004-10; Tentative Parcel Map (For Condominium Purposes) No. 32674, Conditional Use Permit No. 2004-27, and Residential Design Review No. 2004-11 – APN 379-315-033

Dear Mr. Hamui:

At their regular meeting held on August 9, 2005, the Lake Elsinore City Council approved the above project subject to the attached Conditions of Approval.

Please return the **Acknowledgment of Conditions as soon as possible as it is related to your final approval.** If you have any questions, please do not hesitate to contact the Planning Division at (951) 674-3124 extension 209 or email the project planner at lmiller@lake-elsinore.org.

Sincerely,

Lisa C. Alexen
Community Development Department

Enc: Conditions of Approval
Acknowledgement of Conditions

RESOLUTION NO. 2005-82

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF RESIDENTIAL DESIGN REVIEW NO. 2004-11 FOR THE DESIGN, CONSTRUCTION AND ESTABLISHMENT OF THE "RIVERLAKE VILLAS" LOCATED AT 32281 RIVERSIDE DRIVE - APN 379-315-033

WHEREAS, an application has been filed with the City of Lake Elsinore by Riverlake Villas Partners, LP to request the approval of Residential Design Review No. 2004-11 for the design, construction and establishment of a residential condominium community.

WHEREAS, the Planning Commission of the City of Lake Elsinore has been delegated with the responsibility of recommending approval of Design Reviews for residential projects; and

WHEREAS, public notice of said application has been given, and the Planning Commission has considered evidence presented by the Community Development Department and other interested parties at a public hearing held with respect to this item on July 5, 2005; and

NOW THEREFORE, the Planning Commission of the City of Lake Elsinore DOES HEREBY RESOLVE as follows:

SECTION 1. The Planning Commission has considered the proposed request for Residential Design Review No. 2004-11 and has found it acceptable. The Planning Commission finds and determines that this project is consistent with the Lake Elsinore Municipal Code and determines that Mitigated Negative Declaration No. 2005-04 is adequate and prepared in accordance with the requirements of the California Environmental Quality Act (CEQA) which analyzes environmental effects of the proposed project, based upon the following findings and determinations:

SECTION 2. That in accordance with Chapter 17.82 (Design Review) of the Lake Elsinore Municipal Code the following findings for the project have been made as follows:

FINDINGS - RESIDENTIAL DESIGN REVIEW NO. R 2004-11

1. The project, as approved, will comply with the goals and objectives of the General Plan and the Zoning District in which the project is located.

The proposed Residential Design Review contained herein complies with the goals and objectives of the General Plan, in that the approval of this Condominium Community will assist in achieving the development of a well-balanced and functional mix of residential, commercial, industrial, open space, recreational and institutional land uses as well as encouraging industrial land uses to diversify Lake Elsinore's economic base.

2. The project complies with the design directives contained in Section 17.82.060 and all other applicable provisions of the Municipal Code.

The proposed Residential Design Review contained herein is appropriate to the site and surrounding developments in that the Condominium project has been designed in consideration of the size and shape of the property, thereby

**PLANNING COMMISSION RESOLUTION FOR
RESIDENTIAL DESIGN REVIEW NO. 2004-11**

Page 2 of 2

creating interest and varying vistas as a person moves along the street. Further the project as proposed will create a visually pleasing non-detractive relationship between the proposed and existing projects in the architectural design, color and materials and site design proposed evidence a concern for quality and originality.

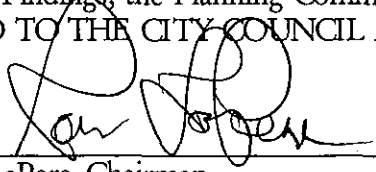
3. Subject to the attached Conditions of Approval, the proposed project is not anticipated to result in any significant adverse environmental impacts.

Although the proposed project could have a significant effect on the environment, because revisions in the project have been made by or agreed to by the project proponent and significant adverse effects would not be anticipated. Further, pursuant to the California Environmental Quality Act (CEQA), the Mitigated Negative Declaration for the proposed Residential Design Review referenced herein found that the proposed project will not have a significant effect on the environment pursuant to the attached Conditions of Approval and mitigations proposed.

4. Conditions and safeguards pursuant to Chapter 17.82.070 of the Zoning Code, including guarantees and evidence of compliance with conditions, have been incorporated into the approval of the subject project to ensure development of the property in accordance with the objectives of Chapter 17.82.

Pursuant to Section 17.82.070 (Action of the Planning Commission) of the Lake Elsinore Municipal Code (LEMC), the proposed Residential Design Review referenced herein has been scheduled for consideration and approval of the Planning Commission.

NOW, THEREFORE, based on the above Findings, the Planning Commission of the City of Lake Elsinore DOES HEREBY RECOMMEND TO THE CITY COUNCIL APPROVAL of a Residential Design Review No. R 2004-11.



Ron LaPere, Chairman
Lake Elsinore Planning Commission

I hereby certify that the preceding resolution was adopted by the Planning Commission at a meeting thereof conducted on July 5, 2005 by the following vote:

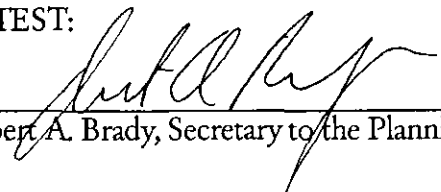
AYES: Commissioners: LAPERE, O'NEAL, GONZALES

NOES: Commissioners:

ABSENT: Commissioners: LARIMER

ABSTAIN: Commissioners:

ATTEST:



Robert A. Brady, Secretary to the Planning Commission

RESOLUTION NO. 2005-81

A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF LAKE ELSINORE, CALIFORNIA,
RECOMMENDING CITY COUNCIL APPROVAL OF
TENTATIVE PARCEL MAP (FOR CONDOMINIUM
PURPOSES) NO. 32674 FOR THE "RIVERLAKE VILLAS"
LOCATED AT 32281 RIVERSIDE DRIVE - APN 379-315-033)

WHEREAS, an application has been filed with the City of Lake Elsinore by Riverlake Villas Partners, LP, (formerly Spathco), to request the approval of Tentative Parcel Map (For Condominium Purposes) No. 32674 for the establishment of a residential condominium community.

WHEREAS, the Planning Commission of the City of Lake Elsinore has been delegated with the responsibility of recommending approval of Tentative Parcel Maps (For Condominium Purposes) for residential projects; and

WHEREAS, public notice of said application has been given, and the Planning Commission has considered evidence presented by the Community Development Department and other interested parties at a public hearing held with respect to this item on July 5, 2005; and

WHEREAS, the Planning Commission of the City of Lake Elsinore has been delegated with the responsibility of recommending approval for Tentative Parcel Maps;

NOW THEREFORE, the Planning Commission of the City of Lake Elsinore DOES HEREBY RESOLVE as follows:

SECTION 1. The Planning Commission has considered the proposed request for Tentative Parcel Map (For Condominium Purposed) Map No. 32674 and has found it acceptable. The Planning Commission finds and determines that this project is consistent with Section 16 "Subdivisions" of the Lake Elsinore Municipal Code (LEMC), Section(s) 66424 and 66427 of the California Subdivision Map Act (CSMA) and that Mitigated Negative Declaration No. 2005-4 is adequate and prepared in accordance with the requirements of the California Environmental Quality Act (CEQA), which analyzes environmental effects of the project, based upon the following findings and determinations:

SECTION 2. That in accordance with the Section(s) 66424 and 66427 of the California Subdivision Map Act (CSMA) and Section 16 "Subdivisions" of the Lake Elsinore Municipal Code (LEMC), the following findings for the approval of the condominium map has been made as follows:

FINDINGS - TENTATIVE PARCEL MAP (FOR CONDOMINIUM PURPOSES)

1. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan. The proposed subdivision is compatible with the objectives, policies, general land uses and programs specified in the General Plan (Government Code Section 66473.5).

**PLANNING COMMISSION RESOLUTION FOR
TENTATIVE PARCEL MAP (FOR CONDOMINIUM PURPOSES) NO. 32674**

Page 2 of 2

The project as designed assists in achieving the development of a well-balanced and functional mix of residential, commercial, industrial, open space, recreational and institutional land uses (GOAL 1.0, Land Use Element) as well provide decent housing opportunities and a satisfying living environment for residents of Lake Elsinore (GOAL 1.0, Housing Element)

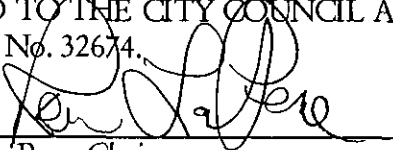
2. The effects this project is likely to have upon the housing needs of the region, the public service requirements of its residents and the available fiscal and environmental resources have been considered and balanced.

Considering the effects this project is likely to have upon the needs of the region a condition of approval was implemented which would require the applicant to enter into an agreement with the Redevelopment Agency of the City of Lake Elsinore, providing 15% of the units in the project as affordable housing units in accordance with the requirements of Section 33413(b) of the California Community Redevelopment Law or an alternative equivalent action which may include (without limitation) dedication of vacant land, construction of affordable units on another site, or payment of an in lieu fee calculated to provide sufficient funds to underwrite the long-term affordability of an equivalent number of redevelopment project areas.

3. Subject to the attached conditions of approval, the proposed project is not anticipated to result in any significant environmental impact.

The project has been adequately conditioned by all applicable departments and agencies and will not therefore result in any significant environmental impacts.

NOW, THEREFORE, based on the above Findings, the Planning Commission of the City of Lake Elsinore DOES HEREBY RECOMMEND TO THE CITY COUNCIL APPROVAL of a Tentative Parcel Map (For Condominium Purposes) No. 32674.


Ron LaPere, Chairman
Lake Elsinore Planning Commission

I hereby certify that the preceding resolution was adopted by the Planning Commission at a meeting thereof conducted on July 5, 2005 by the following vote:

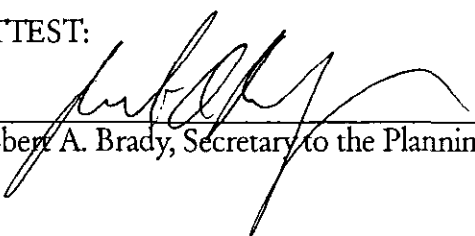
AYES: Commissioners: LAPERE, O'NEAL, GONZALES

NOES: Commissioners:

ABSENT: Commissioners: LARIMER

ABSTAIN: Commissioners:

ATTEST:


Robert A. Brady, Secretary to the Planning Commission

RESOLUTION NO. 2005-80

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF LAKE ELSINORE, CALIFORNIA,
RECOMMENDING TO THE CITY COUNCIL OF THE
CITY OF LAKE ELSINORE APPROVAL OF GENERAL
PLAN AMENDMENT NO. 2004-10 AMENDING THE LAND
USE DESIGNATION OF THE PARCEL IDENTIFIED AS
ASSESSOR PARCEL NUMBER 379-315-033**

WHEREAS, Riverlake Villas Partners, LP, has initiated proceedings to amend the General Plan Land Use Map by requesting a General Plan Amendment changing the designation of the parcels known as Assessor Parcel Number 379-315-033 from General Commercial (GC) to Medium High Density (MHD); and

WHEREAS, the Planning Commission of the City of Lake Elsinore has been delegated with the responsibility of making recommendations to the City Council for changes to the approved General Plan Land Use Map; and

WHEREAS, public notice of said application has been given, and the Planning Commission has considered evidence presented by the Community Development Department and other interested parties at a public hearing held with respect to this item on July 5, 2005;

NOW THEREFORE, the Planning Commission of the City of Lake Elsinore DOES HEREBY RESOLVE as follows:

SECTION 1. The Planning Commission has considered the proposed General Plan Amendment No. 2004-10, prior to making a decision to recommend that the City Council approve the proposed amendment to the Land Use Designation. The Planning Commission finds and determines that Mitigated Negative Declaration No. 2005-04 is adequate and prepared in accordance with the requirements of the California Environmental Quality Act (CEQA) which analyzes environmental effects of the proposed project, based upon the following findings and determinations:

SECTION 2. That in accordance with State Planning and Zoning law and the City of Lake Elsinore the following findings for the approval of General Plan Amendment No. 2004-10

FINDINGS - GENERAL PLAN AMENDMENT NO. 2004-10

1. The proposed General Plan Amendment will not be: a) detrimental to the health, safety, comfort or general welfare of the persons residing or working within the neighborhood of the proposed amendment or within the City, or b) injurious to the property or improvements in the neighborhood or within the City.

PLANNING COMMISSION RESOLUTION FOR
GENERAL PLAN AMENDMENT NO. 2004-10
Page 2 of 2

The proposed General Plan Amendment has been analyzed relative to its potentiality to be detrimental to the health, safety, comfort and welfare of the persons residing or working within the neighborhood of the proposed amendment. The primary issue identified by staff relates to the traffic impacts of the proposed density. Staff, concluded, based on the Traffic Impact Report the Level of Service for the intersections in the Study Area will not be degraded as a result of this project considering the mitigations identified and the improvement required.

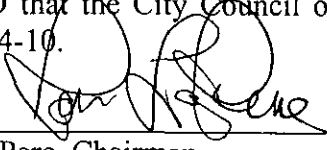
2. The proposed General Plan Amendment will permit reasonable development of the area consistent with its constraints and will make the area more compatible with adjacent properties.

The proposed General Plan Amendment will allow the applicant to develop the site with the proposed density of 10.3 dwelling units per acre.

3. The proposed General Plan Amendment will not have a significant effect on the environment.

The proposed General Plan Amendment was included within the description of the project's Initial Study. Based on the Initial Study, staff recommends that City Council adopt a Mitigated Negative Declaration, which concluded with mitigations that the project will not have a significant effect on the environment.

NOW, THEREFORE, based on the above findings, the Planning Commission of the City of Lake Elsinore DOES HEREBY RECOMMEND that the City Council of the City of Lake Elsinore approve General Plan Amendment No. 2004-10.



Ron LaPere, Chairman
Lake Elsinore Planning Commission

I hereby certify that the preceding resolution was adopted by the Planning Commission at a meeting thereof conducted on July 5, 2005 by the following vote:

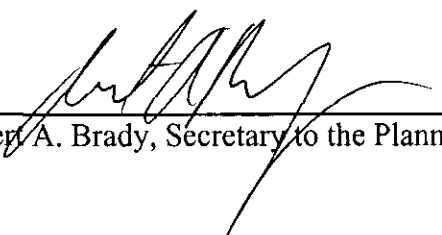
AYES: Commissioners: LAPERE, O'NEAL, GONZALES

NOES: Commissioners:

ABSENT: Commissioners: LARIMER

ABSTAIN: Commissioners:

ATTEST:



Robert A. Brady, Secretary to the Planning Commission

RESOLUTION NO. 2005-79

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE ELSINORE, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL ADOPTION OF MITIGATED NEGATIVE DECLARATION 2005-04 FOR THE PROJECT KNOWN AS GENERAL PLAN AMENDMENT NO. 2004-10; TENTATIVE PARCEL MAP (FOR CONDOMINIUM PURPOSES) MAP NO. 32674; RESIDENTIAL DESIGN REVIEW NO. 2004-11; AND CONDITIONAL USE PERMIT NO. 2004-27 LOCATED AT 32281 RIVERSIDE DRIVE - APN 379-315-033.

WHEREAS, an application has been filed with the City of Lake Elsinore by Riverlake Villas Partners, LP to request approval of Mitigated Negative Declaration No. 2005-04 for the purpose of developing a residential condominium community;

WHEREAS, Mitigated Negative Declaration No. 2005-04 has been prepared to evaluate environmental impacts resulting with the project; and

WHEREAS, the Planning Commission of the City of Lake Elsinore has been delegated with the responsibility of making recommendation to the City Council adopting Mitigated Negative Declaration No. 2005-04; and

WHEREAS, public notice of said application has been given, and the Planning Commission has considered evidence presented by the Community Development Department and other interested parties at a public hearing held with respect to this item on July 5, 2005; and

WHEREAS, a Notice of Intent to Adopt (NOI) has been filed with the Office of Planning and Research and the County of Riverside Clerk of said applications, and the Planning Division has requested a public review period of said document, from June 24, 2005 to July 25, 2005;

WHEREAS, the Planning Commission of the City of Lake Elsinore DOES HEREBY RESOLVE as follows:

Mitigated Negative Declaration No. 2005-04 has been prepared, submitted and reviewed in accordance with requirements of the California Environmental Quality Act and the City's CEQA requirements. The report is complete and adequate in it's evaluation of all environmental effects of the project known as Riverlake Villas and associated discretionary approvals and will not result in any significant environmental affects with mitigation measures, based on the following findings;

7
PLANNING COMMISSION RESOLUTION FOR
MITIGATED NEGATIVE DECLARATION NO. 2005-10
Page 2 of 2

FINDINGS - MITIGATED NEGATIVE DECLARATION NO. 2005-03

1. Revision in the project plans or proposal made by or agreed to by the applicant before a proposed mitigated negative declaration and initial study are released for public review would avoid the effects or mitigated the effects to a point where clearly no significant effects would occur; and

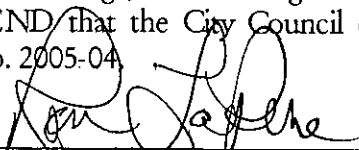
The applicant has made revisions to the project or has agreed to specific conditions which would avoid the effects or mitigate the effects of the project to a point where no significant effects would occur.

2. There is no substantial evidence, in the light of the whole record before the agency, that the project as revised may have significant effect on the environment.

Pursuant to the evidence received in the light of the whole record presented to staff the project will not have a significant effect on the environment considering the applicable Conditions of Approval and Mitigation Monitoring Report Program

WHEREAS, the Planning Commission recommends to the City Council that it finds that Mitigated Negative Declaration No. 2005-04 is complete and adequate and provides appropriate environmental documentation for the project and fully complies with the requirements of CEQA, the State CEQA Guidelines, and the City's environmental clearance procedures.

NOW, THEREFORE, based on the above findings, the Planning Commission of the City of Lake Elsinore DOES HEREBY RECOMMEND that the City Council of the City of Lake Elsinore certify Mitigated Negative Declaration No. 2005-04.



Ron LaPere, Chairman
Lake Elsinore Planning Commission

I hereby certify that the preceding resolution was adopted by the Planning Commission at a meeting thereof conducted on July 5, 2005 by the following vote:

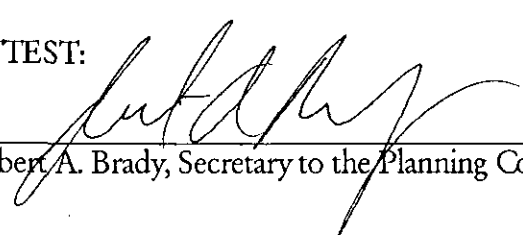
AYES: Commissioners: LAPERE, O'NEAL, GONZALES

NOES: Commissioners:

ABSENT: Commissioners: LARIMER

ABSTAIN: Commissioners:

ATTEST:



Robert A. Brady, Secretary to the Planning Commission

RESOLUTION NO. 2005-83

A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF LAKE ELSINORE, CALIFORNIA,
APPROVING CONDITIONAL USE PERMIT NO. 2004-27
FOR THE ESTABLISHMENT OF THE "RIVERLAKE
VILLAS", LOCATED AT 32281 RIVERSIDE DRIVE - APN
379-315-033

WHEREAS, an application has been filed with the City of Lake Elsinore by Riverlake Villas Partners, LP to request the approval of a Conditional Use Permit 2004-27, for the establishment of "Riverlake Villas"; and

WHEREAS, the Planning Commission of the City of Lake Elsinore has been delegated with the responsibility of approving Conditional Use Permits for condominium projects; and

WHEREAS, public notice of said application has been given, and the Planning Commission has considered evidence presented by the Community Development Department and other interested parties at a public hearing held with respect to this item on July 5, 2005;

NOW THEREFORE, the Planning Commission of the City of Lake Elsinore DOES HEREBY RESOLVE as follows:

SECTION 1. The Planning Commission has considered the proposed request for Conditional Use Permit No. 2004-27 and has found it acceptable. The Planning Commission finds and determines that this project is consistent with the Lake Elsinore Municipal Code and determines that Mitigated Negative Declaration No. 2005-04 is adequate and prepared in accordance with the requirements of the California Environmental Quality Act (CEQA) which analyzes environmental effects of the proposed project, based upon the following findings and determinations:

SECTION 2. That in accordance with Chapter 17.74 (Conditional Use Permits) of the Lake Elsinore Municipal Code the following findings for the project have been made as follows:

FINDINGS - CONDITIONAL USE PERMIT NO. 2004-27

1. The proposed use, on its own merits and within the context of its setting, is in accord with the objectives of the General Plan and the purpose of the planning district in which the site is located.

In order to achieve a well balanced and functional mix of residential, commercial, industrial, open space, recreational and institutional land uses, staff has thoroughly evaluated the land use compatibility, noise, traffic and other environmental hazards related to the proposed Conditional Use Permit for a Condominium Community referenced herein. Accordingly, the proposed land use is in concurrence with the objectives of the General Plan and the purpose of the planning district in which the site is located.

PLANNING COMMISSION RESOLUTION FOR
CONDITIONAL USE PERMIT NO. 2004-27

Page 2 of 3

2. The proposed use will not be detrimental to the general health, safety, comfort, or general welfare of persons residing or working within the neighborhood of the proposed use or the City, or injurious to property or improvements in the neighborhood or the City.

In accord with the purposes of the Chapter 17.74 (Conditional Use Permits) of the Lake Elsinore Municipal Code, the City realized that the proposed condominium use referenced herein may have a potential to negatively impact the welfare of persons residing or working within the neighborhood or the City. Considering this, staff has substantiated that all applicable City Departments and Agencies have been afforded the opportunity for a thorough review of the use and have incorporated all applicable comments and/or conditions related to installation and maintenance of landscaping, street dedications, regulations of points of vehicular ingress and egress and control of potential nuisances, so as to eliminate any negative impacts to the general health, safety, comfort, or general welfare of the surrounding neighborhood or the City.

3. The site for the intended use is adequate in size and shape to accommodate the use, and for all the yards, setbacks, walls or fences, landscaping, buffers and other features required by Title 17 of the LEMC.

The proposed condominium use referenced herein has been designed in consideration of the size and shape of the property, thereby strengthening and enhancing the immediate industrial area. Further, the project as proposed, will complement the quality of existing development and will create a visually pleasing, non-detractive relationship between the proposed and existing projects, in that the storage area has been reviewed to ensure adequate provision of screening from the public rights-of-way or adjacent properties.

4. The site for the proposed use relates to streets and highways with proper design both as to width and type of pavement to carry the type and quantity of traffic generated by the subject use.

The proposed condominium use referenced herein has been reviewed as to its relation to the width and type of pavement needed to carry the type and quantity of traffic generated, in that the City has adequately evaluated the potential impacts associated with the proposed outdoor storage prior to its approval and has conditioned the project to be served by roads of adequate capacity and design standards to provide reasonable access by car, truck, transit, and bicycle.

5. In approving the subject use located at 32281 Riverside Drive – APN 379-315-033 there will be no adverse affect on abutting property or the permitted and normal use thereof.

The proposed use has been thoroughly reviewed and conditioned by all applicable City Departments and outside Agencies, eliminating the potential for any and all adverse effects on the abutting property.

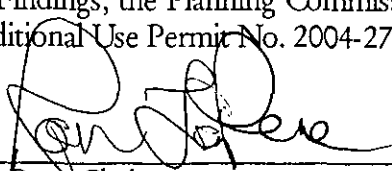
6. Adequate conditions and safeguards pursuant to Section 17.74.50 of the LEMC have been incorporated into the approval of the Conditional Use Permit to insure that the use continues in a manner envisioned by these findings for the term of the use.

Pursuant to Section 17.74.050 (Action of the Planning Commission) of the Lake Elsinore Municipal Code (LEMC), the Condominium Community known as "Riverlake Villas" has been scheduled for consideration and approval of the Planning Commission.

PLANNING COMMISSION RESOLUTION FOR
CONDITIONAL USE PERMIT NO. 2004-27

Page 3 of 3

NOW, THEREFORE, based on the above Findings, the Planning Commission of the City of Lake Elsinore DOES HEREBY APPROVE Conditional Use Permit No. 2004-27



Ron LaPere, Chairman
Lake Elsinore Planning Commission

I hereby certify that the preceding resolution was adopted by the Planning Commission at a meeting thereof conducted on July 5, 2005 by the following vote:

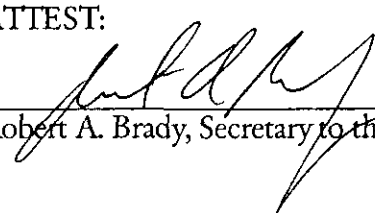
AYES: Commissioners: LAPERE, O'NEAL, GONZALES

NOES: Commissioners:

ABSENT: Commissioners: LARIMER

ABSTAIN: Commissioners:

ATTEST:



Robert A. Brady, Secretary to the Planning Commission

CALIFORNIA DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL DOCUMENT FILING FEE

Date: August 9, 2005
To: County Clerk, County of Riverside
P. O. Box 751, Riverside, CA 92502
From: City of Lake Elsinore
Subject: AB 3158 Fish and Game Fee

CITY OF LAKE ELSINORE
RECEIVED
AUG 15 2005
PLANNING DEPT.

Enclosed is the Notice of Determination for a project approved by the City of Lake Elsinore. In accordance with AB 3158 requiring local agencies to submit an Environmental Document Filing Fee with the Notice of Determination (NOD) the following fee is enclosed:

Project Title and File Number: Mitigated Negative Declaration (SCH#2005061138) for the Riverlake Villas Tentative Parcel Map No.32674 General Plan Amendment & Conditional Use Permit for the Riverlake Villas Residential Project.

Project Applicant:
Riverlake Villas Partners, LLP.

()	Environmental Impact Report SCH #	\$ 850*	\$ _____
()	Negative Declaration SCH #	\$1250	\$ _____
()	Certificate of Fee Exemption	\$(0)	(Form enclosed)
(X)	County Administrative Fee (County fee required for all projects filing a NOD)	\$ 64	\$ 64.00
	Total		\$ 64.00

If you have any questions about the information on this form, or the enclosures, please contact
Linda Miller, Associate Planner at (951) 674-3124

c: File:

- * Check is made out to: "County of Riverside"
- ** Filing fee is exempt when lead agency is also the applicant.
- *** To file in person: take form to Riverside Clerk-County Records Office located at
2720 Gateway Dr., Riverside, CA 92507

CITY OF LAKE ELSINORE
RECEIVED
AUG 15 2005
PLANNING DEPT.

CALIFORNIA DEPARTMENT OF FISH AND GAME
CERTIFICATE OF FEE EXEMPTION

De Minimis Impact Finding

Project Title/Location (include county):

Mitigated Negative Declaration (SCH#2005061138) for the Riverlake Villas Tentative Parcel Map No. 32674 General Plan Amendment & Conditional Use Permit for Riverlake Villas Residential Project

The site is located on Riverside Drive, between Grand Avenue and Lincoln Street, in the City of Lake Elsinore, County of Orange.

Project Description:

The proposed project consists of a General Plan Amendment (2004-10), Residential Project Approval (2004-11), Conditional Use Permit (2004-27), and Tentative Parcel Map (32674) to allow for development of 51 single-family detached townhouses on a 4.95-acre site. The entry to the project is located off of Riverside Drive. The proposed plan includes dwelling units ranging in size from 1,291 square feet to 1,552 square feet. The development will contain a total of 229 parking spaces and various recreational area. The recreation areas will contain barbecue facilities and tot lots. Regional access is provided from the Corona (I-15) Freeway and Riverside Drive (SR-74).

Findings of Exemption (attach as necessary):

As a result of the Mitigated Negative Declaration, it has been determined that the project involves no potential for any adverse effects, either individually or cumulatively, on wildlife resources.

Pursuant to Title 14, California Code of Regulation Section 753.5(c)(1), the City Council has determined that, after considering the record as a whole, there is no evidence that the proposed project will have the potential for any adverse effect on wildlife resources or the habitat upon which the wildlife depends. Furthermore, on the basis of substantial evidence, the City Council hereby finds that any presumption of adverse impact has adequately been rebutted. Therefore, pursuant to Fish and Game Code 711.2 and Title 14, California Code of Regulations Section 753.5(a) (3), the Project is not required to pay Fish and Game Department filing fees.

Certification:

I hereby certify that the public agency has made the above finding and that the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.

Linda Miller, AICP
Title: Associate Planner
Lead Agency: City of Lake Elsinore
Date: August 9, 2005



NOTICE OF DETERMINATION

CITY OF LAKE ELSINORE

RECEIVED

AUG 15 2005

PLANNING DEPT.

To: ☒ **Office of Planning and Research**
1400 Tenth Street, Room 121
Sacramento, CA 95814

From: City of Lake Elsinore
130 S. Main Street
Lake Elsinore, CA 92530

County Clerk (Riverside County)
2720 Gateway Dr.
Riverside, CA 92507

Subject: Filing of Notice of Determination in Compliance with Section 21108 or 21152 of the Public Resources Code.

Project Title: Mitigated Negative Declaration (SCH#2005061138) for the Riverlake Villas Tentative Parcel No. 32674 General Plan Amendment & Conditional Use Permit for Riverlake Villas Residential Project.

State Clearinghouse Number: Riverlake Villas Tentative Parcel No. 32674 General Plan Amendment & Conditional Use Permit SCH#2005061138

Lead Agency Contact Person: Linda Miller, AICP, Associate Planner
City of Lake Elsinore
(951) 674-3124 x.209

Project Applicant Name/Address: Riverlake Villas Partners, LLP.
4995 Murphy Canyon Road, Suite 402
San Diego, CA 92123

Project Location: The site is located on Riverside Drive, between Grand Avenue and Lincoln Street, in the City of Lake Elsinore, County of Orange.

Project Description: The proposed project consists of a General Plan Amendment (2004-10), Residential Project Approval (2004-11), Conditional Use Permit (2004-27), and Tentative Parcel Map (32674) to allow for development of 51 single-family detached townhouses on a 4.95-acre site. The entry to the project is located off of Riverside Drive. The proposed plan includes dwelling units ranging in size from 1,291 square feet to 1,552 square feet. The development will contain a total of 229 parking spaces and various recreational area. The recreation areas will contain barbecue facilities and tot lots. Regional access is provided from the Corona (I-15) Freeway and Riverside Drive (SR-74).

This is to advise that the City of Lake Elsinore as lead agency has approved the above described project on August 9, 2005 and has made the following determinations regarding the above described project:

1. The project will not have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared and certified for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. Although the proposed project could have a significant effect on the environment, because all potentially significant effects have been avoided or mitigated in the Mitigated Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

This is to certify that the Mitigated Negative Declaration with comments and responses and record of project approval is available to the general public during regular business hours at:

City Clerk Office of Records and Information, 130 S. Main St., Lake Elsinore, CA 92530

Linda Miller
Signature

Associate Planner
Title

8-10-05
Date

NOTICE OF DETERMINATION

To: Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

From: City of Lake Elsinore
130 S. Main Street
Lake Elsinore, CA 92530

☒ County Clerk (Riverside County)
2720 Gateway Dr.
Riverside, CA 92507

Subject: Filing of Notice of Determination in Compliance with Section 21108 or 21152 of the Public Resources Code.

Project Title: Mitigated Negative Declaration (SCH#2005061138) for the Riverlake Villas Tentative Parcel No. 32674 General Plan Amendment & Conditional Use Permit for Riverlake Villas Residential Project.

State Clearinghouse Number: Riverlake Villas Tentative Parcel No. 32674 General Plan Amendment & Conditional Use Permit SCH#2005061138

Lead Agency Contact Person: Linda Miller, AICP, Associate Planner
City of Lake Elsinore
(951) 674-3124 x.209

Project Applicant Name/Address: Riverlake Villas Partners, LLP.
4995 Murphy Canyon Road, Suite 402
San Diego, CA 92123

Project Location: The site is located on Riverside Drive, between Grand Avenue and Lincoln Street, in the City of Lake Elsinore, County of Orange.

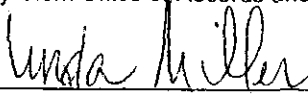
Project Description: The proposed project consists of a General Plan Amendment (2004-10), Residential Project Approval (2004-11), Conditional Use Permit (2004-27), and Tentative Parcel Map (32674) to allow for development of 51 single-family detached townhouses on a 4.95-acre site. The entry to the project is located off of Riverside Drive. The proposed plan includes dwelling units ranging in size from 1,291 square feet to 1,552 square feet. The development will contain a total of 229 parking spaces and various recreational area. The recreation areas will contain barbecue facilities and tot lots. Regional access is provided from the Corona (I-15) Freeway and Riverside Drive (SR-74).

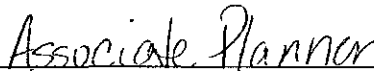
This is to advise that the City of Lake Elsinore as lead agency has approved the above described project on August 9, 2005 and has made the following determinations regarding the above described project:

1. The project will not have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared and certified for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. Although the proposed project could have a significant effect on the environment, because all potentially significant effects have been avoided or mitigated in the Mitigated Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

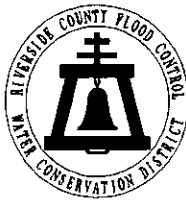
This is to certify that the Mitigated Negative Declaration with comments and responses and record of project approval is available to the general public during regular business hours at:

City Clerk Office of Records and Information, 130 S. Main St., Lake Elsinore, CA 92530


Signature


Title

8-10-05
Date



RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT

July 25, 2005

CITY OF LAKE ELSINORE
RECEIVED

AUG 1 - 2005

PLANNING DEPT.

FAXED THIS DATE TO 951.471.1419

Ms. Linda Miller
Associate Planner
City of Lake Elsinore
130 South Main Street
Lake Elsinore, CA 92530

Dear Ms. Miller:

Re: Notice of Intent to Adopt a Mitigated
Negative Declaration for the
Riverlake Villas Residential Project
TPM 32674

This letter is written in response to the Notice of Intent to Adopt a Mitigated Negative Declaration for the Riverlake Villas Residential Project, TPM 32674. The proposed project consists of the development of approximately 4.95 acres of land with a 51-unit single-family residential community. The project site is located north of Riverside Drive, between Grand Avenue and Lincoln Street, in the city of Lake Elsinore, Riverside County.

The Riverside County Flood Control and Water Conservation District (District) has the following comments/concerns that should be addressed in the Initial Study (IS):

1. The District's existing Leach Canyon Channel is located near the proposed project and may be impacted. Any work that involves District right of way, easements or facilities will require an encroachment permit from the District. The construction of facilities within road right of way that may impact District storm drains should also be coordinated with us. To obtain further information on encroachment permits or existing facilities, contact Ed Lotz of the District's Encroachment Permit Section at 951.955.1266.
2. The proposed project is located within the District's Master Drainage Plan (MDP) for the West Elsinore area. When fully implemented, the MDP facilities will relieve those areas within the MDP boundaries of the most serious flooding problems and will provide adequate drainage outlets. The District's MDP facility maps can be viewed online at www.floodcontrol.co.riverside.ca.us/mdp.asp. To obtain further information on the MDPs and the proposed District facilities, contact Art Diaz of the District's Planning Section at 951.955.1345.
3. As stated in the IS, an applicable National Pollutant Discharge Elimination System Construction Activity General Permit from the State Water Resources Control Board (SWRCB) may be required for construction of the proposed project. In general, projects disturbing 1 or more acres (or less than 1 acre if part of a larger common plan of development) are required to obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit, 99-08-DWQ) issued by the SWRCB. However, the proposed project is located within the San Jacinto Watershed and may be required to obtain coverage under the Watershed-Wide Waste Discharge Requirements for Storm Water Discharges in the San Jacinto Watershed (Order No. 01-34) issued by the Regional Water Quality Control Board - Santa Ana Region. More information regarding these permits may be obtained on the SWRCB website at www.swrcb.ca.gov.

Ms. Linda Miller

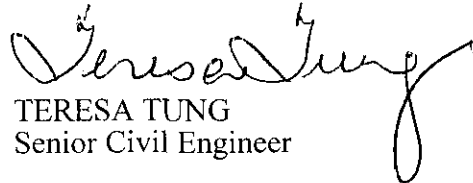
-2-

July 25, 2005

Re: Notice of Intent to Adopt a Mitigated
Negative Declaration for the
Riverlake Villas Residential Project
TPM 32674

Thank you for the opportunity to review the IS. Please forward any subsequent environmental documents regarding the project to my attention at this office. Any further questions concerning this letter may be referred to Marc Mintz at 951.955.4643 or me at 951.955.1233.

Very truly yours,



TERESA TUNG
Senior Civil Engineer

c: David Mares
Ed Lotz
Art Diaz

MAM:mcv
P8\100632



Governmental Services
Planning & Urban Design
Environmental Studies
Landscape Architecture
1580 Metro Drive
Costa Mesa, CA 92626
Phone: 714.966.9220
Fax: 714.966.9221
costamesa@planningcenter.com

**CITY OF LAKE ELSINORE
RECEIVED
MAR 24 2005
PLANNING DEPT.**

March 21, 2005

Mr. Duane Morita
City of Lake Elsinore
Community Development Department
130 S. Main Street
Lake Elsinore, CA 92530

Subject: Fee Proposal to Prepare a Negative Declaration (ND) or Mitigated Negative Declaration (MND) for Tentative Tract No. 32674, City of Lake Elsinore, California

Dear Mr. Morita:

Thank you for the opportunity to submit this fee proposal to prepare the environmental documentation required for CEQA compliance for Tentative Tract No. 32674 located on five acres in the City of Lake Elsinore. The project is a condominium project consisting of approximately 50 units with primary and secondary access from Riverside Drive (Rt. 74). Based on our knowledge of the project, it appears that the project can be cleared through preparation of a (Mitigated) Negative Declaration, and an EIR will not be necessary. However, the final scope of work may require adjustment based on future review by City staff or if new information comes to light.

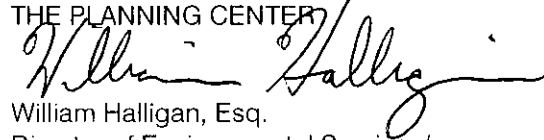
The Planning Center staff has extensive experience with environmental documentation for residential projects, and specifically with projects in the City of Lake Elsinore and the County of Riverside. The Supplemental EIR for the East Lake Specific Plan (ELSP), Specific Plan Amendment 6 (706 acres, 1,955 units) prepared by JoAnn Hadfield of our office was certified this year. We are preparing a Mitigated Negative Declaration for Tentative Tract 31957 (101 single family homes) located in the City. We also have recent environmental projects located in surrounding County of Riverside communities and cities.

Key staff and resources are proposed for this project. Rachel Struglia, Ph.D., AICP, Sr. Project Manager, will have primary responsibility for project management, staff liaison, and consultant coordination. She will be responsible for directing the services to be provided and reviewing work products to ensure legal defensibility and technical adequacy. Rachel has more than five years of planning and environmental experience, including practical CEQA experience with both the public and private sectors. Rachel will be supported by experienced environmental staff, including noise and air quality specialists. Please refer to the enclosed environmental qualifications for a summary of The Planning Center's resources and experience.

We look forward to working with the City on successfully completing the environmental review of this proposed project. If you have any questions regarding the content of this proposal, please feel free to call me at (714) 966-9220.

Respectfully submitted,

THE PLANNING CENTER

A handwritten signature in black ink, appearing to read "William Halligan". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

William Halligan, Esq.
Director of Environmental Services/
Environmental Counsel

Attachment



Proposal

UNDERSTANDING OF THE PROJECT

The proposed project consists of approximately 50 condominium homes on five acres. The project is located on Riverside Drive between Grand Avenue and Lincoln Street in the City of Lake Elsinore approximately one third of a mile from Lake Elsinore. An internal loop road would provide the access to the lots which back on to either side of this internal loop road. The primary and secondary access to the project would be from Riverside Drive (Rt. 74), a Caltrans facility. An encroachment permit from Caltrans would be required. The properties are being processed by the City as Tentative Tract No. 32674.

APPROACH/RECOMMENDATION

Our recommended approach is to prepare an Initial Study, and based on the findings of the Initial Study, determine whether a Negative Declaration (ND) or Mitigated Negative Declaration (MND) will be required to comply with CEQA. In accordance with Section 15070 of the CEQA Guidelines, the Initial Study will address the potential impacts associated with the construction and operation of the proposed project. The ND or MND will be a conservative, defensible CEQA document for the project. The Initial Study analysis will focus particularly on the following issues:

- Land Use/Planning
- Circulation and Access
- Noise

The Planning Center will review and integrate the findings of available technical reports into the Initial Study. We will visit and document site conditions. Traffic and Noise impacts will require a quantified analysis. Mitigation measures, if required, will be recommended to reduce potentially significant effects to a less than significant level. A detailed scope of work for the traffic analysis is provided below.

Traffic Analysis

A traffic impact analysis is required due to the fact that the project has access on to a Caltrans facility (Rt. 74). Urban Crossroads will prepare the traffic impact analysis. The following are the required tasks:

Phase 1: Access Evaluation and Site Plan Inputs

- 1.1 Site Plan Review (based on most current site plan)
- 1.2 Assessment of Adjacent Roadway General Plan Classifications and Intersection Spacing Criteria
- 1.3 Interface with Project Applicant/Team (teleconference)
- 1.4 Prepare Recommendations Regarding Access and Internal Circulation Features



Phase 2: Scoping Process

- 2.1 Project Trip Generation
- 2.2 Project Trip Distribution
- 2.3 Study Area Definition
- 2.4 Identification of Cumulative Projects and Ambient Growth Patterns
- 2.5 Preparation of Draft Traffic Study Scoping Assumptions
- 2.6 Interaction with Jurisdiction Staff (including 1 meeting with Caltrans and City of Lake Elsinore staff) and Finalize Traffic Study Scoping Process

Phase 3: Traffic Counts and Existing Roadway Conditions Inventory

- 3.1 Peak Hour Intersection Turning Movement Counts (counts at up to 2 existing intersections will be collected /compiled)
- 3.2 24-Hour Roadway Segment Counts (counts at up to 2 locations will be collected / compiled); Remaining Locations will be Estimated
- 3.3 Field Inventory of Intersection Traffic Control Measures, Approach Lanes at Intersections, and Through Travel Lanes along Segments

Phase 4: Cumulative Future Traffic Projections

- 4.1 Generation and Distribution of Project Plus Cumulative Project Traffic
- 4.2 Calculation of Cumulative Without and With Project Future Peak Hour Turning Movement Volumes at Study Intersections for Near and Long Term Conditions
- 4.3 Calculation of Cumulative Without and With Project Future Daily Traffic Flows on Study Area Roadway Segments for Near and Long Term Conditions

Phase 5: Traffic Impact Analysis

- 5.1 Analyze Existing Intersection Performance Based Upon HCM Delay Methodologies
- 5.2 Analyze Existing Plus Near Term Cumulative Growth Without Project Intersection Performance
- 5.3 Determine Improvements Needed To Serve Existing Plus Cumulative Growth Without Project Conditions
- 5.4 Analyze Existing Plus Cumulative Growth With Project Conditions Intersection Performance
- 5.5 Determine Improvements Needed To Serve Existing Plus Cumulative Growth With Project Conditions



- 5.10 Analyze Horizon Year (Buildout) Cumulative Growth Without Project Intersection Performance
- 5.11 Determine Improvements Needed To Serve Horizon Year (Buildout) Cumulative Growth Without Project Conditions
- 5.12 Analyze Horizon Year (Buildout) Cumulative Growth With Project Conditions Intersection Performance
- 5.13 Determine Improvements Needed To Serve Horizon Year (Buildout) Cumulative Growth With Project Conditions
- 5.14 Preparation of a Draft Traffic Study Report Which Incorporates Findings and All Supporting Calculations for Work Phases 1 through 5

Phase 6: Responses to Comments

- 6.1 Review of Jurisdiction Comments and Revision of the Draft Traffic Study Report (if necessary)
- 6.2 Attendance at Follow-Up Meetings or Hearings on a Time-and-Materials Basis

The Planning Center will coordinate with the City to prepare the required Notice of Intent (NOI) to Adopt a Negative Declaration. CEQA provides several options for noticing an ND/MND. Our scope of work assumes that The Planning Center will prepare the notices, and that the City will reproduce and mail the notices, and publish a newspaper notification. The Planning Center will also prepare the NOI to be forwarded to the County Clerk. If desired, we will reproduce and mail the notices based on an hourly basis to complete these tasks and billed at our hourly rates.

Our scope of work does not include response to comments that may be received in response to the NOI. A significant number of comment letters are not anticipated, and formal response to such comments are not required by CEQA. If substantive comments are received and the City desires assistance from The Planning Center in responding to these comments, we will do so on a time and materials basis based on our hourly rates (attached).

PROPOSED PROJECT TIMELINE

Preparation of the MND is anticipated to require approximately 12 to 14 weeks to complete, as identified below:

- | | |
|---|------------------|
| 1. Preparation of the Initial Study, Draft ND/MND | 4 weeks |
| 2. City Review | 1 week |
| 3. 30-day Public Review Period | 4 weeks |
| 4. Public Hearings | To be determined |



STATEMENT OF OFFER

The Planning Center will complete the Initial Study and ND/MND for Tentative Tract No. 32674 for a fee not-to-exceed **\$28,600** including **\$1,500** reimbursable costs (mileage, report reproduction, postage, etc.). In addition, this proposal assumes that all technical studies other than traffic and noise will be provided by the applicant, including, but not limited to, geotechnical and hydrology studies. Modification to the scope of work, budget and time frame may be necessary if comments received from agencies or the general public require substantially increasing the scope of impacts and issues, which the ND/MND has addressed. In addition, the budget for reimbursable expenses for document binding and printing is an estimate only and will be billed at cost plus 12.5 percent.

Task	Estimated Cost
Mitigated Negative Declaration	\$14,500
Traffic Study	\$12,600
Reimbursables	\$1,500
Total	\$28,600

BILLING RATE SCHEDULE

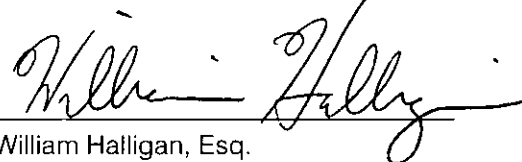
The Planning Center 2005 Standard Fee Schedule

Staff Level	Hourly Rate
Principal	\$175 - \$200
Director	\$150 - \$175
Sr. Planner/Scientist/Designer II	\$125 - \$150
Sr. Planner/Scientist/Designer I	\$100 - \$125
Associate Planner/Scientist/Designer II	\$85 - \$100
Associate Planner/Scientist/Designer I	\$80 - \$85
Assistant Planner/Scientist/Designer II	\$70 - \$80
Assistant Planner/Scientist/Designer I	\$60 - \$70
GIS/CAD Operator II	\$80 - \$95
GIS/CAD Operator I	\$65 - \$80
Graphic Artist II	\$75 - \$110
Graphic Artist I	\$55 - \$75
Planning Technician/Intern	\$50 - \$60
Word Processing	\$50
Clerical	\$50
3 rd Party CEQA Review	\$200
Expert Witness	2 x Normal Hourly Rate



ACKNOWLEDGEMENT

This proposal shall be valid for a period of 90 days from the time of submittal. All work performed will be billed on a monthly basis as tasks are completed and will be due within 30 days of the invoice date. Mr. William Halligan, Esq., Director of Environmental Services/Environmental Counsel of The Planning Center, is authorized to negotiate contracts with the City. Please contact him at The Planning Center, 1580 Metro Drive, Costa Mesa, California, 92626, (714) 966-9220 regarding any additional information or clarification regarding this proposal.


William Halligan, Esq.

3-21-05
Date

Approved and consented to on _____, 2005 by:

City of Lake Elsinore

Name

Date



Riverside County Fire Department
4080 Lemon Street, 2nd Floor
Riverside, CA 92502-1549

Lake Elsinore Unified School District
545 Chaney Street
Lake Elsinore, CA 92530

The Gas Company
P. O. Box 3003
Redlands, CA 92373

Riverside County
Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92501

Riverside County
Transportation District
P. O. Box 1090
Riverside, CA 92502

U.S. Fish and Wildlife Services
6010 Hidden Valley Road
Carlsbad, CA 92009

South Coast Air Quality
Management District
21865 E. Copley Drive
Diamond Bar, CA 91765-4182

City of Canyon Lake
Planning Department
31516 Railroad Canyon Road
Canyon Lake, CA 92587

U.S. Postmaster
500 W. Graham Avenue
Lake Elsinore, CA 92530

SCE
Planning Division
26100 Menifee Road
Romoland, CA 92585

AT&T Cable
556 Birch Street
Lake Elsinore, CA 92530

Riverside County
Flood Control District
1995 Market Street
Riverside, CA 92501-1719

Lake Elsinore Police Department
117 S. Longstaff Street
Lake Elsinore, CA 92530

U.S. Army Corps of Engineers
Attn: Robert Smith
911 Wilshire Boulevard
Los Angeles, CA 90017-3401

City of Murrieta
Planning Department
26442 Beckman Court
Murrieta, CA 92562

Elsinore Valley Municipal
Water District
31315 Chaney Street
Lake Elsinore, CA 92530

GTE
Public Affairs Department
1796 North I Street
San Bernardino, CA 92405

CR&R
P. O. Box 1208
Stanton, CA 90680

Deputy County Clerk
P. O. Box 751
Riverside, CA 91505-0751

Regional Water Quality
Control Board
3737 Main Street
Riverside, CA 92501-3339

Caltrans District 8
Attn: Cecil Karstenson
464 W. 4th Street, 6th Floor
San Bernardino, CA 92402

Western Riverside County
Council of Governments
3880 Lemon Street, Suite 300
Riverside, CA 92501

Riverside County Clerk's
and Recorder's Office
P. O. Box 751
Riverside, CA 92507

Ms. Brenda Tomaras
Attorneys for the Pechanga Band
of Luiseno Indians
10755-F Scripps Poway Pkwy., #281
San Diego, CA 92131

Office of the Governor
Office of Planning and Research
State Clearinghouse
1400 10th Street, Room 222
Sacramento, CA 95814

**CITY OF LAKE ELSINORE
JOINT REPORT TO CITY COUNCIL AND REDEVELOPMENT AGENCY**

**TO: MAYOR AND CITY COUNCIL
CHAIRMAN AND REDEVELOPMENT AGENCY**

FROM: ROBERT A. BRADY, CITY MANAGER

DATE: AUGUST 28, 2007

**SUBJECT: EXTENSION OF TIME FOR TENTATIVE PARCEL
MAP NO. 32674 FOR CONDOMINIUM PURPOSES**

APPLICANT: RIVERLAKE VILLAS PARTNERS, LP

PROJECT LOCATION

The project site is located at 32281 Riverside Drive between Grand Avenue and Lakeshore Drive (APN 379-315-033).

BACKGROUND

On August 9, 2005 the City Council approved Mitigated Negative Declaration No. 2005-04, General Plan Amendment No. 2004-10, Tentative Parcel Map No. 32674 for Condominium Purposes and Residential Design Review No. 2004-11.

DISCUSSION

Section 66463.5 (c) of the California Subdivision Map Act authorizes Extensions of Time for up to sixty (60) months. However, Section 16.24.160.B of the Lake Elsinore Municipal Code (LEMC) only allows up to thirty-six (36) months for an Extension of Time for Tentative Parcel Maps. Therefore, the applicant is requesting the maximum time allowed for an Extension of Time which is thirty-six (36) months or August 9, 2010.

RECOMMENDATION

Staff recommends the City Council adopt Resolution No. 2007-____, approving the request for an Extension of Time for Tentative Parcel Map No. 32674 for Condominium Purposes for thirty-six (36) months or August 9, 2010 as allowed

**REPORT TO CITY COUNCIL
EXTENSION OF TIME FOR TENTATIVE PARCEL MAP NO. 32674
AUGUST 28, 2007
PAGE 2 OF 2**

by the LEMC, based on the Findings, Exhibits and the revised Conditions of Approval attached.

Staff recommends that the Agency Board concur with the City Council.

**PREPARED BY: LINDA M. MILLER, AICP
PROJECT PLANNER**

APPROVED

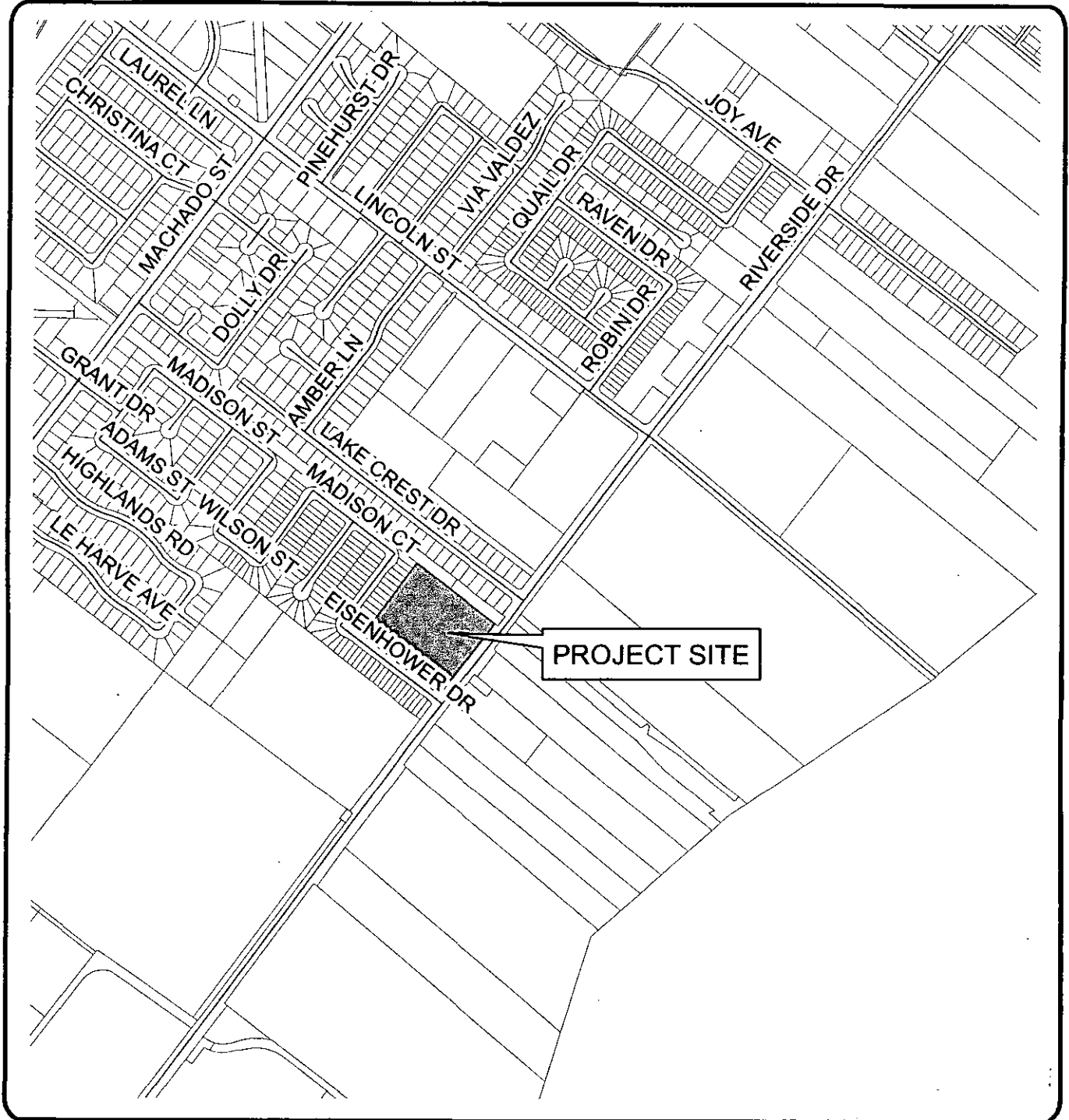
FOR AGENDA BY: _____
CITY MANAGER'S OFFICE

ATTACHMENTS:

1. Vicinity Map
2. City Council Resolution No. 2007-____ approving an Extension of Time for Tentative Parcel Map No. 32674 for Condominium Purposes.
3. Final Conditions of Approval.
4. Reductions - Tentative Parcel Map No. 32674 for Condominium Purposes.
5. Planning Commission Staff Report dated July 5, 2005.
6. Full Sized Copy - Tentative Parcel Map No. 32674 for Condominium Purposes.

VICINITY MAP

MIT. NEG. DEC. NO. 2005-04, GPA NO. 2004-10,
TPM NO. 32674 (FOR CONDOMINIUM PURPOSES),
CUP NO. 2004-27, RESIDENTIAL DESIGN REVIEW NO. 2004-11



RESOLUTION NO. 2007-_____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
LAKE ELSINORE, CALIFORNIA, APPROVING AN
EXTENSION OF TIME FOR TENTATIVE PARCEL MAP NO.
32674 FOR CONDOMINIUM PURPOSES**

WHEREAS, Teofilo Hamui, representing Riverlake Villas Partners, LP, filed an application with the City of Lake Elsinore requesting approval of an Extension of Time for Tentative Parcel Map No. 32674 for Condominium Purposes, a three (3) lot 4.9 acre parcel to be developed into fifty-one (51) single family detached condominium units with associated improvements including a centralized recreation area (the “Extension”); and

WHEREAS, the 4.9 acre parcel is located at 32281 Riverside Drive between Grand Avenue and Lakeshore Drive known as Assessor’s Parcel Number 379-315-033; and

WHEREAS, subdivision B of Section 16.24.160 of the Lake Elsinore Municipal Code says that the approval of a tentative minor land division map shall expire after twenty-four (24) months, unless within that period of time a final map has been filed with the County Recorder, or the land divider has applied for an extension for a period or periods not exceeding thirty-six (36) months; and

WHEREAS, pursuant to the California Environmental Quality Act (Cal. Pub. Res. Code §§ 21000 *et seq.*: “CEQA”) and the State Guidelines for Implementation of CEQA (14 C.C.R. §§ 15000 *et seq.*: “CEQA Guidelines”), public agencies are expressly encouraged to reduce delay and paperwork associated with the implementation of CEQA by using previously prepared environmental documents when those previously prepared documents adequately address the potential impacts of the proposed project (CEQA Guidelines Section 15006); and

WHEREAS, CEQA Guidelines Section 15162 establishes the standard to be used when determining whether subsequent environmental documentation is necessary and says that when an environmental document has already been adopted for a project, no subsequent environmental documentation is needed for subsequent entitlements which comprise the whole of the action unless substantial changes or new information are presented by the project; and

WHEREAS, on August 9, 2005, the City Council of the City of Lake Elsinore, adopted Mitigated Negative Declaration No. 2005-04 and Mitigation

Monitoring and Reporting Program (SCH # 2005061138) in accordance with the requirements of the CEQA and the CEQA Guidelines; and

WHEREAS, the Extension is found to be in conformance with the originally approved Tentative Condominium Map, and the Extension does not present new information regarding the potential environmental impacts of development; and

WHEREAS, the City Council has considered evidence presented by the Community Development Department and other interested parties at a public meeting held with respect to this item on August 28, 2007.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1. The City Council has considered the proposed Extension of Time, and has found it acceptable.

SECTION 2. That in accordance with the City Council finds and determines that the Extension of Time is in conformance with the originally approved map, and does not present any new information, circumstances, or changes to the Project that was analyzed under Mitigated Negative Declaration No. 2005-04. The Extension of Time does not change density or intensity of use. It simply extends the land use entitlement for an additional thirty-six (36) months, allowing the applicant thirty-six (36) additional months to develop the property in accordance with conditions of approval. Therefore, it is not necessary to conduct any further environmental review for the Project.

SECTION 3. That in accordance with Lake Elsinore Municipal Code Section 16.24, the City Council makes the following findings for the approval of the Extension of Time for thirty-six (36) months for Tentative Parcel Map No. 32674 for Condominium Purposes:

1. The Extension of Time for the subdivision known as Tentative Parcel Map No. 32674 for Condominium Purposes is consistent with the City's General Plan.

The condominium development, as designed, assists in achieving a well-balanced and functional mix of land uses. The design of the condominium and density are consistent with the General Plan.

2. The effects that this project are likely to have upon the housing needs of the region, the public service requirements of its residents and the available fiscal and environmental resources have been considered and balanced.

- a. *The project is consistent with the City's General Plan. During the approval of the City's General Plan, housing needs, public services and fiscal resources were scrutinized to achieve a balance within the City.*
- b. *The project is conditioned to annex into Community Facilities District 2003-01 to offset the annual negative fiscal impacts of the project on public safety operations and maintenance issues in the City.*
- c. *The project is conditioned to annexed into Lighting and Landscape Maintenance District No. 1 to offset the annual negative fiscal impacts of the project on public right-of-way landscaped areas to be maintained by the City, and for street lights in the public right-of-way for which the City will pay for electricity and a maintenance fee to Southern California Edison.*

3. The design of the proposed division of land or type of improvements is not likely to cause serious public health problems.

Tentative Parcel Map No. 32674 for Condominium Purposes Map is conditioned to comply with all development standards of the Lake Elsinore Municipal Code and the General Plan. These standards have been prepared and reviewed to benefit the public health, safety and welfare.

4. The design of the proposed division of land or type of improvements will not conflict with easements acquired by the public at large, for access through or use of property within the proposed division of land.

All known easements or requests for access have been incorporated into Tentative Parcel Map No. 32674 for Condominium Purposes. The map has been circulated to City departments and outside agencies, and appropriate conditions of approval have been applied for their approval during construction.

SECTION 4. Based upon the evidence presented, the above findings, and the attached conditions of approval imposed upon the Project, the City Council

hereby approves the Extension of Time for thirty-six (36) months for Tentative Parcel Map No. 32674 for Condominium Purposes.

SECTION 5. This Resolution shall take effect from and after the date of its passage and adoption.

PASSED, APPROVED AND ADOPTED this twenty-eighth day of August, 2007, by the following vote:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

ABSTAIN: COUNCILMEMBERS:

Robert E. Magee, Mayor
City of Lake Elsinore

ATTEST:

Michelle Soto, Interim City Clerk
City of Lake Elsinore

APPROVED AS TO FORM:

Barbara Zeid Leibold, City Attorney
City of Lake Elsinore

**REVISED CONDITIONS OF APPROVAL
FOR**

**GENERAL PLAN AMENDMENT NO. 2004-10, TENTATIVE PARCEL MAP
(FOR CONDOMINIUM PURPOSES) MAP NO. 32674, RESIDENTIAL DESIGN
REVIEW NO.**

**2004-11, CONDITIONAL USE PERMIT NO. 2004-27 AND
MITIGATED NEGATIVE DECLARATION NO. 2005-04 FOR THE
“RIVERLAKE VILLAS”.**

GENERAL CONDITION

1. The applicant shall defend (with counsel acceptable to the City), indemnify, and hold harmless the City, its Official, Officers, Employees, and Agents from any claim, action, or proceeding against the City, its Official, Officers, Employees, or Agents to attach, set aside, void, or annul an approval of the City, its advisory agencies, appeal boards, or legislative body concerning the Tentative Condominium Map, which action is brought within the time period provided for in California Government Code Sections 65009 and/or 66499.37, and Public Resources Code Section 21167. The City will promptly notify the Applicant of any such claim, action, or proceeding against the City and will cooperate fully with the defense. If the City fails to promptly notify the Applicant of any such claim, or proceeding, the Applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City.
2. The applicant shall submit a money order, cashier's check or check, made payable to the County Recorder, in the amount of \$1,314.00 to the Planning Division within 48 hours of the City Council approval date for the required Environmental Filing.
3. The applicant shall comply with those mitigation measures identified in the Mitigated Negative Declaration No. 2005-04 (State Clearinghouse No.2005061138) for the "Riverlake Villas."
4. The applicant shall comply with the requirements of the State Bill 18 relating to Tribal Consultation.

TENTATIVE PARCEL MAP (FOR CONDOMINIUM PURPOSES) NO. 32674

5. The Tentative Parcel Map will expire two (2) years from date of approval unless within that period of time the CC&R's and an appropriate instrument has been filed and recorded with the County Recorder, or an extension of time is granted by the City of Lake Elsinore City Council in accordance with the Subdivision Map Act.

**REVISED CONDITIONS OF APPROVAL
FOR
GENERAL PLAN AMENDMENT NO. 2004-10, TENTATIVE PARCEL MAP
(FOR CONDOMINIUM PURPOSES) MAP NO. 32674, RESIDENTIAL DESIGN
REVIEW NO.
2004-11, CONDITIONAL USE PERMIT NO. 2004-27 AND
MITIGATED NEGATIVE DECLARATION NO. 2005-04 FOR THE
“RIVERLAKE VILLAS”.**

6. The Tentative Parcel Map shall comply with the State of California Subdivision Map Act and shall comply with all applicable requirements of the Lake Elsinore Municipal Code, Title 16 unless modified by approved Conditions of Approval.
7. Prior to final certificate of occupancy of Tentative Parcel Map, the improvements specified herein and approved by the Planning Commission and the City Council shall be installed, or agreements for said improvements, shall be submitted to the City for approval by the City Engineer, and all other stated conditions shall be complied with. All uncompleted improvements must be bonded for as part of the agreements.
8. Prior to issuance of a grading permit, the applicant shall prepare and record CC&R's against the condominium complex. The CC&R's shall be reviewed and approved by the Community Development Director or Designee and the City Attorney. The CC&R's shall include methods of maintaining common areas, parking and drive aisle areas, landscaped areas including parkways, and methods for common maintenance of all underground, and above ground utility infrastructure improvements necessary to support the complex. In addition, CC&R's shall established methods to address design improvements.
9. No unit in the development shall be sold unless a corporation, association, property owner's group or similar entity has been formed with the right to financially assess all properties individually owned or jointly owned which have any rights or interest in the use of the common areas and common facilities in the development, such assessment power to be sufficient to meet the expenses of such entity, and with authority to control, and duty to maintain, all said mutually available features of the development. Such entity shall operate under recorded CC&R's which shall include compulsory membership of all owners of lots and/or dwelling units and flexibility of assessments to meet changing costs of maintenance, repairs, and services. Recorded CC&R's shall permit enforcement by the City for provisions required as Conditions of Approval. The developer shall submit evidence of compliance with this requirement to, and receive approval of, the City prior to making any such sale. This condition shall not apply to land dedicated to the City for public purposes.

**REVISED CONDITIONS OF APPROVAL
FOR
GENERAL PLAN AMENDMENT NO. 2004-10, TENTATIVE PARCEL MAP
(FOR CONDOMINIUM PURPOSES) MAP NO. 32674, RESIDENTIAL DESIGN
REVIEW NO.
2004-11, CONDITIONAL USE PERMIT NO. 2004-27 AND
MITIGATED NEGATIVE DECLARATION NO. 2005-04 FOR THE
“RIVERLAKE VILLAS”.**

10. Provisions to restrict parking upon other than approved and developed parking spaces shall be written into the covenants, conditions and restrictions for each project.
11. The Home Owner's Association shall be established prior to the sale of the first dwelling unit.
12. Membership in the Home Owner's Association shall be mandatory for each buyer and any successive buyer.
13. Reciprocal covenants, conditions, and restrictions and reciprocal maintenance agreements shall be established which will cause a merging of all development phases as they are completed, and embody one (1) homeowner's association with common area for the total development of the subject project (Phase I) and the proposed project (Phase II).
14. In the event the association or other legally responsible person(s) fail to maintain said common area in such a manner as to cause same to constitute a public nuisance, said City may, upon proper notice and hearing, institute summary abatement procedures and impose a lien for the costs of such abatement upon said common area, individual units or whole thereof as provided by law.
15. Each unit owner shall have full access to commonly owned areas, facilities and utilities.

RESIDENTIAL DESIGN REVIEW NO. 2004-11

16. Design Review approval for Residential Design Review No. 2004-11 will lapse and be void unless building permits are issued within one (1) year of City Council approval. The Community Development Director may grant an extension of time of up to one (1) year per extension, prior to the expiration of the initial Design Review approval. Application for a time extension must be submitted to the City of Lake Elsinore one (1) month prior to the expiration date.

**REVISED CONDITIONS OF APPROVAL
FOR
GENERAL PLAN AMENDMENT NO. 2004-10, TENTATIVE PARCEL MAP
(FOR CONDOMINIUM PURPOSES) MAP NO. 32674, RESIDENTIAL DESIGN
REVIEW NO.
2004-11, CONDITIONAL USE PERMIT NO. 2004-27 AND
MITIGATED NEGATIVE DECLARATION NO. 2005-04 FOR THE
“RIVERLAKE VILLAS”.**

17. Conditions of Approval shall be reproduced on page one of building plans submitted to the Building Division Plan Check. All Conditions of Approval shall be met prior to the issuance of a Certificate of Occupancy and release of utilities.
18. The dwelling units are two-story, without elevators, and therefore are exempt from accessibility requirements. The pool area must comply with all accessibility as outlined in the 2001 California Building Code Sections 1104B.4.3 and 1132B.2. If restroom facilities are provided at the pool area they must be accessible to the Physically Disabled.
19. All site improvements approved with this request shall be constructed as indicated on the approved exhibits and/or attachments contained herein. Revisions to approved site plans or building elevations shall be subject to the review of the Community Development Director. All plans submitted for Building Division Plan Check shall conform to the submitted plans as modified by Conditions of Approval, or the Planning Commission/City Council through subsequent action.
20. All roof mounted or ground support air conditioning units or other mechanical equipment incidental to development shall be architecturally screened or shielded by landscaping so that they are not visible from neighboring property or public streets. Any material covering the roof equipment shall match the primary wall color.
21. All exterior on-site lighting shall be shielded and directed on-site so as not to create glare onto neighboring property and streets or allow illumination above the horizontal plane of the fixture. All light fixtures shall match the architectural style of the building.
22. The applicant shall meet Americans with Disabilities Act (ADA) requirements. The club house shall comply with all ADA requirements, including an accessible path of travel from the public way and including an accessible parking space. Any common use areas would also be subject to accessibility requirements.

**REVISED CONDITIONS OF APPROVAL
FOR
GENERAL PLAN AMENDMENT NO. 2004-10, TENTATIVE PARCEL MAP
(FOR CONDOMINIUM PURPOSES) MAP NO. 32674, RESIDENTIAL DESIGN
REVIEW NO.
2004-11, CONDITIONAL USE PERMIT NO. 2004-27 AND
MITIGATED NEGATIVE DECLARATION NO. 2005-04 FOR THE
“RIVERLAKE VILLAS”.**

- 23.Trash enclosures shall be constructed per City standards as approved by the Community Development Director or Designee.
- 24.Applicant shall use roofing materials with Class “A” fire rating.
- 25.The Planning Division shall approve the location of any construction trailers utilized during construction. All construction trailers shall require a \$1,000.00 cash bond processed through the Planning Division.
- 26.Materials and colors depicted on the plans and materials board shall be used unless modified by the Community Development Director or designee.
- 27.Decorative paving shall be included at the entryway gate and shall be shown on the construction drawings submitted to Building and Safety.
- 28.Parking stalls shall be double-striped with four-inch (4”) lines two feet (2’) apart.
- 29.All exposed slopes in excess of three feet (3’) in height shall have a permanent irrigation system and erosion control vegetation installed, approved by the Planning Division.

PRIOR TO THE ISSUANCE OF A GRADING PERMIT

- 30.Prior to the commencement of grading operations, the applicant shall provide a map of all proposed haul routes to be used for movement of dirt material. Such routes shall be subject to the review and approval of the City Engineer. A bond may be required to pay for damages to the public right-of –way, subject to the approval of the City Engineer.
- 31.Prior to issuance of any grading permit or building permits, the applicant shall sign and complete an “Acknowledgement of Conditions” form and shall return the executed original to the Planning Division for inclusion in the case records.

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- 32.The applicant shall submit a photometric study for those light standards located in the proposed condominium project. Said study shall ensure that parking lot lights will not disturb neighboring land uses and shall be approved by the Community Development Director or designee.

PRIOR TO ISSUANCE OF A BUILDING PERMIT

- 33.Prior to the issuance of building permits, the applicant shall enter into an agreement with the Redevelopment Agency of the City of Lake Elsinore to provide 15% of the units in the project as affordable housing units in accordance with the requirements of Section 33413(b) of the California Community Redevelopment Law or an alternative equivalent action which may include (without limitation) dedication of vacant land, construction of affordable units on another site, or payment of an in lieu fee calculated to provide sufficient funds to underwrite the long-term affordability of an equivalent number of affordable dwelling units constructed or substantially rehabilitated on other sites within the City’s redevelopment project areas.
- 34.Prior to the issuance of the first building permit, the applicant shall annex into Community Facilities District No. 2003-1 to offset the annual negative impacts of the project on public safety operations and maintenance issues in the City.
- 35.Prior to the issuance of the first building permit, the applicant shall annex into Lighting and Landscape Maintenance District No.1 to offset the annual negative fiscal impacts of the project on public right-of-way landscaped areas to be maintained by the City and for street lights in the public right-of-way for which the City will pay for electricity which includes a maintenance fee to Southern California Edison.
- 36.Pursuant to Ordinance No. 1124, prior to the issuance of a building permit the applicant shall pay the applicable Multiple Species Habitat Conservation Plan (MSHCP) Fee of \$1,650.00 per lot.

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37. Three (3) sets of the Final Landscaping/Irrigation Detail Plan shall be submitted, reviewed and approved by the City's Landscape Architect Consultant and the Community Development Director or designee, prior to issuance of building permit. A Landscape Plan Check & Inspection Fee will be charged prior to final landscape approval based on the Consultant's fee plus forty percent (40%) City fee.

- a. All planting areas shall have permanent and automatic sprinkler system with 100% plant and grass coverage using a combination of drip and conventional irrigation methods.
- b. Applicant shall plant street trees, selected from the City's Street Tree List, a maximum of forty feet (40) apart and at least twenty-four-inch (24") box in size.
- c. All planting areas shall be separated from paved areas with a six inch (6") high and six inch (6") wide concrete curb.
- d. Planting within fifteen feet (15') of ingress/egress points shall be no higher than thirty-six inches (36").
- e. Landscape planters shall be planted with an appropriate parking lot shade tree to provide for 50% parking lot shading in fifteen (15) years.
- f. Any transformers and mechanical or electrical equipment shall be indicated on landscape plan and screened as part of the landscaping plan.
- g. The landscape plan shall provide for ground cover, shrubs, and trees and meet all requirements of the City's adopted Landscape Guidelines. Special attention to the use of Xeriscape or drought resistant plantings with combination drip irrigation system to be used to prevent excessive watering.

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- h. All landscape improvements shall be bonded 100% for material and labor for two years from installation sign-off by the City. Release of the landscaping bond shall be requested by the applicant at the end of the required two years with approval/acceptance by the Landscape Consultant and Community Development Director or Designee.
 - i. All landscaping and irrigation shall be installed within affected portion of any phase at the time a Certificate of Occupancy is requested for any building. All planting areas shall include plantings in the Xeriscape concept, drought tolerant grasses and plants.
 - j. Final landscape plan must be consistent with approved site plan.
 - k. Final landscape plans to include planting and irrigation details.
38. Applicant shall comply with the requirements of the Elsinore Valley Municipal Water District. Proof shall be presented to the Chief Building Official prior to issuance of building permits and final approval.
39. Prior to issuance of building permits, applicant shall provide assurance that all required fees to the Lake Elsinore Unified School District have been paid.
40. Prior to issuance of building permits, applicant shall provide assurance that all requirements of the Riverside County Fire Department have been met.
41. Prior to issuance of building permits, applicant shall pay park-in-lieu fee in effect at time of building permit issuance.

ENGINEERING

GENERAL REQUIREMENTS

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42. All Public Works requirements shall be complied with as a condition of development as specified in the Lake Elsinore Municipal Code (LEMC).
43. Pay all Capital Improvement and Plan Check fees (LEMC 16.34), including the traffic mitigation fee (TIF) and the drainage fee and the TUMF fee.
44. Submit a "Will Serve" letter to the City Engineering Division from the applicable water agency stating that water and sewer arrangements have been made for this project. Submit this letter prior to recordation of the map.
45. Provide fire protection facilities as required in writing by Riverside County Fire.
46. Underground water rights shall be dedicated to the City pursuant to the provisions of Section 16.52.030 (LEMC), and consistent with the City's agreement with the Elsinore Valley Municipal Water District.
47. An Alquis-Priolo study shall be performed on the site to identify any hidden earthquake faults and/or liquefaction zones present on-site or a licensed geologist or a geotechnical engineer shall prepare a statement, stating there are no known earthquake faults or liquefaction zones present.
48. If the development is to be phased, provide a Phasing Plan for the City Engineer's approval.
49. The existing pole and overhead line running inside and along the north property line shall be undergrounded.

MAP REQUIREMENTS

50. No access other than the entrance driveway access shall be permitted to Riverside Drive. Access shall be restricted and so noted on the final map.

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STREET IMPROVEMENTS

51. Riverside Drive is a State Highway, under the jurisdiction of Cal Trans. As such, an encroachment permit shall be required from Cal Trans prior to the approval of the plans and recordation of the map.
52. Applicant shall enter into an agreement with the City for the construction of public works improvements and shall post the appropriate bonds prior to final map approval.
53. Riverside Drive is designated as an Urban Arterial Highway on the City Master Plan of Streets and shall therefore be dedicated to its master planned width of 120 feet R/W.
54. Riverside Drive shall be restricted to right in and right out movement only. A right turn only deceleration lane shall be constructed along the project's frontage, an additional twelve feet (12') in width. The required half width from centerline to curb becomes sixty feet (60') instead of forty-eight feet (48') and the right of way width becomes seventy-two feet (72') instead of sixty feet (60'). The applicant may submit a request and plan to Cal Trans and the City Engineer requesting the existing interim street improvements along this frontage remain and arrange for an appropriate street improvement in lieu fee or other modified improvements. If Riverside Drive is to be widened the developer will be required to relocate or underground the existing pole and overhead utility lines.
55. If the existing street improvements are to be modified as directed by the City Engineer, the existing street plans on file shall be modified accordingly and approved by the City Engineer prior to recordation of the Final Map. An encroachment permit will be required to do the work.
56. ~~The applicant shall construct a median per City Standards preventing left turns into the project site. Plans for the median shall be submitted to the Engineering Division for review and approval.~~

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Condition of Approval omitted at City Council Hearing August 9, 2005

56. Applicant shall pay a fee, in-lieu of construction, for the cost of the design and installation of the ultimate median section on Riverside Drive per the General Plan. The fee will be determined by a cost estimate for the improvements provided by the applicant, and will be reviewed by approved by the City Engineer. The fee shall be held for a period of ten years; at which time if not used by the City for the median installation, shall be reviewed by the City Attorney for reimbursement to the applicant.

Condition of Approval added at City Council Hearing August 9, 2005

57. A signing and stripping plan for Riverside Drive shall be submitted to the Engineering Division for review and approval prior to the issuance of building permits.
58. The existing curb drainage outlet to Riverside Drive near the southeasterly edge of the property shall be removed. No drainage discharge from the property shall discharge at this location.
59. Arrangements for relocation of utility company facilities (power poles, vaults, etc.) out of the roadway or alley shall be the responsibility of the property owner or his agent. The existing pole located 2 feet inside the existing curb face and near the proposed driveway entrance and overhead lines along the frontage of Riverside Drive may require under grounding.
60. Construct all public works improvements from property line to one foot beyond centerline of Riverside Drive, and pavement transitions per approved street plans (LEMC Title 12). Improvement Plans must be submitted and approved by the City and Cal Trans and signed by the City Engineer prior to recordation of the Final Map.
61. Street improvement plans and specifications shall be prepared by a Calif. Registered Civil Engineer. Improvements shall be designed and constructed to Cal Trans

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Standards, latest edition.

62. Pay all fees and meet requirements of an encroachment permit issued by Cal Trans and the Engineering Division for construction of off-site public works improvements. All fees and requirements for an encroachment permit shall be fulfilled before recordation of the map.
63. Provide street lighting along the Riverside Drive frontage and show lighting improvements as part of street improvement plans as required by Cal Trans and the City Engineer.
64. Provide soils, geology and seismic report including street design recommendations. Provide final soils report showing compliance with recommendations.
65. All compaction reports, grade certifications, monument certifications (with tie notes delineated on 8 1/2" x 11" mylar) shall be submitted to the Engineering Division before final inspection of off-site improvements will be scheduled and approved.
66. The applicant shall install permanent benchmarks to Riverside County Standards and at a location to be determined by City Engineer.
67. Developer shall install blue reflective pavement markers in the street at all fire hydrant locations.
68. All improvement plans and tract maps shall be digitized. At Certificate of Occupancy applicant shall submit tapes and/or discs which are compatible with City's ARC Info/GIS or developer to pay \$300 per sheet for City digitizing.
69. All utilities except electrical over 12 kV shall be placed underground, as approved by the serving utility.

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GRADING

70. All grading shall be done under the supervision of a geotechnical engineer and he shall certify all slopes steeper than 2 to 1 for stability and proper erosion control.
71. Prior to commencement of grading operations, applicant shall provide to the City a map of all proposed haul routes to be used for movement of material. Such routes shall be subject to the review and approval of the City Engineer. Applicant to provide to the City a photographic baseline record of the condition of all proposed public City haul roads. In the event of damage to such roads, applicant shall pay full cost of restoring public roads to the baseline condition. A bond may be required to ensure payment of damages to the public right-of-way, subject to the approval of the City Engineer.
72. The applicant shall obtain all necessary off-site easements for off-site grading from the adjacent property owners prior to grading permit issuance.
73. Apply and obtain a grading permit with appropriate security prior to building permit issuance. A grading plan signed and stamped by a Calif. Registered Civil Engineer shall be required if the grading exceeds 50 cubic yards or the existing flow pattern is substantially modified as determined by the City Engineer. If the grading is less than 50 cubic yards and a grading plan is not required, a grading permit shall still be obtained so that a cursory drainage and flow pattern inspection can be conducted before grading begins.
74. Applicant to provide erosion control measures as part of their grading plan. The applicant shall protect storm water quality and met the goals of the BMP in Supplement “A” in the Riverside County NPDES Drainage Area Management Plan.
75. All waste material, debris, vegetation and other rubbish generated during cleaning, demolition, clear and grubbing or other phases of the construction shall be disposed of

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at appropriate recycling centers. The applicant should contract with CR&R Inc. for recycling and storage container services, but the applicant may use the services of another recycling vendor. Another recycling vendor, other than CR&R Inc., cannot charge the applicant for bin rental or solid waste disposal. If the applicant is not using CR&R Inc. for recycling services and the recycling material is either sold or donated to another vendor, the applicant shall supply proof of debris disposal at a recycling center, including verification of tonnage by certified weigh master tickets.

DRAINAGE

- 76.The property is located in the “West Lake Elsinore Drainage District” and shall pay the appropriate drainage fee.
- 77.The design capacity and the 100-year flow of Leach Canyon flood Control Channel, adjacent to his northerly property line, shall be verified to assure adequate flood protection.
- 78.Meet all requirements of LEMC 15.64 regarding flood hazard regulations. The property is located in Zone X of the National Flood Insurance maps. Areas of 0.2% annual chance flood, areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 sq. mile and areas protected by levees from 1% annual chance flood). As such the developer is advised that flood insurance may be required, unless the finish floors are determined to be above the flood plane.
- 79.Meet all requirements of LEMC 15.68 regarding floodplain management.
- 80.The applicant to provide FEMA elevation certificates prior to certificate of occupancies.
- 81.Submit Hydrology and Hydraulic Reports for review and approval by City Engineer and the Riverside County Flood Control District prior to approval of final map. Developer shall mitigate any flooding and/or erosion caused by development of site

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and diversion of drainage.

82. On site storm drain inlet facilities shall be appropriately stenciled to prevent illegally dumping in the drain system, the wording and stencil shall be approved by the City Engineer.
83. Roof and yard drains will not be allowed to outlet through curb cuts in the private street curb. Roof drains should drain to a landscaped area when ever feasible.
84. 10-year storm runoff should be contained within the curb and the 100-year storm runoff should be contained within the private street parkway. When either of these criteria is exceeded, drainage facilities should be installed.
85. On-site drainage shall be conveyed to a public facility or accepted by adjacent property owners by a letter of drainage acceptance or conveyed to a drainage easement.
86. All natural drainage traversing the site shall be conveyed through the site, or shall be collected and conveyed by a method approved by the City Engineer.
87. All drainage facilities in this tract shall be constructed to Riverside County Flood Control District Standards.
88. Applicant shall provide the city with proof of his having filed a Notice of Intent with the Regional Water Quality Control Board for the National Pollutant Discharge Elimination System (NPDES) program with a storm water pollution prevention plan prior to issuance of grading permits. The applicant shall provide a SWPPP for post construction, which describes BMP's that will be implemented. If required, the applicant shall provide a WQMP following construction.
89. Applicant shall obtain approval from Santa Ana Regional Water Quality Control Board for their storm water pollution prevention plan including approval of erosion

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control for the grading plan prior to issuance of grading permits. The applicant shall provide a SWPPP for post construction, which describes BMP's, that will be implemented for the development and including maintenance responsibilities. (Required for lot of one acre or more)

90. Education guidelines and Best Management Practices (BMP) shall be provided to residents of the development in the use of herbicides, pesticides, fertilizers as well as other environmental awareness education materials on good housekeeping practices that contribute to protection of storm water quality and met the goals of the BMP in Supplement “A” in the Riverside County NPDES Drainage Area Management Plan. (Required for lot of one acre or more)
91. Applicant shall provide BMP's that will reduce storm water pollutants from parking areas and driveway aisles. (Required for lot of one acre or more). If feasible, a biofilter swale should be incorporated into the proposed internal catch basins and pipe, before discharge into Leach Canyon flood Control.

COMMUNITY SERVICES DEPARTMENT

91. The applicant shall pay park fees of \$1,600 per unit.
92. All “Common Passive Open Space Areas” shall be maintained by the Home Owner's Association (HOA).
93. All recreation facilities and park areas shall be maintained by the HOA.
94. No park credits shall be given for private recreation facilities, park areas or common passive open space areas.
95. The HOA shall maintain all private roads.
96. The HOA shall maintain all catch basins, collectors, v-ditches or any other related

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flood control or storm water control device.

97.The HOA shall maintain all perimeter, entry and interior landscaping.

98.The HOA shall provide all graffiti removal.

99.The City’s Landscape Architect shall approve all landscaping plans prior to installation.

100. The applicant shall comply with all City ordinances regarding construction debris, removal and recycling as per Section 8.32 of the Lake Elsinore Municipal Code.

101. Developer to design multi-family recycling plan.

RIVERSIDE COUNTY FIRE DEPARTMENT

102. The applicant shall comply with all conditions of approval of the Riverside County Fire Department (See Attached).

CONDITIONAL USE PERMIT NO.2004-27

103. The Conditional Use Permit approved herein shall lapse and shall become void one (1) year following the date on which the use permit became effective, unless prior to the expiration of one year, a building permit is issued and construction commenced and diligently pursued toward completion on the site.

104. The Conditional Use Permit shall comply with the all applicable requirements of the Lake Elsinore Municipal Code; Title 17 unless modified by approved Conditions of Approval.

105. The Conditional Use Permit granted herein shall run with the land and shall continue to be valid upon a change of ownership of the site or structure which was

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the subject of this approval.

106. The applicant shall defend (with counsel acceptable to the City), indemnify, and hold harmless the City, its Official, Officers, Employees, and Agents from any claim, action, or proceeding against the City, its Official, Officers, Employees, or Agents to attach, set aside, void, or annul an approval of the City, its advisory agencies, appeal boards, or legislative body concerning the Conditional Use Permit No. 2004-27/Residential Design Review No. 2004-11, which action is brought forward within the time period provided for in California Government Code Sections 65009 and/or 66499.37, and Public Resources Code Section 21167. The City will promptly notify the Applicant of any such claim, action, or proceeding against the City and will cooperate fully with the defense. If the City fails to promptly notify the Applicant of any such claim, or proceeding, the Applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City.
107. Prior to final certificate of occupancy of the Conditional Use Permit, the improvements specified herein and approved by the Planning Commission and the City Council shall be installed, or agreements for said improvements, shall be submitted to the City for approval by the City Engineer, and all other stated conditions shall be complied with. All uncompleted improvements must be bonded for as part of the agreements.
108. The applicant shall at all times comply with Section 17.78 (Noise Control) of the Lake Elsinore Municipal Code which requires noise or sound levels to be below 50 decibels between the hours of 7:00 am to 10:00 pm and below 40 decibels between the hours of 10:00 pm to 7:00 am in nearby residential areas. Construction is allowed Monday through Friday only. Construction is not allowed on weekends or holidays
109. Security lighting shall be required. All exterior on-site lighting shall be shielded and directed on-site so as not to create glare onto neighboring property and streets or allow illumination above the horizontal plane of the fixture.

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110. *TUMF Fees shall be paid at issuance of certificate of occupancy and at a rate in effect at that time. Added to City Council Report dated 8-28-07.*
111. *Existing Conditions of Approval of TPM 32674 are in effect throughout the allowed extension of time of this map. Note: This map needs to show the correct right-of-way dedication as required of Condition of Approval No. 54. Added to City Council Report dated 8-28-07.*

End of Conditions

Note: * *Italics* indicates addition to text, ~~strikethrough~~ indicates removal from text.

**CITY OF LAKE ELSINORE
REPORT TO CITY COUNCIL**

TO: MAYOR AND CITY COUNCIL

FROM: ROBERT A. BRADY, CITY MANAGER

DATE: AUGUST 9, 2005

SUBJECT: MITIGATED NEGATIVE DECLARATION NO. 2005-04/MITIGATION MONITORING PROGRAM, GENERAL PLAN AMENDMENT NO. 2004-10, TENTATIVE PARCEL MAP (FOR CONDOMINIUM PURPOSES) NO. 32674 AND RESIDENTIAL DESIGN REVIEW NO. 2004-11.

APPLICANT: TEOFILO HAMUI, RIVERLAKE VILLAS PARTNERS, LP, 4995 MURPHY CANYON ROAD, SUITE 402, SAN DIEGO, CALIFORNIA 92123 (OWNER: SAME)

REQUEST:

The applicant is requesting approval of the following projects:

- Mitigated Negative Declaration No. 2005-04/Mitigation Monitoring Program
- General Plan Amendment No. 2004-10
- Tentative Parcel Map (For Condominium Purposes) No. 32674
- Residential Design Review No. 2004-11

BACKGROUND:

At their regular meeting of July 5, 2005, the Planning Commission recommended adoption and approval of the following:

- Resolution No. 2005-79 adopting Mitigated Negative Declaration No. 2005-04; and

REPORT TO CITY COUNCIL

AUGUST 9, 2005

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- Resolution No. 2005-80 approving General Plan Amendment No. 2004-10; and
- Resolution No. 2005-81 approving Tentative Parcel Map (For Condominium Purposes) No. 32674; and
- Resolution No. 2005-82 approving Design Review No. 2004-11.

The project was scheduled for the July 26, 2005 City Council meeting, however, due to the necessity of further analysis of a pending General Plan Amendment relative to the third cycle of the General Plan Amendment, staff requested a continuance from the City Council's regular meeting of July 26, 2005 to their regular meeting of August 9, 2005.

DISCUSSION:

The applicant questioned Condition No. 56 that requires the applicant to construct a median per City Standards. He stated that the request to construct the median would be unreasonable since the median would only be constructed in front of the project and would not be extended down the length of Riverside Drive. He stated that a stripping and signal plan will be prepared but he was opposed to constructing a median. The Engineering Manager stated that a barrier median would be required to avoid left turn access, but the applicant would be responsible for a cash in lieu fee for the future installation of the median rather than constructing the median. Upon deliberation the Planning Commission voted to recommend adoption and approval of the project. No Conditions of Approval were revised.

RECOMMENDATION:

The Planning Commission recommends that the City Council adopt and approve the following items based on the Findings, Attachments "1" through "11" and attached Conditions of Approval:

- Resolution No. 2005-____ adopting Mitigated Negative Declaration No. 2005-04/Mitigation Monitoring Program; and
- Resolution No. 2005-____ approving General Plan Amendment No. 2004-10; and

Agenda Item No. _____

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- Resolution No. 2005- ____ approving Tentative Parcel Map (For Condominium Purposes) No. 32674; and
- Resolution No. 2005- ____ approving Residential Design Review No. 2004-11.

**PREPARED BY: LINDA M. MILLER, AICP
PROJECT PLANNER**

**APPROVED FOR
AGENDA BY:**

CITY MANAGER'S OFFICE

ATTACHMENTS:

1. Resolution No. 2005-____ adopting Mitigated Negative Declaration No. 2005-04.
2. Resolution No. 2005-____ approving General Plan Amendment No. 2004-10.
3. Resolution No. 2005-____ approving Tentative Parcel Map (For Condominium Purposes) No. 32674.
4. Resolution No. 2005-____ approving Design Review No. 2004-11.
5. Conditions of Approval.
6. Planning Commission minutes from the hearing of July 5, 2005.
7. Planning Commission Staff Report, Resolutions and Conditions of Approval of July 5, 2005.
8. Color Exhibit – “The Last 15 Years”
9. Mitigated Negative Declaration No. 2005-04/Mitigation Monitoring Program.
10. Full sized exhibits.
11. Color and Black and White Exhibits (mounted on boards, presented at Hearing).



City of Lake Elsinore
Planning Division
130 S. Main Street
Lake Elsinore, CA 92530
(909) 674-3124
(909) 471-1419 fax

PLANNING COMMISSION STAFF REPORT

DATE: July 5, 2005

TO: Chairman and Members of the Planning Commission

FROM: Robert A. Brady, City Manager

PREPARED BY: Linda M. Miller, Project Planner

PROJECT TITLE: Draft Mitigated Negative Declaration No. 2005-04, General Plan Amendment No. 2004-10; Tentative Parcel Map (For Condominium Purposes) No. 32674, Conditional Use Permit No. 2004-27, and Residential Design Review No. 2004-11 – APN 379-315-033

APPLICANT: Riverlake Villas Partners, LP (formerly Spathco), 4995 Murphy Canyon Road, Suite 402, San Diego, California 92123 (Owner: Same)

PROJECT REQUEST

- Mitigated Negative Declaration No. 2005-04. The City of Lake Elsinore intends to adopt a Mitigated Negative Declaration (MND) pursuant to the Guidelines established by the California Environmental Quality Act (CEQA).
- General Plan Amendment No. 2004-10. The applicant requests approval to amend the General Plan Land Use Map by changing the land use designation of a 5.4 acre site from General Commercial (GC) (permitting retail commercial uses) to Medium High Density (MHD) residential (permitting 18 dwelling units/net acre maximum). The review and analysis of this General Plan Land Use Map Amendment is pursuant to Government Code Section(s) 65350 through 65362, the City of Lake Elsinore General Plan and Chapter 17.92 (Hearings) of the Lake Elsinore Municipal Code (LEMC).
- Tentative Parcel Map No. 32674 (For Condominium Purposes). The applicant is requesting approval of Tentative Parcel Map (For Condominium Purposes) No. 32674 pursuant to Section 16 "Subdivisions" of the LEMC, Chapter 17.30 (Condominium and Condo

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Conversions) of the LEMC, and Sections(s) 66424 and 66427 of the California Subdivision Map Act (CSMA).

- Residential Design Review No. 2004-011. The applicant is requesting Design Review consideration for the construction of fifty-one (51) single family detached residential condominium units. Review is pursuant to applicable Chapters in the LEMC.
- Conditional Use Permit No. 2004-27. The applicant is requesting the approval of a conditional use permit to allow for the development of 51 single family residential detached residential condominium units which will be part of an underlying common area pursuant to Chapter 17.30 (Condominium and Condo Conversions) and Chapter 17.74 (Conditional Use Permits) of the LEMC.

BACKGROUND

During the early 1990's the project site was occupied by Lakeside Adolescent Facility. The business was closed and abandon due to financial issues. Subsequently, the facility became an illegal residence home to transients. Vandalism, graffiti, and fires were common occurrences on the site until the current owner purchased the property in 2004. The existing building and debris were removed in November 2004. There have not been any further disturbances to the neighboring property owners or City Staff since the removal of the facility.

PROJECT LOCATION

The 5.4 acre project site is located at 32281 Riverside Drive between Grand Avenue and Lakeshore Drive (APN 379-315-033).

ENVIRONMENTAL SETTING

	EXISTING LAND USE	ZONING	GENERAL PLAN
Project Site	Vacant	R-3, High Density Residential	General Commercial
Northwest	Residential	R-2, Medium Density Residential	Medium Density
Northeast	Flood Channel	-----	-----
Southeast	Commercial	CP, Commercial Park	Future Specific Plan 'T'
Southwest	Residential	R-2, Medium Density Residential	Medium Density

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PROJECT DESCRIPTION

GENERAL PLAN AMENDMENT NO. 2004-10

The applicant requests approval to amend the General Plan Land Use Map from the existing designation of General Commercial to Medium High Density. The change will bring the General Plan Designation into conformance with the current zoning of R-3 (High Density Residential District). The Medium High Density allows for up to 18 dwelling units per acre. The R-3 zone allows for up to 24 dwelling unit per acre. The proposed project is a unique development that is proposing 51 single family detached condominium units that will be individually sold. This relatively low density proposal will equate to 10.3 dwelling units per acre.

TENTATIVE PARCEL MAP NO. 32674 (FOR CONDOMINIUM PURPOSES)

The applicant requests approval to establish a proposed residential condominium community known as "Riverlake Villas". Pursuant to Section 66424 of the California Subdivision Map Act (CSMA) condominium projects are defined as "subdivision," and are reviewed pursuant to Section 16 of the LEMC.

The proposed Map is divided into three lots, Lot 'A' - private roadways, guest parking, and public utilities (136,164 square feet); Lot 'B' - common open space (68,352 square feet), and Lot 'C' - residential units and private open space (104,507 square feet). The common open space area is primarily the recreation center that includes a club house, children's pool, tot lot, covered picnic tables and barbeques. A paved path interconnects the residential units to the recreation area. Other common open space areas are the front landscaped areas of each unit, parking areas, and the secondary emergency access road that is provided pursuant to the direction of Riverside County Fire Department.

CONDITIONAL USE PERMIT NO. 2004-27

Pursuant to Chapter 17.30 of the LEMC, the applicant is requesting a Conditional Use Permit for the establishment of the subject condominium project. The Planning Commission is empowered to grant or deny applications for Conditional Use Permits and to impose reasonable conditions upon the granting of Conditional Use Permits.

RESIDENTIAL DESIGN REVIEW NO. R 2004-11

Site Plan

The project is being developed on a vacant 5.4 acre site. The project proposes a private entry gate located approximately 60 feet back from Riverside Drive. The entrance will include a decorative

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paving and planter feature. Upon entering the project the residence are greeted by a water fountain. The condominiums are single family detached units with private individual fenced rear yards. The units are located on a serpentine road that encircles the project. The central area is devoted to a recreation area that consists of a club house, children's pool, tot lot, covered picnic tables, and barbeques. There are also two (2) other small picnic areas that include tables and barbeques located on two (2) sides of the project. The recreation area comprises 31,622 square feet which exceeds the required common open space area of 12,750 square feet. An emergency access is provided pursuant to the request of Riverside County Fire Department.

There are three (3) residential plans offered for purchase; Plan A is 1,535 square foot, Plan B is 1,291 square feet, and Plan C is 1,552 square feet. Each plan includes a living room, dining room, kitchen, three bedrooms, two and one-half baths and a washer and dryer closet. There is an attached two (2) car garage and parking for two (2) additional open parking spaces. The total building area is 75,754 square feet or thirty-five percent (35%) of the project site which is within the maximum building area allowed of sixty percent (60%) pursuant to the LEMC.

As mentioned, each unit is provided with a fenced rear yard or private open space. These private open space areas range in size from 392 square feet for Unit 43 to 2,729 square feet for Unit 12 with an average private open space area of approximately 918 square feet, which exceeds the minimum required private open space area of 100 square feet per unit pursuant to Chapter 17.28 (R-3, High Density Residential District).

The project will be completely enclosed with a decorative block wall with pilasters. Units that back to the recreation area will have wrought iron view fencing. Entrance wrought iron fencing will be provided across the front of the units. The City Standard wood fencing will be used between lots. A combination stucco and wrought iron fence will be used at the entrance.

Circulation and Parking

The private circular road will be twenty four feet (24') in width, which will allow for two (2) way vehicular movement. Parking will not be allowed along either side of this road way. Curbs will be painted red with "No Parking Allowed" lettering. The circulation plan has been reviewed and accepted by the Riverside County Fire Department. The entrance will allow for stacking of three (3) cars in front of the gate. A proposed deceleration lane will allow additional stacking if needed. To prevent any possible stacking issues, a Condition has been included that does not allow for left turns into the project.

As mentioned, Riverside County Fire Department has required a secondary twenty-four foot (24') wide emergency access with a twenty-four foot (24') double gate locked with a "Knox box." This driveway will be "paved" with planter block, covered with sod, so that it will appear to be part of the front lawn.

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Pursuant to Chapter 17.66 (Parking Requirements) of the LEMC, and using the strictest requirements for single family units, the proposed project would require 102 covered parking spaces and 102 open parking spaces. The applicant is providing this requirement plus an additional twenty-four (24) open parking spaces adjacent to the recreation center. Four (4) handicap spaces are also provided for a total of 228 parking spaces.

Landscaping

The applicant is providing 104,522 square feet of landscaping or forty-eight percent (48%) of the project site. Landscaped areas include the landscaping along Riverside Drive, front yard landscaping and the common area, which includes the recreation area. The plant palette is identified on the Landscape Plan. The private rear yards will remain un-landscaped to allow each owner to create there own personalized space.

Architecture

As stated previously, the applicant is proposing three different sized floor plans. (Plan A, Plan B and Plan C). The architecture proposed is a Mediterranean style that includes wrought iron trim, arched windows with wide surrounds, tile roof and staggering wall planes.

Colors and Materials

The applicant will use three color combinations for the three (3) units proposed: Plan A will use the No. 258, Colonnade, with accent No. 350, Dusty Rose; Plan B, No. 225, Sorrento, accent No. 283, Bone; and Plan C No. 450, Cypress, and accent No. 63, Classic Cream.

ANALYSIS

GENERAL PLAN AMENDMENT NO. 2004-10

In reviewing the requested land use map amendment, staff analyzed potential implications of the proposed amendment as it related to both the Housing Element and the Circulation Element of the General Plan. Specifically, staff identified the compatibility with the existing zone designation of R-3 (High Density Residential District) the neighboring residential products, the local housing problems and needs and the potential of resulting traffic issues related to an increase in the housing stock. In conjunction with the mandates of the General Plan, staff was concerned with any potential impacts that would be detrimental to the health, safety, comfort or general welfare of the persons residing or working within the neighborhood of the proposed amendment or within the City. Based on this analysis, staff has concluded that the requested amendment to the General Plan Land Use Map allowing the development of the subject condominium project will bring the General Plan Designation into conformance with the R-3 zone and the neighboring residential uses. An

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existing R-2 residential development is located on two sides of the project and includes lot configurations known as "zero lot line". The lots average approximately 31 feet by 100 feet. R-2 allows for up to 12 dwelling units per acre. The northeast boundary is adjacent to a flood control channel, and an R-3 zoning designation, which allows up to 24 dwelling units per acre. The project proposes 10.2 dwelling units per net acre. Therefore, Staff found that the proposal would be compatible with the existing Medium and Medium High Density neighboring residential projects. Therefore, Staff found that the amendment is consistent with GOAL 1.0 of the General Plan Housing Element, obligating the City to provide "decent housing opportunities and a satisfying living environment for residents of Lake Elsinore."

Additionally, the applicant shall enter into an agreement with the Redevelopment Agency of the City of Lake Elsinore to provide 15% of the units in the project as affordable housing units in accordance with the requirements of Section 33413(b) of the California Community Redevelopment Law or an alternative equivalent action which may include (without limitation) dedication of vacant land, construction of affordable units on another site, or payment of an in lieu fee calculated to provide sufficient funds to underwrite the long-term affordability of an equivalent number of affordable dwelling units constructed or substantially rehabilitated on other sites within the City's redevelopment project areas.

Furthermore, Staff found that the traffic impacts related to these requests are considered acceptable according to the "Tentative Parcel Map No. 32674 Traffic Impact Analysis" (June 21, 2005) submitted by Urban Crossroads with the recommended mitigations and Conditions of Approval.

In deliberation of this request, staff considered the proximity of this project to the new Lakeside High School, as a cumulative project. The High School is located southwest of the proposed project site along Riverside Drive. The Traffic Impact Analysis found that the current level of service (LOS) is 'D' or better. The proposed project would add approximately 522 ADT (average daily trips) on Riverside Drive and is considered a cumulative project to the new high school. Ultimately, the report found that this will not be considered a substantial increase to traffic load, since Riverside Drive will continue to operate at an acceptable LOS. Additionally, the applicant will be required to pay all associated traffic mitigation fees per the Conditions of Approval.

The Traffic Study indicated that the 522 ADT did not warrant the requirement of a traffic signal under project build out (2007) conditions, however, that the proposed access to the Community be restricted to a "right in/right out" only. Consequently, a left turn, would not be recommended. The report concluded that with this mitigation measure implemented, both the project intersection and Riverside Drive would operate at an acceptable LOS. No additional mitigation measures were found to be necessary.

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Finally, the report found that the minimum storage distance at the entry between the gate and public street be 100 feet. The plan shows a storage distance of approximately 60 feet. As an alternative solution, the deceleration lane would provide added storage. Therefore, the access gate could remain at the location shown on the site plan. The applicant has been conditioned to allow the deceleration lane for the safe vehicular stacking. No additional mitigation measures were necessary.

In summary, Staff feels that the proposed General Plan Amendment will not be detrimental to health, safety and welfare of the persons residing or working within the neighborhood of the proposed amendment or within the City.

TENTATIVE PARCEL MAP NO. 32674 (FOR CONDOMINIUM PURPOSES)

Primary concerns dealing with condominium projects are the establishment of appropriate mechanisms to ensure the successful and consistent aesthetic appearance of residential complexes. Moreover, the establishment of unmistakable rules and boundaries or covenants, conditions, and restrictions (CC&R's) for ownership, interest, and maintenance responsibilities of common areas as well as individual areas within the units sold will be required. The establishment of the CC&R's, corroborating each of these elements, will be recorded against the project as a condition of approval. Additionally, a homeowner's association (HOA) must be established prior to the sale of the first unit sold. The HOA will be empowered to administer and enforce the various elements of the CC&R's. To accomplish this, homeowner's associations in most cases will establish monthly fees that cover aspects such as landscape maintenance, parking lot maintenance (utility infrastructure improvements). Likewise architectural design committees are often established to guarantee consistent design improvement within complexes. Additionally, Staff has added a condition of approval pursuant to Section 17.30.040 (Documents Required) of the LEMC, which will require that a homeowner's association be established prior to the sale of the first dwelling unit. The plan submitted has been found acceptable by staff. The CC&R's will contain language considered necessary to address more specific ownership, interest, and maintenance responsibilities.

RESIDENTIAL DESIGN REVIEW NO. 2004-11

Siting

The proposed site plan meets or exceeds the requirements of Chapter 17.14 (Residential Development Standards), Chapter 17.28 (R-3, Medium High Density Residential District) and Chapter 17.66 (Parking Requirements) of the LEMC. Additionally, the applicant has exceeded the requirement contained in Chapter 17.28 (R-3, Medium High Density Residential District) of the LEMC, in that the applicant is proposing thirty-five percent (35%) building coverage instead of the allowed sixty percent (60%) coverage as defined in Chapter 17.02 (Definitions). Further, the applicant has exceeded the parking requirements per Chapter 17.66 (Parking Requirements) of the LEMC (204 required/228 provided).

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Noise

According to the Noise Study prepared by Urban Crossroads on June 21, 2005, the primary noise impact would be interior noise levels that would be generated by the traffic along SR 74. The report found that interior noise levels would exceed the California state standard of 45 dBA CNEL for residential uses at the second level of the units, thereby representing a significant noise impact. The recommended mitigation measure requires that the applicant prescribe specific building measures to ensure that interior noise levels comply with the State's interior noise standard. A condition of approval has been added to meet this recommendation.

Traffic

As mention previously, a Traffic Study was prepared by Urban Crossroads, Inc. on June 21, 2005 evaluating the Riverlake Villa project. The objectives of the traffic analysis included (1) documentation of existing traffic conditions in the vicinity of the site; (2) evaluation of the traffic conditions for interim Year (2007); (3) project access interim year signal warrant analysis; (4) project access intersection operation analysis (5) gated access stacking requirements; and (6) on-site circulation recommendations to achieve City of Lake Elsinore level of service requirements.

Foremost, the Traffic Impact Analysis, referenced herein, found that the project access intersection is anticipated to operate at a Level of Service (LOS) "E" or "F" without the proposed improvements anticipated by the City. These improvements consist of: 1) on site signing/stripping; sight distance at the project entrance reviewed with respect to Caltrans/County of Riverside sight distance standards; 3) provide a deceleration/acceleration lane; 4) access restricted to right turn in/out 5) a pedestrian walkway constructed along Riverside Drive and 6) Riverside Drive constructed to its ultimate half-section width as an Urban Arterial. The project has been conditioned to meet these suggested requirements.

Circulation and Parking Space Layout

The circulation and parking layout meets the requirements set forth in Chapter 17.66 (Parking Requirements) of the Lake Elsinore Municipal Code (LEMC). Subsequently, the applicant has provided 204 covered spaces and 224 open standard parking spaces. No "compact spaces" are being proposed as a part of this application. All parking has been designed to provide complete and thorough circulation. The applicant has provided 24'-0" two-way drive isles throughout the site. Staff has determined that the circulation will present adequate turning radii and turnarounds for emergency and trash and delivery vehicles. A secondary emergency access driveway has been provided as directed by the Riverside County Fire Department.

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Private Open Space

The applicant has exceeded the open space requirement set forth in Chapter 17.28 (R-3, Medium High Density Residential District/Open Space) of the LEMC. Each unit is provided with a fenced rear yard or private open space area. These private open space areas range in size from 392 square feet for Unit 43 to 2,729 square feet for Unit 12 with an average private open space area of approximately 918 square feet, which exceeds the minimum required private open space area of 100 square feet pursuant to R-3 zone of the LEMC. The applicant calculates that approximately 7,344 square feet of private open space would be required. The total private open space provided is 46,797 square feet.

Architecture

The architectural design of the proposed buildings meets the requirements set forth within Chapter 17.14 (Residential Development Standards) of the LEMC in that the architecture of the buildings has been designed to enhance their immediate surroundings. Additionally the applicant has provided varying features including wrought iron trim, arched windows with wide surrounds, tile roof and staggering wall planes which will create light and shadow.

Color and Materials

The color and materials proposed for this project meets the requirements set forth within Chapter 17.14 (Residential Development Standards) of the LEMC in that the colors and materials proposed will create a sensitive alteration of colors and materials, producing diversity and enhancing the architectural effects.

MULTIPLE SPECIES HABITAT CONSERVATION PLAN

The project site is not located within a criteria cell of the Multiple Species Habitat Conservation Plan or within the City of Lake Elsinore's Species Survey Area; therefore no further review was required.

ENVIRONMENTAL DETERMINATION

The proposed Mitigated Negative Declaration No. 2005-04 has been prepared pursuant to Article 6 (Negative Declaration Process) and Section 15070 (Decision to Prepare a Negative or Mitigated Negative Declaration) of the California Environmental Quality Act (CEQA). Based on staff's evaluation, the proposed project will not result in any significant effect on the environment. Further, pursuant for Section 15073 (Public Review of a Proposed Negative Declaration or Mitigated Negative Declaration) of the California Environmental Quality Act (CEQA), the intended Mitigated Negative Declaration was submitted to the State Clearinghouse on June 24, 2005 for the required 30 day review period, which will end on July 25, 2005 prior to City Council consideration. No comments have been received at this time.

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STAFF'S RECOMMENDATION

Staff recommends that Planning Commission adopt Resolution No. 2005-____, recommending City Council adoption of Mitigated Negative Declaration No. 2005-04; Resolution No. 2005-____ recommending to the City Council approval of General Plan Amendment No. 2004-10; Resolution No. 2005-____ recommending to the City Council approval of Tentative Parcel Map No. 32674 (For Condominium Purposes); Resolution No. 2005-____ recommending to the City Council approval of Residential Design Review No. 2004-11; Resolution No. 2005-____ approving Conditional Use Permit No. 2004-07; based on the following Findings, Exhibits and subject to the attached Conditions of Approval.

FINDINGS - MITIGATED NEGATIVE DECLARATION NO. 2005-04

1. Revision in the project plans or proposal made by or agreed to by the applicant before a proposed mitigated negative declaration and initial study are released for public review would avoid the effects or mitigated the effects to a point where clearly no significant effects would occur: and

The applicant has made revisions to the project or has agreed to specific conditions which would avoid the effects or mitigate the effects of the project to a point where no significant effects would occur.

2. There is no substantial evidence, in the light of the whole record before the agency, that the project as revised may have significant effect on the environment.
Pursuant to the evidence received in the light of the whole record presented to staff the project will not have a significant effect on the environment considering the applicable Conditions of Approval and Mitigation Monitoring Report Program

FINDINGS - GENERAL PLAN AMENDMENT NO. 2004-10

1. The proposed General Plan Amendment will not be: a) detrimental to the health, safety, comfort or general welfare of the persons residing or working within the neighborhood of the proposed amendment or within the City, or b) injurious to the property or improvements in the neighborhood or within the City.

The proposed General Plan Amendment has been analyzed relative to its potentiality to be detrimental to the health, safety, comfort and welfare of the persons residing or working within the neighborhood of the proposed amendment. The primary issue identified by staff relates to the traffic impacts of the proposed density. Staff, concluded, based on the Traffic Impact Report the Level of Service for the intersections in the Study Area will not be degraded as a result of this project considering the mitigations identified and the improvement required.

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2. The proposed General Plan Amendment will permit reasonable development of the area consistent with its constraints and will make the area more compatible with adjacent properties.

The proposed General Plan Amendment will allow the applicant to develop the site with the proposed density of 10.3 dwelling units per acre.

3. The proposed General Plan Amendment will not have a significant effect on the environment.

The proposed General Plan Amendment was included within the description of the project's Initial Study. Based on the Initial Study, staff recommends that City Council adopt a Mitigated Negative Declaration, which concluded with mitigations that the project will not have a significant effect on the environment.

FINDINGS - TENTATIVE PARCEL MAP (FOR CONDOMINIUM PURPOSES)

1. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan. The proposed subdivision is compatible with the objectives, policies, general land uses and programs specified in the General Plan (Government Code Section 66473.5).

The project as designed assists in achieving the development of a well-balanced and functional mix of residential, commercial, industrial, open space, recreational and institutional land uses (GOAL 1.0, Land Use Element) as well provide decent housing opportunities and a satisfying living environment for residents of Lake Elsinore (GOAL 1.0, Housing Element)

2. The effects this project is likely to have upon the housing needs of the region, the public service requirements of its residents and the available fiscal and environmental resources have been considered and balanced.

Considering the effects this project is likely to have upon the needs of the region a condition of approval was implemented which would require the applicant to enter into an agreement with the Redevelopment Agency of the City of Lake Elsinore, providing 15% of the units in the project as affordable housing units in accordance with the requirements of Section 33413(b) of the California Community Redevelopment Law or an alternative equivalent action which may include (without limitation) dedication of vacant land, construction of affordable units on another site, or payment of an in lieu fee calculated to provide sufficient funds to underwrite the long-term affordability of an equivalent number of redevelopment project areas.

3. Subject to the attached conditions of approval, the proposed project is not anticipated to result in any significant environmental impact.

The project has been adequately conditioned by all applicable departments and agencies and will not therefore result in any significant environmental impacts.

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FINDINGS - RESIDENTIAL DESIGN REVIEW NO. R 2004-11

1. The project, as approved, will comply with the goals and objectives of the General Plan and the Zoning District in which the project is located.

The proposed Residential Design Review contained herein complies with the goals and objectives of the General Plan, in that the approval of this Condominium Community will assist in achieving the development of a well-balanced and functional mix of residential, commercial, industrial, open space, recreational and institutional land uses as well as encouraging industrial land uses to diversify Lake Elsinore's economic base.

2. The project complies with the design directives contained in Section 17.82.060 and all other applicable provisions of the Municipal Code.

The proposed Residential Design Review contained herein is appropriate to the site and surrounding developments in that the Condominium project has been designed in consideration of the size and shape of the property, thereby creating interest and varying vistas as a person moves along the street. Further the project as proposed will create a visually pleasing non-detractive relationship between the proposed and existing projects in the architectural design, color and materials and site design proposed evidence a concern for quality and originality.

3. Subject to the attached Conditions of Approval, the proposed project is not anticipated to result in any significant adverse environmental impacts.

Although the proposed project could have a significant effect on the environment, because revisions in the project have been made by or agreed to by the project proponent and significant adverse effects would not be anticipated. Further, pursuant to the California Environmental Quality Act (CEQA), the Mitigated Negative Declaration for the proposed Residential Design Review referenced herein found that the proposed project will not have a significant effect on the environment pursuant to the attached Conditions of Approval and mitigations proposed.

4. Conditions and safeguards pursuant to Chapter 17.82.070 of the Zoning Code, including guarantees and evidence of compliance with conditions, have been incorporated into the approval of the subject project to ensure development of the property in accordance with the objectives of Chapter 17.82.

Pursuant to Section 17.82.070 (Action of the Planning Commission) of the Lake Elsinore Municipal Code (LEMC), the proposed Residential Design Review referenced herein has been scheduled for consideration and approval of the Planning Commission.

FINDINGS - CONDITIONAL USE PERMIT NO. 2004-27

1. The proposed use, on its own merits and within the context of its setting, is in accord with the objectives of the General Plan and the purpose of the planning district in which the site is located.

In order to achieve a well balanced and functional mix of residential, commercial, industrial, open space, recreational and institutional land uses, staff has thoroughly evaluated the land use compatibility, noise, traffic and other environmental hazards related to the proposed Conditional Use Permit for a Condominium Community

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referenced herein. Accordingly, the proposed land use is in concurrence with the objectives of the General Plan and the purpose of the planning district in which the site is located.

2. The proposed use will not be detrimental to the general health, safety, comfort, or general welfare of persons residing or working within the neighborhood of the proposed use or the City, or injurious to property or improvements in the neighborhood or the City.

In accord with the purposes of the Chapter 17.74 (Conditional Use Permits) of the Lake Elsinore Municipal Code, the City realized that the proposed condominium use referenced herein may have a potential to negatively impact the welfare of persons residing or working within the neighborhood or the City. Considering this, staff has substantiated that all applicable City Departments and Agencies have been afforded the opportunity for a thorough review of the use and have incorporated all applicable comments and/or conditions related to installation and maintenance of landscaping, street dedications, regulations of points of vehicular ingress and egress and control of potential nuisances, so as to eliminate any negative impacts to the general health, safety, comfort, or general welfare of the surrounding neighborhood or the City.

3. The site for the intended use is adequate in size and shape to accommodate the use, and for all the yards, setbacks, walls or fences, landscaping, buffers and other features required by Title 17 of the LEMC.

The proposed condominium use referenced herein has been designed in consideration of the size and shape of the property, thereby strengthening and enhancing the immediate industrial area. Further, the project as proposed, will complement the quality of existing development and will create a visually pleasing, non-detractive relationship between the proposed and existing projects, in that the storage area has been reviewed to ensure adequate provision of screening from the public rights-of-way or adjacent properties.

4. The site for the proposed use relates to streets and highways with proper design both as to width and type of pavement to carry the type and quantity of traffic generated by the subject use.

The proposed condominium use referenced herein has been reviewed as to its relation to the width and type of pavement needed to carry the type and quantity of traffic generated, in that the City has adequately evaluated the potential impacts associated with the proposed outdoor storage prior to its approval and has conditioned the project to be served by roads of adequate capacity and design standards to provide reasonable access by car, truck, transit, and bicycle.

5. In approving the subject use located at 32281 Riverside Drive – APN 379-315-033 there will be no adverse affect on abutting property or the permitted and normal use thereof.

The proposed use has been thoroughly reviewed and conditioned by all applicable City Departments and outside Agencies, eliminating the potential for any and all adverse effects on the abutting property.

6. Adequate conditions and safeguards pursuant to Section 17.74.50 of the LEMC have been incorporated into the approval of the Conditional Use Permit to insure that the use continues in a manner envisioned by these findings for the term of the use.

PLANNING COMMISSION STAFF REPORT
JULY 5, 2005
Page 14 of 14

PROJECT TITLE: GENERAL PLAN AMENDMENT NO. 2004-10, TENTATIVE
PARCEL MAP NO. 32674 (FOR CONDOMINIUM PURPOSES),
CONDITIONAL USE PERMIT NO. 2004-27, RESIDENTIAL
DESIGN REVIEW NO. 2004-11, MITIGATED NEGATIVE
DECLARATION NO. 2005-04

Pursuant to Section 17.74.050 (Action of the Planning Commission) of the Lake Elsinore Municipal Code (LEMC), the Condominium Community known as "Riverlake Villas" has been scheduled for consideration and approval of the Planning Commission.

Prepared by: Linda M. Miller, AICP, Project Planner

Reviewed by: 
Rolfe Preisendanz, Planning Manager

Approved by: 
Robert A. Brady, AICP, City Manager

ATTACHMENTS

- | | | |
|----|-------------|--|
| 1. | Exhibit 'A' | Vicinity Map |
| 2. | Exhibit 'B' | Reductions: Grading Plan, TPM, Site Plan, Landscape Plan, Fencing Plan, Entrance Details, Elevations, Floor Plans |
| 3. | Exhibit 'C' | Applicants Information Report |
| 4. | Exhibit 'D' | Mitigated Negative Declaration |
| 5. | Exhibit 'E' | Full sized exhibits: Grading Plan, TPM, Site Plan, Landscape Plan, Fencing Plan, Entrance Details, Elevations, Floor Plans |
| 6. | Exhibit 'F' | Colored Elevations/Site Plan (Presented at Hearing) |
| 7. | Exhibit 'G' | Color and Materials (Presented at Hearing) |

THE PLANNING CENTER

City Of Lake Elsinore Planning Division Approval

Approved By:

PC 7-5-03

CC 8-9-03

Date:

FILE COPY

**INITIAL STUDY/MND
NO. 2005-04
FOR:**

RIVERLAKE VILLAS

TENTATIVE PARCEL

NO.32674

SCH#2005061138



prepared for:

**CITY OF LAKE
ELSINORE**

Contact: Linda Miller,
Associate Planner

prepared by:

**THE PLANNING
CENTER**

Contact: William
Halligan, Esq.
Director of Environmental
Services

JULY 18, 2005

**INITIAL STUDY/MND
NO. 2005-04
FOR:**

RIVERLAKE VILLAS

TENTATIVE PARCEL

NO. 32674

SCH#2005061138



prepared for:

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Contact: William
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Director of Environmental
Services

**COL-04.0E
JULY 18, 2005**

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1. Introduction

1. INTRODUCTION

Riverlake Villas, LLP (Applicant) proposes to develop Riverlake Villas, Tentative Parcel Map No. 32674 for Condominiums (TPM 32674), a 51-unit single-family townhouse residential community on 4.95 acres in the City of Lake Elsinore, County of Riverside, California. The proposed project site is zoned R-3, Medium/High Residential. As such, this Initial Study will examine all elements at a buildout capacity for the proposed project site, 18 dwelling units per acre, or 89 units.

Following preliminary review of the proposed project, The City of Lake Elsinore, as the Lead Agency, has determined that the proposed development project is subject to the guidelines and regulations of the California Environmental Quality Act (CEQA). This Initial Study has been prepared in accordance with the California Environmental Quality Act (CEQA), as amended, to determine if approval of the discretionary actions requested and subsequent development would have a significant impact on the environment. The purposes of this Initial Study, as described in the CEQA Guidelines, Section 15063, are to (1) Provide the lead agency with information to use as the basis for deciding whether to prepare an Environmental Impact Report (EIR) or Negative Declaration; (2) Enable the lead agency to modify a negative declaration; and (3) Assist in the preparation of an EIR, if one is required.

1.1 PROJECT LOCATION

The proposed project site encompasses approximately 4.95 acres in the City of Lake Elsinore. The site is located north of Riverside Drive (State Route 74), between Grand Avenue and Lincoln Street, approximately one-third of a mile from the northern shore of Lake Elsinore. The Leach Canyon Flood Control Channel is located directly adjacent to the eastern border of the proposed project site. Figures 1 and 2, *Local Vicinity Map* and *Aerial Photograph*, illustrate the location of the project site in its local context.

1.2 ENVIRONMENTAL SETTING

1.2.1 Existing Land Use

The proposed project site is rectangular-shaped and covers approximately 4.95 acres. The site was formerly used as a spa and resort facility, the Lake Shore Health Resort; however, the previous structures have been demolished, currently leaving only foundations on the site.

1.2.2 Surrounding Land Use

The general vicinity of the project site is characterized by single- and multi-family residential properties directly to the north and west. The Leach Canyon Flood Control Channel forms the eastern border of the property, with residential uses located to the east of the channel. Riverside Drive (SR 74) forms the southern boundary of the site, with Lake Elsinore located approximately one-third mile to the south. Located directly across from the proposed project site, on the south side of Riverside Drive, is The Outhouse Bar, with a small general store attached. There is also a small group of mobile homes next to the bar and store (see Figure 2, *Aerial Photograph*).



1. Introduction

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Local Vicinity



1. Introduction

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1. Introduction

Aerial Photograph



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1. *Introduction*

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1. Introduction

1.3 PROJECT DESCRIPTION

1.3.1 Proposed Land Use

The proposed project involves the development of a 51-unit, single-family townhouse community. The proposed project will include open spaces, a clubhouse, community barbecue areas, and tot lots. Project homes would be comprised of two-story, detached units, ranging in size from 1,291 to 1,522 square feet. The layout of the project is illustrated in Figure 3, *Site Plan*. Entry into the project site would utilize an existing entryway provided off of Riverside Drive (SR 74), which is designated as an Urban Arterial Highway. An encroachment permit would be required from Caltrans to obtain clearance for construction of these lanes. Emergency access to the site would be accomplished via a gated, locked entryway west of the primary site access. Additionally, any work performed within the Riverside County Flood Control and Water Conservation District (RCFCD) Right of Way or the Leach Canyon Flood Control Channel, along the eastern boundary of the site, would be done after obtaining an encroachment permit from the RCFCD.

1.3.2 Project Phasing

The proposed project will be completed in one phase. Construction is estimated to be completed within 17 – 20 months.

1.4 EXISTING ZONING AND GENERAL PLAN

The City of Lake Elsinore General Plan guides development of all land within City limits. The Land Use Element of the General Plan designates the site as General Commercial (GC); however, a General Plan Amendment is being requested to change the designation on the site to Medium/High Density Residential to accommodate the project and provide consistency with the existing zoning designation for the site. The proposed General Plan designation would allow for up to 89 attached residential units. The site is currently zoned Medium/High Density Residential (R-3).



1.5 DISCRETIONARY APPROVALS

Approval of Tentative Parcel Map No. 32674.

Approval of IS/MND 2005-04

Approval of General Plan Amendment 2004-10

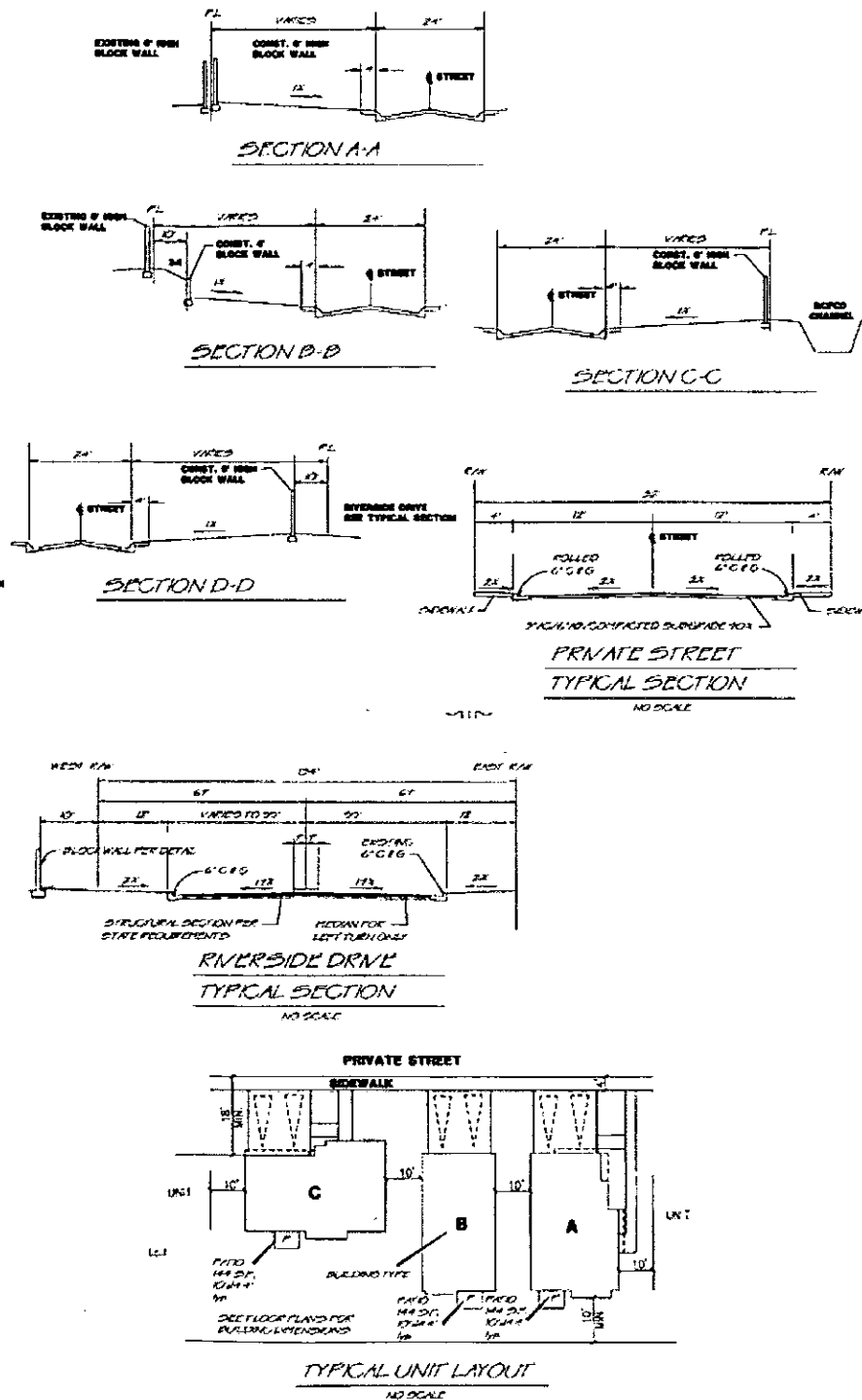
Approval of Conditional Use Permit 2004-27

Approval of Residential Project 2004-11


1. Introduction

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Site Plan



NOT TO SCALE



1. *Introduction*

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2. *Environmental Checklist*

2. ENVIRONMENTAL CHECKLIST

2.1 BACKGROUND

1. **Project Title:** Riverlake Villas- Tentative Parcel Map No. 32674

2. **Lead Agency Name and Address:**

City of Lake Elsinore
130 South Main Street
Lake Elsinore, CA 92530

3. **Contact Person and Phone Number:**

Linda Miller, Associate Planner
(951) 674-3124 ext. 209

4. **Project Location:** The project site encompasses APN 379/315-033 (4.95 acres). The project site is located on Riverside Drive (SR 74), between Grand Avenue and Lincoln Street in the City of Lake Elsinore. The project site is approximately one-third mile from the northwestern shore of Lake Elsinore.

5. **Project Sponsor's Name and Address:**

Riverlake Villas Partners, LLP
4995 Murphy Canyon Road
Suite 402
San Diego, CA 92123

6. **General Plan Designation:** General Commercial

7. **Zoning:** R-3 – Medium/High Density Residential

8. **Description of Project** (Describe the whole action involved, including but not limited to, later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary):

The proposed project consists of the development of 51 single-family detached townhouses. Project homes would be two-story units, ranging in size from 1,291 to 1,552 square feet. Figure 3 , *Site Plan*, shows the configuration of lots on the project site. Entry into the project site would be provided from an existing entryway off of Riverside Drive (SR 74). A deceleration lane and an acceleration lane would be constructed at the entrance to allow for uninterrupted traffic flow on Riverside Drive. An encroachment permit would be required from Caltrans to obtain clearance for construction of these lanes. Emergency access to the site would be accomplished via a gated, locked entryway west of the primary site access. Additionally, any work performed within the Riverside County Flood Control and Water Conservation District (RCFCD) Right of Way or the Leach Canyon Flood Control Channel, along the eastern boundary of the site, would be done after obtaining an encroachment permit from the RCFCD.



2. *Environmental Checklist*

9. **Surrounding Land Uses and Setting** (Briefly describe the project's surroundings):

The proposed project site is bounded by residential uses to the east, west and north, and by the Leach Canyon Flood Control Channel to the immediate east, and Riverside Drive (SR 74) to the south. Lake Elsinore is approximately one-third mile to the south.

10. **Other Public Agencies Whose Approval is Required** (e.g., permits, financing approval, or participation agreement):

City of Lake Elsinore

Approval of Tentative Parcel Map No. 32674

California Department of Transportation (Caltrans)

Encroachment Permit

County of Riverside Fire Department

Fire Access and Safety Standards (Emergency access, exit routes, adequate fire hydrant flow)

Riverside County Flood Control and Water Conservation District

Encroachment Permit, Municipal Stormwater Permit, Best Management Practices(BMPs)

2. Environmental Checklist

2.2 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact," as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agricultural Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology / Soils |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Land Use / Planning |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Population / Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Mandatory Findings of Significance | |

2.3 DETERMINATION: (TO BE COMPLETED BY THE LEAD AGENCY)

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Linda Miller
Signature

7-26-05
Date

Linda Miller, Associate Planner
Printed name

2. *Environmental Checklist*

2.4 **EVALUATION OF ENVIRONMENTAL IMPACTS**

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors, as well as general standards (e.g., the project would not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact". The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses", may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). Earlier analyses are discussed in Section XVII at the end of the checklist. In this case, a brief discussion should identify the following:
 - a) **Earlier Analysis Used.** Identify and state where they are available for review.
 - b) **Impacts Adequately Addressed.** Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) **Mitigation Measures.** For effects that are "Less than Significant with Mitigation Measures Incorporated", describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated. A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

2. *Environmental Checklist*

- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significant.



2. Environmental Checklist

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS: Would the project:				
a) Have a substantial adverse effect on a scenic vista?			X	
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?			X	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?		X		
II. AGRICULTURE RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				X
III. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?			X	
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X	
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X	
d) Expose sensitive receptors to substantial pollutant concentrations?			X	
e) Create objectionable odors affecting a substantial number of people?			X	
IV. BIOLOGICAL RESOURCES: Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X

2. Environmental Checklist

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X	
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X

V. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?				X
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
d) Disturb any human remains, including those interred outside of formal cemeteries?			X	

VI. GEOLOGY AND SOILS. Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X	
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?			X	
b) Result in substantial soil erosion or the loss of topsoil?			X	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			X	



2. Environmental Checklist

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant With Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X
VII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X	
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X
VIII. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements?			X	
b) 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 (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			X	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in a substantial erosion or siltation on- or off-site			X	

2. Environmental Checklist

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			X	
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?		X		
f) Otherwise substantially degrade water quality?			X	
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
j) Inundation by seiche, tsunami, or mudflow?			X	
k) Potentially impact stormwater runoff from construction activities?		X		
l) Potentially impact stormwater runoff from post-construction activities?		X		
m) Result in a potential for discharge of stormwater pollutants from areas of material storage, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage, delivery areas, loading docks or other outdoor work areas?			X	
n) Result in the potential for discharge of stormwater to affect the beneficial uses of the receiving waters?			X	
o) Create the potential for significant changes in the flow velocity or volume of stormwater runoff to cause environmental harm?			X	
p) Create significant increases in erosion of the project site or surrounding areas?			X	
IX. LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community?				X
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			X	
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X
X. MINERAL RESOURCES. Would the project:				
a) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?				X



2. Environmental Checklist

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X
XI. NOISE: Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			X	
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?		X		
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X
XII. POPULATION AND HOUSING: Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X	
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X
XIII. PUBLIC SERVICES: Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire protection?			X	
b) Police protection?			X	
c) Schools?			X	
d) Parks?			X	
e) Other public facilities?			X	
XIV. RECREATION:				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	

2. Environmental Checklist

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			X	
XV. TRANSPORTATION/TRAFFIC: Would the project:				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?			X	
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?		X		
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?		X		
e) Result in inadequate emergency access?				X
f) Result in inadequate parking capacity?				X
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				X
XVI. UTILITIES AND SERVICE SYSTEMS: Would the project:				
a) Exceed waste water treatment requirements of the applicable Regional Water Quality Control Board?			X	
b) Require or result in the construction of new water or waste water treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
d) Have sufficient water supplies available to serve the project from existing entitlements and resources or are new or expanded entitlements needed?			X	
e) Result in a determination by the waste water treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
g) Comply with federal, state, and local statutes and regulations related to solid waste?				X



2. Environmental Checklist

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVII. MANDATORY FINDINGS OF SIGNIFICANCE				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				X
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)		X		
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		X		

3. *Environmental Analysis*

3. ENVIRONMENTAL ANALYSIS

Section 2.4 provided a checklist of environmental impacts. This section provides an evaluation of the impact categories and questions contained in the checklist and identifies mitigation measures, if applicable.

3.1 AESTHETICS

a) Have a substantial adverse effect on a scenic vista?

Less Than Significant Impact. Scenic vistas are generally considered to be located over one mile from a receptor and generally consist of background views. The goal of the City of Lake Elsinore General Plan, Community Design Element, is to provide for the preservation of significant views to the lake and the mountains surrounding Lake Elsinore. The proposed project site is situated at an elevation of approximately 1,270 feet above mean sea level (msl), approximately one-third mile from the northwest lake edge. The nearest prominent viewshed would be Lake Elsinore, located directly south of the project site, along with the Santa Ana Mountains, located within the Cleveland National Forest. The Santa Ana Mountains are located to the west of the project site. These viewsheds are depicted in Figure 4, *Scenic Vistas*.

Immediately surrounding the project site to the west and north are single-family and multi-family dwellings. To the immediate east of the site is the Leach Canyon Flood Control Channel, separating the site from additional residential dwellings located further to the east, and to the south is Riverside Drive (SR 74). The proposed project would entail the construction of two-story residential units. The residences abutting the project to the west and north are considered sensitive receptors. Development of the proposed project would alter these sensitive receptors' existing views of the Santa Ana Mountain Range and the lake. However, many of these residential views are already compromised by block walls that surround the project site from a prior development, including a number of large dense trees that are currently on-site, and had views compromised by that earlier development. Therefore, the proposed project would not obstruct any backdrop/skyline views of sensitive receptors or impair scenic vistas to a greater degree than already exists. No mitigation measures are necessary.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

No Impact. Riverside Drive (SR 74), which forms the southern boundary of the site, is designated as an eligible scenic highway, not an officially designated state scenic highway. Additionally, the site does not contain any heritage trees, rock outcroppings, or physical structures that could be construed as a scenic resource. Therefore, impacts in regards to scenic resources are not expected and no mitigation measures are necessary.

c) Substantially degrade the existing visual character or quality of the site and its surroundings?

Less Than Significant Impact. The project site exists as vacant land, characterized with native and non-native vegetation, in addition to foundations and construction materials left from the previous development. The Leach Canyon Flood Control Channel runs along the eastern boundary of the property, from north to south, and separates the project site from adjacent residential uses located to the east of the channel. Existing single- and multi-family residences are located to the west and north of the proposed project site. Project implementation would permanently alter the existing environment with residential uses.

Aesthetic impacts are, by their very nature, subjective. While the proposed residential development with its associated new landscaping, street improvements, and sidewalks might be considered appealing by



3. *Environmental Analysis*

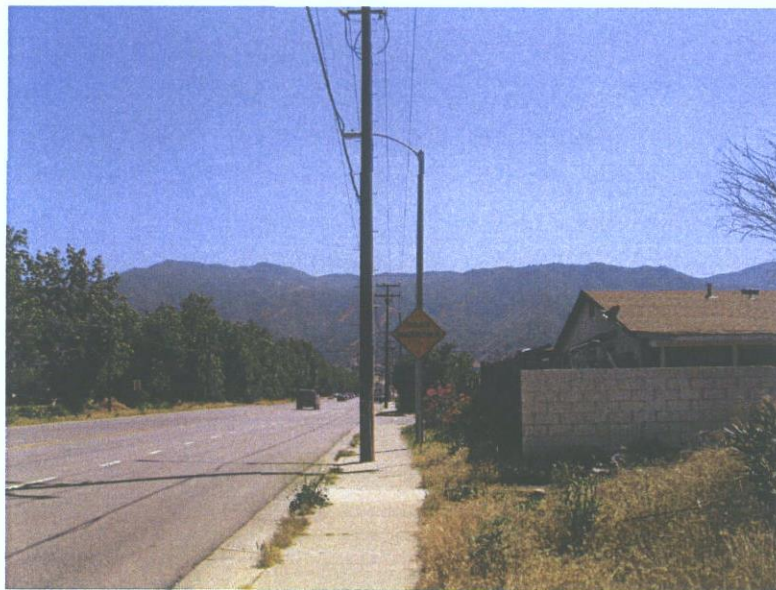
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1. Introduction

Scenic Vista



Looking southwest from the project site



Looking west towards the Santa Ana Mountains



3. *Environmental Analysis*

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3. *Environmental Analysis*

some people, others could view development of the project site as objectionable. The proposed project would be designed to be compatible with the aesthetics of the existing neighboring residential uses to the west, east, and north. Although the site is currently vacant, debris and litter is scattered throughout the site. The proposed project would improve the visual character of the site by removing this debris. Residences facing Riverside Drive (SR 74) would entail enhanced features to provide a pleasant view from the roadway. Therefore, impacts in this regard would be less than significant, and no mitigation measures are necessary.

d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?

Less Than Significant Impact With Mitigation Incorporated. The proposed project, as developed within the County of Riverside, must adhere to Ordinance No. 665, Regulating Light Pollution, which intends to restrict the permitted use of certain light fixtures emitting undesirable light rays into the night sky which may interfere with astronomical observation and research.¹ According to the Riverside County General Plan, the proposed project sites resides in Zone B, defined as "the circular ring area defined by two circles, one forty-five (45) miles in radius, centered on Palomar Observatory, and the other the perimeter of Zone A." (Zone A is defined as the circular area fifteen (15) miles in radius centered on the Palomar Observatory.)² Lighting types and purposes are classified and strictly regulated, so as not to allow for light pollution caused by new development. The closest residential units to the proposed site are located along the western and northern perimeter of the site. The implementation of the mitigation measures mentioned below would ensure that any lighting or glare impacts are reduced to a less than significant level.

Mitigation Measures

1. *On-site buildings shall use low reflective glass and building material to keep daytime glare to a minimum.*
2. *All exterior lights shall be shielded where feasible and focused to minimize spill light into the night sky or adjacent properties.*
3. *New exterior lighting used for security purposes in the evening would be limited to low-wattage, energy-conserving night lighting.*
4. *New lights would be situated and arranged so that no direct beam would leave the project site. Luminaries shall be provided with filtering louvers and hoods. During installation, the luminaries shall be aimed and corrected by a field crew to aim the lights away from viewers.*

3.2 AGRICULTURE RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland.

¹ <http://www.boardofsupervisors.co.riverside.ca.us/ords/600/655.htm>

² <http://municipalcodes.lexisnexis.com/codes/riversideco/>



3. *Environmental Analysis*

- a) **Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?**

No Impact. The proposed project site is currently designated as Urban in the City of Lake Elsinore General Plan, and is not considered prime or unique farmland. It is not listed on the California Resources Agency Farmland Mapping and Monitoring Program as farmland. Therefore, the proposed project would not create a significant impact to farmland resources, and no mitigation measures are necessary.

- b) **Conflict with existing zoning for agricultural use, or a Williamson Act contract?**

No Impact. The proposed project site is not zoned for agricultural use; therefore, it is not subject to a Williamson Act contract. No mitigation measures are necessary.

- c) **Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?**

No Impact. The proposed project site is not zoned for agricultural use, or designated as Farmland. Therefore, no conversion would be involved and no mitigation measures are necessary.

3.3 AIR QUALITY

The Air Quality section addresses the impacts of the proposed project on ambient air quality and the exposure of people, especially sensitive individuals, to unhealthful pollutant concentrations. Air pollutants of concern include ozone, carbon monoxide, particulate matter, and oxides of nitrogen. This section analyzes the type and quantity of emissions that would be generated by the construction and operation of the proposed project.

Climate/Meteorology

Air quality is affected by both the rate and location of pollutant emissions and by meteorological conditions that influence movement and dispersal of pollutants. Atmospheric conditions such as wind speed, wind direction, and air temperature gradients, along with local topography, provide the link between air pollutant emissions and air quality.

The City of Lake Elsinore is located entirely within the South Coast Air Basin (SCAB). The SCAB incorporates approximately 12,000 square miles within four counties – San Bernardino, Riverside, Los Angeles, and Orange – including some portions of what was previously known as the Southeast Desert Air Basin. In May 1996, the boundaries of the SCAB were changed by the California Air Resources Board (CARB) to include the Beaumont-Banning area.

The distinctive climate of the SCAB is determined by its terrain and geographic location. The SCAB is a coastal plain with connecting broad valleys and low hills, bounded by the Pacific Ocean to the southwest and high mountains around the rest of its perimeter. The general region lies in the semi-permanent high-pressure zone of the eastern Pacific, resulting in a mild climate tempered by cool sea breezes with light average wind speeds. The usually mild climatological pattern is interrupted occasionally by periods of extremely hot weather, winter storms, or Santa Ana winds.

The vertical dispersion of air pollutants in the SCAB is hampered by the presence of persistent temperature inversions. High-pressure systems, such as the semi-permanent high-pressure zone in which the SCAB is located, are characterized by an upper layer of dry air that warms as it descends, restricting the mobility of cooler marine-influenced air near the ground surface, and resulting in the formation of high-level subsidence inversions. Such inversions restrict the vertical dispersion of air

3. *Environmental Analysis*

pollutants released into the marine layer, and together with strong sunlight, can produce worst-case conditions for the formation of photochemical smog.

The atmospheric pollution potential of an area is largely dependent on winds, atmospheric stability, solar radiation, and terrain. The combination of low wind speeds and low-level inversions produces the greatest concentration of air pollutants. On days without inversions, or on days of winds averaging over 15 mph, smog potential is greatly reduced.

Air Quality Regulations, Plans and Policies

The Federal Clean Air Act (FCAA) was passed in 1963 by the U.S. Congress and has been amended several times. The 1970 Clean Air Act Amendments strengthened previous legislation and laid the foundation for the regulatory scheme of the 1970s and 1980s. In 1977, Congress again added several provisions, including non-attainment requirements for areas not meeting National Ambient Air Quality Standards (NAAQS) and the Prevention of Significant Deterioration (PSD) program. The 1990 Amendments represent the latest in a series of federal efforts to regulate the protection of air quality in the U.S.

In 1988, the State Legislature passed the California Clean Air Act (CCAA), which established California's air quality goals, planning mechanisms, regulatory strategies and standards of progress for the first time. The CCAA provides the State with a comprehensive framework for air quality planning regulation. The CCAA requires attainment of state ambient air quality standards by the earliest practicable date. Attainment Plans are required for air basins in violation of the state ozone (O₃), carbon monoxide (CO), sulfur dioxide (SO₂) or nitrogen dioxide (NO₂) standards. Preparation of, and adherence to, Attainment Plans are the responsibility of the local air pollution districts or air quality management districts.

State and federal agencies have set ambient air quality standards for certain air pollutants. NAAQS have been established for the following criteria pollutants: CO, O₃, SO₂, NO₂, inhalable particulate matter (PM₁₀ and PM_{2.5}) and lead (Pb). The state standards for these criteria pollutants are more stringent than the corresponding federal standards. Table 1 summarizes the state and federal standards.



3. Environmental Analysis

Table 1
Ambient Air Quality Standards for Criteria Pollutants

<i>Pollutant</i>	<i>Averaging Time</i>	<i>California Standard</i>	<i>Federal Primary Standard</i>	<i>Pollutant Health and Atmospheric Effects</i>	<i>Major Pollutant Sources</i>
Ozone (O₃)	1 hour	0.09 ppm	0.12 ppm	High concentrations can directly affect lungs, causing irritation. Long-term exposure may cause damage to lung tissue.	Motor vehicles.
	8 hours	0.07 ppm	0.08 ppm		
Carbon Monoxide (CO)	1 hour	20 ppm	35 ppm	Classified as a chemical asphyxiant, CO interferes with the transfer of fresh oxygen to the blood and deprives sensitive tissues of oxygen.	Internal combustion engines, primarily gasoline-powered motor vehicles.
	8 hours	9.0 ppm	9 ppm		
Nitrogen Dioxide (NO₂)	Annual Average	*	0.05 ppm	Irritating to eyes and respiratory tract. Colors atmosphere reddish-brown.	Motor vehicles, petroleum-refining operations, industrial sources, aircraft, ships, and railroads.
	1 hour	0.25 ppm	*		
Sulfur Dioxide (SO₂)	Annual Average	*	0.03 ppm	Irritates upper respiratory tract; injurious to lung tissue. Can yellow the leaves of plants, destructive to marble, iron, and steel. Limits visibility and reduces sunlight.	Fuel combustion, chemical plants, sulfur recovery plants, and metal processing.
	1 hour	0.25 ppm	*		
	24 hours	0.04 ppm	0.14 ppm		
Suspended Particulate Matter (PM₁₀ PM_{2.5})	Annual Geometric Mean	30 µg/m ³ (PM ₁₀)	65 µg/m ³ (PM _{2.5})	May irritate eyes and respiratory tract, decreases in lung capacity, cancer and increased mortality. Produces haze and limits visibility.	Dust and fume-producing industrial and agricultural operations, combustion, atmospheric photochemical reactions, and natural activities (e.g. wind-raised dust and ocean sprays).
	Annual Arithmetic Mean	*	50 µg/m ³ (PM ₁₀)		
	24 hours	50 µg/m ³ (PM ₁₀)	150 µg/m ³ (PM ₁₀) 15 µg/m ³ (PM _{2.5})*		
Lead (Pb)	Monthly	1.5 µg/m ³	*	Disturbs gastrointestinal system, and causes anemia, kidney disease, and neuromuscular and neurologic dysfunction (in severe cases).	Present source: lead smelters, battery manufacturing & recycling facilities. Past source: combustion of leaded gasoline.
	Quarterly	*	1.5 µg/m ³		
Sulfates (SO₄)	24 hours	25 µg/m ³	*	Decrease in ventilatory functions; aggravation of asthmatic symptoms; aggravation of cardio-pulmonary disease; vegetation damage; degradation of visibility; property damage.	Industrial processes.

ppm: parts per million; µg/m³: micrograms per cubic meter

* = standard has not been established for this pollutant/duration by this entity.

Areas are classified under the Federal Clean Air Act as either "attainment" or "non-attainment" areas for each criteria pollutant based on whether the NAAQS have been achieved or not. The South Coast Air Basin is designated as a non-attainment area for O₃, CO, and PM₁₀.

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Existing Air Quality

The project site is located within the Source/Receptor Area (SRA) 25 – Hemet/Elsinore Area – and is under SCAQMD jurisdiction. SRA 25 is designated as a non-attainment area for ozone and PM₁₀ and proposed for non-attainment under the new federal PM_{2.5}. The communities within a given SRA are expected to have similar climatology. Additionally, similar traffic levels and the presence of local point sources contribute emissions to these areas. Subsequently, similar ambient air pollutant concentrations are expected within any given SRA. The monitoring station located closest to the project site is the Lake Elsinore Flint Street Monitoring Station located at 506 W. Flint Street in Lake Elsinore. The station does not monitor particulate matter and these values are inferred from the Perris monitoring station (located to the northeast of the project site) for PM₁₀ and the Riverside Magnolia monitoring station (located to the north of the project site) for PM_{2.5}. The most current five years of data monitored at these stations are included in Table 2.

Table 2
Ambient Air Quality Monitoring Summary

Pollutant/Standard	Number of Days Threshold Were Exceeded and Maximum Levels During Such Violations				
	2000	2001	2002	2003	2004
Ozone					
State 1-Hour \geq 0.09 ppm	45	62	53	50	34
Federal 1-Hour $>$ 0.12 ppm	1	12	6	7	2
Federal 8-Hour $>$ 0.08 ppm	26	46	41	36	21
Max. 1-Hour Conc. (ppm)	0.128	0.151	0.139	0.154	0.130
Max. 8-Hour Conc. (ppm)	0.104	0.120	0.114	0.137	0.113
Carbon Monoxide¹					
State 1-Hour $>$ 20 ppm	NM	NM	NM	NM	NM
State 8-Hour $>$ 9.0 ppm	0	0	0	0	0
Federal 8-Hour \geq 9.5 ppm	0	0	0	0	0
Max 1-Hour Conc. (ppm)	NM	NM	NM	NM	NM
Max. 8-Hour Conc. (ppm)	4.23	4.48	1.89	1.39	1.14
Nitrogen Dioxide					
State 1-Hour $>$ 0.25 ppm	0	0	0	0	0
Max. 1-Hour Conc. (ppm)	0.078	0.091	0.074	0.074	0.090
Inhalable Particulates (PM₁₀)²					
State 24-Hour $>$ 50 $\mu\text{g}/\text{m}^3$	13	16	21	17	6
Federal 24-Hour $>$ 150 $\mu\text{g}/\text{m}^3$	0	0	0	0	0
Max. 24-Hour Conc. ($\mu\text{g}/\text{m}^3$)	87	86	100	142	83
Inhalable Particulates (PM_{2.5})³					
State 24-Hour $>$ $\mu\text{g}/\text{m}^3$	NM	NM	NM	NM	NM
Federal 24-Hour $>$ 65 $\mu\text{g}/\text{m}^3$	5	4	2	1	2
Max. 24-Hour Conc. ($\mu\text{g}/\text{m}^3$)	79.3	74.9	75.5	73.3	93.8

¹ The Lake Elsinore Flint Street Monitoring Station did not monitor carbon monoxide in year 2001 or 2000. Data was supplemented from the Riverside Magnolia Street Monitoring Station.

² Lake Elsinore Flint Street Monitoring Station does not monitor PM₁₀. Data was supplemented from the Perris Monitoring Station.

³ The Lake Elsinore Flint Street Monitoring Station does not monitor PM_{2.5}. Data was supplemented from the Riverside Magnolia Monitoring Station.

NM: not monitored

ppm: parts per million; $\mu\text{g}/\text{m}^3$: micrograms per cubic meter

Source: South Coast Air Quality Management District

The data show recurring violations of both the state and federal ozone standards. The data also indicate that the area regularly exceeds the state PM₁₀ standards. The area has also exceeded the federal PM_{2.5}.

3. *Environmental Analysis*

standards. The CO federal 8-hour standard has not been violated. The NO₂ standard has not been violated in the last five years within the project area or surrounding areas. **Sensitive Receptors**

Some land uses are considered more sensitive to air pollution than others due to the types of population groups or activities involved. Sensitive population groups include children, the elderly, the acutely ill and the chronically ill, especially those with cardiorespiratory diseases. Residential areas are also considered to be sensitive to air pollution because residents (including children and the elderly) tend to be at home for extended periods of time, resulting in sustained exposure to any pollutants present. Recreational land uses are considered moderately sensitive to air pollution. Although air exposure periods are generally short, exercise places a high demand on respiratory functions, which can be impaired by air pollution. In addition, noticeable air pollution can detract from the enjoyment of recreation. Industrial and commercial areas are considered the least sensitive to air pollution. Exposure periods are relatively short and intermittent, as the majority of the workers tend to stay indoors most of the time. In addition, the working population is generally the healthiest segment of the public.

The proposed project site is presently surrounded by single-family and multi-family residences to the north, south and west. To the east, across Riverside Drive, is a small local general store, which is adjoined by a small group of mobile homes. Further to the east, is Lake Elsinore.

Methodology

The air quality assessment for the proposed project estimates emissions associated with construction and operation of the proposed project. The impact analysis contained in this section was prepared in accordance with the methodologies provided by the South Coast Air Quality Management District (SCAQMD) as included in the URBEMIS2002 model. The calculated emissions of the project are compared to thresholds of significance for individual projects using the South Coast Air Quality Management District (SCAQMD) *CEQA Air Quality Handbook*. The SCAQMD *CEQA Air Quality Handbook* recommends assessing emissions of reactive organic compounds (ROC or ROG) and nitrogen oxides (NO_x) as indicators of ozone because they are ozone precursors.

Thresholds of Significance

The SCAQMD has established thresholds of significance for air quality for construction activities and project operation as shown in Table 3 below.

Table 3 SCAQMD Threshold Of Significance		
<i>Air Pollutant</i>	<i>Construction Phase</i>	<i>Operational Phase</i>
Reactive Organic Gases (ROG)	75 lbs/day	55 lbs/day
Carbon Monoxide (CO)	550 lbs/day	550 lbs/day
Nitrogen Oxides (NO _x)	100 lbs/day	55 lbs/day
Sulfur Oxides (SO _x)	150 lbs/day	150 lbs/day
Particulates (PM ₁₀)	150 lbs/day	150 lbs/day

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

3. *Environmental Analysis*

a) Conflict with or obstruct implementation of the applicable air quality plan?

Less Than Significant Impact. The South Coast Air Quality Management District (SCAQMD) regulates air emissions in the South Coast Air Basin. The SCAQMD is required, pursuant to the Clean Air Act, to reduce emissions of criteria pollutants for which the SCAB is in non-attainment. Strategies to achieve these emission reductions are developed in the Air Quality Management Plan (AQMP) prepared by SCAQMD for the region. The AQMP outlines regional programs and control measures to reduce future emissions based on population projections. The AQMP is based on Southern California Association of Governments (SCAG) projections, as well as on the requirements and projections included in the General Plans for those communities located within the South Coast Air Basin. Projects that are consistent with the local General Plan are considered consistent with the air quality-related Regional Plan.

As discussed in Section 3.9, *Land Use and Planning*, the proposed project would require a General Plan Amendment to convert from a commercial land use designation to a proposed medium high density residential land use designation. Although the project was not included in the projections of AQMP, the proposed project is located on an approximately 5-acre site, and includes no more than 51 residential units, resulting in a population increase of 170 individuals.³ In addition, the project would result in emissions which are below the SCAQMD significance thresholds. The SCAQMD significance thresholds assist in achieving the goals of the AQMP by identifying those projects that would generate substantial amounts of emissions. Because the project would result in emissions which are substantially below the SCAQMD significance thresholds for both the construction and operational phases of the project, the SCAQMD does not consider this project to be a substantial air pollutant emitter. As such, the proposed project would be considered a conflict with any applicable air quality plan. Therefore, impacts are less than significant and no mitigation measures are required.

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

Less Than Significant Impact. The proposed project includes construction and subsequent operation of the proposed 51 unit townhouse residential development on an approximately 5-acre site. Air pollutant emissions associated with the project would occur over the short-term, from site preparation and building construction activities, to support the proposed land use. In addition, emissions would result from the long-term operation of the completed project.

Short-Term Air Quality Impacts

Construction activities would result in the generation of air pollutants. These emissions would primarily be 1) exhaust emissions from powered construction equipment, 2) dust generated from earthmoving, excavation and other construction activities, 3) motor vehicle emissions associated with vehicle trips, and 4) hydrocarbon emissions from the application of asphalt, paints, and coatings.

The proposed project would be constructed in one phase. The URBEMIS2002 computer model calculations were modeled on a worst-case scenario based on a construction start date of late 2005. Air pollutant emissions associated with the project could occur over the short-term from project-related construction activities. The analysis included is based on the URBEMIS2002 computer model. The model separates out the grading and building phases, as these operations would not be expected to overlap. On the other hand, as a reasonable worst-case, the model does assume that both the

³ Population projections calculated assuming 3.34 persons per household as defined by the US Census Tract 430.04 residential neighborhood.



3. Environmental Analysis

construction and painting of the structures and the application of asphalt does overlap. The model run is included in Appendix B.

Table 4
Daily Construction Emissions

Source	Pollutants (lb/day)				
	CO	NO _x	ROG	SO _x	PM ₁₀
Site Grading 2005	29	25	4	0	51
Building Construction 2006	30	24	4	0	1
Building Construction 2007	73	56	71	0	2
SCAQMD Threshold	550	100	75	150	150
Exceeds Threshold	NO	NO	NO	NO	No

As shown in Table 4 above, grading and construction emissions would be below SCAQMD thresholds.

Long-Term Air Quality Impacts

The major source of long-term air quality impacts from the proposed project is associated with the emissions produced from project-generated vehicle trips. Stationary sources related to the use of natural gas to meet the heating demands of the proposed structures and landscape maintenance add only minimally to these values.

Trip rates for the proposed project were based on the Traffic Analysis conducted by Urban Crossroads, "Tentative Parcel Map 32674 Traffic Impact Analysis" (dated June, 2005), for condominium and townhome developments. Based on 10.24 trips per day per unit, the proposed project would generate as many as 522 average daily trips (ADT). Emissions generated by project-related trips and stationary sources are based on the URBEMIS2002 computer model. Project emissions from these trips are included in Table 5. No emissions are projected to exceed their respective criterion; therefore, no long-term air quality impacts would occur as a result of the operational phase of the proposed project.

Table 5
Daily Operational Emissions

Source	Pollutants (lb/day)				
	CO	NO _x	ROG	SO ₂	PM ₁₀
Summer					
Mobile Sources	65	6	5	<1	5
Area Sources	1	<1	3	<1	<1
Operational Total	66	6	9	<1	5
Threshold	550	55	55	150	150
Exceeds Threshold	NO	NO	NO	NO	NO
Winter					
Mobile Sources	61	8	5	<1	5
Area Sources	<1	<1	3	<1	<1
Operational Total	61	9	8	<1	5
Threshold	550	55	55	150	150
Exceeds Threshold	NO	NO	NO	NO	NO

3. *Environmental Analysis*

- c) **Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?**

Less Than Significant Impact. In accordance with SCAQMD methodology, any project that does not exceed or can be mitigated to less than the daily threshold values, does not add significantly to a cumulative impact. URBEMIS modeling demonstrates that project implementation would not result in emissions in excess of the SCAQMD threshold value. Furthermore, the project is considered consistent with the AQMP, which forms the basis for attainment of the Ambient Air Quality Standards (AAQS). As a result, the project would not have the potential to temporarily delay the attainment of the AAQS. Consequently, the project does not add significantly to any cumulative impact. No mitigation measures are necessary.

- d) **Expose sensitive receptors to substantial pollutant concentrations?**

Less Than Significant Impact. An impact is also potentially significant if emission levels exceed the State or Federal Ambient Air Quality Standards thereby exposing receptors to substantial pollutant concentrations. Because CO is produced in greatest quantities from vehicle combustion and does not readily disperse into the atmosphere, adherence to ambient air quality standards is typically demonstrated through an analysis of localized CO concentrations.

Areas of vehicle congestion have the potential to create "pockets" of CO called "hot spots." These pockets have the potential to exceed the State 1-hour standard of 20 ppm or the 8-hour standard of 9.0 ppm. Note that the Federal levels are based on 1- and 8-hour standards of 35 and 9 ppm, respectively. Thus, an exceedance condition will occur based on the State standards prior to exceedance of the Federal standard.

Because traffic congestion is highest at intersections where vehicles queue and are subject to reduced speeds, these hot spots are typically produced at intersection locations. Typically, for an intersection to exhibit a significant CO concentration, it would operate at level of service (LOS) D or worse. All local intersections currently operate at LOS C or better during the worst-case peak periods and would continue to do so with project implementation. Due to the minimal amount of vehicle traffic generated by the project, the project would not generate any CO hot spots or site sensitive receptors proximate to any intersections that are subject to significant CO concentrations. As such, the project would not expose sensitive receptors to substantial pollutant concentrations. No significant impact would result from this project, and no mitigation measures are necessary.

- e) **Create objectionable odors affecting a substantial number of people?**

Less Than Significant Impact. Odors are one of the most obvious forms of air pollution to the general public. Odors can present significant problems for both the source and the surrounding community. Although offensive odors seldom cause physical harm, they can cause agitation and concern to the general public.

The potential odors associated with the project are from the application of asphalt and paint during the construction period, and from residential homes caused by cooking odors. These odors, if perceptible, are common in the environment and would be of very limited duration. Therefore, any odor impacts would not be considered significant. No mitigation measures are necessary.



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3.4 **BIOLOGICAL RESOURCES**

- a) **Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?**

No Impact. The City of Lake Elsinore is enrolled in the Riverside County Multiple Species Habitat Conservation Plan. The proposed project site is designated as developed, disturbed land according to the Riverside County General Plan, Elsinore Area Plan, MSHCP Conservation Area. The site has been developed in the past, and is currently in a highly disturbed state. There are no identified special or sensitive species that have been located on the proposed project site. No mitigation measures will be necessary.

- b) **Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?**

No Impact. According to the Riverside County General Plan, Elsinore Area Plan with Vegetation, Cells and Cell Groups Keyed to MSHCP Criteria Map, the proposed project site is designated as developed, disturbed land, and does not contain any areas of riparian habitat. No mitigation measures are necessary.

- c) **Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?**

No Impact. According to the MSHCP Mapped Wetland Resources, the proposed project site does not contain any areas of federally protected wetlands, marshes, vernal pools, etc. The proposed project site is highly disturbed and has been previously developed. No impacts in relation to the proposed project are anticipated. No mitigation measures are necessary.

- d) **Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?**

Less Than Significant Impact. The proposed project site is surrounded by developed lands, mostly residential uses, to the north, east and west, and is characterized by ornamental trees, weeds and non-native grasses growing through and around the existing concrete foundations. Riverside Drive (SR 74) parallels the southern boundary of the site, while the Leach Canyon Flood Control Channel parallels the eastern boundary of the site, separating the site from residential uses located to the east. The site has been developed previously, and because of the existing surrounding uses of the site, its ability to serve as a wildlife corridor is extremely limited.

Development of the proposed project also entails removal of all onsite vegetation. Project implementation may potentially impact roosting birds on the project site. The Migratory Bird Treaty Act (MBTA), a national ordinance, and Sections 3503, 3503.5 and 3513 of the California Fish and Game Code, a state ordinance, protect nests of all native birds. Removal by the project of one or more active nests of birds protected by MBTA and/or Sections 3503, 3503.5 and 3513 of the California Fish and Game Code or disturbances that would cause abandonment of active raptor nests containing eggs or young would be a violation of MBTA and/or Sections 3503, 3503.5 and 3513 of the California Fish and Game Code and thus a significant impact. In accordance with MBTA, project construction activities

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should be scheduled to avoid the nesting season to the extent possible. In the project area, protected species breed from February through August. However, some raptors begin nest-building as early as January and may have young in the nest through September. If it is not possible to schedule construction between October and December, then a preconstruction survey will be required no more than two days prior to the initiation of project activities during the early part of the breeding season. If an active nest is found within the limits of construction activities, a qualified ornithologist shall determine the extent of a construction-free buffer zone (typically 250 feet for raptors, variable for other species) to establish around the nest and will conspicuously flag off the buffer area around the nest(s). The construction crew will be instructed to avoid any activities in this zone until the bird nest(s) is/are no longer occupied, per a subsequent survey by the qualified ornithologist.

Compliance with MBTA would reduce any potential impacts to nesting birds to a less-than-significant level. Therefore, no significant impacts on habitat modification and special status species would occur as a result of the proposed project, and no mitigation measures are necessary.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

No Impact. The proposed project site does not contain any locally designated species and therefore, would not conflict with any local policies or ordinances protecting biological resources. No impact would occur as a result of the proposed project. No mitigation measures are necessary.

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

No Impact. The proposed project site is designated as Urban according to the City of Lake Elsinore General Plan Existing Vegetation Map, and the implementation of the project would not conflict with any existing habitat conservation plan. No significant impact is anticipated from the implementation of the proposed project. No mitigation measures are necessary.



3.5 CULTURAL RESOURCES

a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?

No Impact. . Section 10564.5 defines historic resources as resources listed or determined to be eligible for listing by the State Historical Resources Commission, a local register of historical resources, or the lead agency. Generally a resource is considered to be “historically significant”, if it meets one of the following criteria:

- i) Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage;
- ii) Is associated with the lives of persons important in our past;
- iii) Embodies the distinctive characteristics of a type, period, region or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
- iv) Has yielded, or may be likely to yield, information important in prehistory or history (§15064.5)

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The proposed project site has been previously developed, is highly disturbed and is surrounded by residential uses. There is no evidence of historic or prehistoric cultural resources. The project site is not associated with the lives of persons important to our past, does not contain any distinctive characteristics of a type, period, region or method of construction, or represents the work of an important creative individual, or possesses high artistic values, nor yields information important in prehistory or history. Therefore, no impact would result from the development of the proposed project, and no mitigation measures are necessary.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?

No Impact. According to CEQA Guideline §15064.5 and Public Resources Code §21083.1, the proposed development would be considered to have a significant impact if it would cause a substantial adverse change in the significance of a unique archaeological resource (i.e. an artifact, object, or site about which it can be clearly demonstrated that without merely adding to the current body of knowledge, there is a high probability that it contains information needed to answer important scientific research questions, has a special and particular quality such as being the older or the best available example of its type, or is directly associated with a scientifically recognized important prehistoric or historic event or person).

Due to the development that has previously occurred on this site, it is unlikely that any archaeological resources would be found as a result of project development. No significant impacts would occur as a result of the development of the proposed school. No mitigation measures are necessary.

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

No Impact. No significant paleontological resources are known to exist on the project site. Due to the development that has occurred on the project site in the past, it is considered unlikely that any paleontological resources would be uncovered as a result of project development. No significant impacts would occur as a result of the proposed project. No mitigation measures are necessary.

d) Disturb any human remains, including those interred outside of formal cemeteries?

Less Than Significant Impact. While no human remains are known to exist on the project site or in the vicinity of the project site and no Native American burial ground has been identified on the project site, if an unexpected discovery of human remains is identified at any time, the Applicant shall follow guidelines addressed in California Health and Safety Code section 7050.5, which requires the Riverside County Coroner to be notified and, in coordination with the Native American Heritage Commission, make a determination on the disposition of the remains. Therefore, impacts would be less than significant, and no mitigation measures are necessary.

3.6 GEOLOGY AND SOILS

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

- i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.**

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Less Than Significant Impact. Fault rupture occurs when an active fault displaces in two separate directions during an earthquake. Concern about the growing number of structures located on or near active and potentially active faults led the state of California to enact the Alquist-Priolo Geologic Hazard Zone Act of 1972. The Act was revised in 1975 and renamed the Alquist-Priolo Special Studies Zone Act. Sudden surface rupture from severe earthquakes can cause extensive property damage, but even the slow movement known as “fault creep” can cause displacement that results in offset or disfiguring of curbs, streets, and building.

The site is located within a seismically active region that is known for its major geological structures, active faults and historic seismicity. Because the site is in a seismically active region, it is reasonable to assume that the site would be subject to future seismic shaking that may occur along local or regional faults. According to the City of Lake Elsinore General Plan, Public Safety and Urban Services Element, the major faults within the Elsinore zone are the Glen Ivy North, the Wildomar, and the Willard faults. A major earthquake along any of these faults would be capable of generating seismic hazards and strong ground shaking effects at the project site. However, the project site is not located within or adjacent to the above mentioned faults, nor is it in an Earthquake Fault Zone, as defined by the State of California in the Alquist-Priolo Earthquake Fault Zoning Act. No known faults cross the site. Therefore, significant impacts are anticipated from the implementation of the proposed project, and no mitigation measures are necessary.

ii) **Strong seismic ground shaking?**

Less Than Significant Impact. Ground shaking from earthquakes accounts for nearly all earthquake losses. Many factors determine the severity of ground shaking at a given location, such as size of earthquake, length of fault rupture, depth of hypocenter, type of faulting (dip slip/strike slip), directional attenuation, amplification, earth materials and others. Due to the location of the site with respect to regional faulting and the recorded historical seismic activity, moderate to severe ground shaking could be anticipated during the life of the proposed school facilities. Therefore, seismic impact resulting from strong earthquakes should be expected within the design life of the proposed project. The proposed project would be designed in accordance with seismic requirements of the California Building Code (CBC), Title 24 California Code of Regulations, and would be required to meet the standards of the Division of the State Architect for seismic safety. Compliance with established standards would reduce the risk of structural collapse to less than significant, and no mitigation measures are necessary.

iii) **Seismic-related ground failure, including liquefaction?**

Less Than Significant Impact. Liquefaction is the loss of strength of cohesionless soils when water pressure in the soil becomes equal to the confining pressure. Liquefaction generally occurs as a “quicksand” type of ground failure caused by strong ground shaking. The primary factors influencing liquefaction potential include depth to groundwater, soil type, relative density of the sandy soils, confining pressure, and the intensity and duration of ground shaking. In the Lake Elsinore area, the groundwater level and poorly consolidated alluvial materials in the floodplain area and valley floor create areas susceptible to liquefaction. According to the Seismic Hazard Map contained in the Elsinore Area Plan of the Riverside County General Plan, the proposed project site is located in an area of very high liquefaction potential. The Applicant is required to complete a geotechnical survey prior to grading, and the proposed project would be designed in accordance with seismic requirements of the California Building Code (CBC) Title 24 California Code of Regulations,



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and would be required to meet the standards of the Division of the State Architect for seismic safety. Compliance with established standards would reduce the risk of structural collapse due to liquefaction to less than significant, and no mitigation measures are necessary.

iv) **Landslides?**

Less Than Significant Impact. The proposed project site is relatively flat, and according to the grade levels described in the Slope Instability Map of the Elsinore Area Plan of the Riverside County General Plan, the project area has low to no susceptibility to landslides. Therefore, a significant impact is not anticipated. No mitigation measures are necessary.

b) **Result in substantial soil erosion or the loss of topsoil?**

Less Than Significant Impact. Implementation of the proposed project may result in soil erosion during and after construction until landscaping and ground cover are established. However, erosion potential is considered minimal. No substantial alteration of the existing topography is anticipated, and landscape plans will incorporate irrigation and erosion control measures in compliance with City regulations. Impacts from the proposed project are anticipated to be less than significant. No mitigation measures are necessary.

c) **Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?**

Less Than Significant Impact. As discussed in Section 3.6 (a, iii) the proposed project site, according to the Seismic Hazard Map contained in the Elsinore Area Plan of the Riverside County General Plan, is located in an area of very high liquefaction potential. However, the proposed project would be designed in accordance with seismic requirements of the California Building Code (CBC) Title 24 California Code of Regulations, and would be required to meet the standards of the Division of the State Architect for seismic safety. Compliance with established standards would reduce the risk of structural collapse due to liquefaction to less than significant, and no mitigation measures are necessary.

d) **Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?**

Less Than Significant Impact. According to the City of Lake Elsinore General Plan, Public Safety and Urban Services Element, the Lake Elsinore basin floor primarily consists of recent alluvial deposits which are poorly consolidated sediments (clay, silt, sand and gravel) deposited by streams flowing into Lake Elsinore. Fill material used for cut and fill slopes during site grading will conform to the requirements of the Uniform Building Code. Therefore, no impact related to expansive soils is anticipated, and no mitigation measures are required.

e) **Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?**

No Impact. The proposed project site will be served by the existing sewer system, and will not require the installation of any additional lines, nor will it require the installation of septic tanks or an alternative waste water disposal system. No impacts due to the implementation of the proposed project are anticipated. No mitigation measures are necessary.

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3.7 HAZARDS AND HAZARDOUS MATERIALS

- a) **Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?**

Less Than Significant Impact. While grading and construction activities of the proposed project may involve the limited transport, storage, use or disposal of hazardous materials, such as in the fueling/servicing of construction equipment onsite, activity would be short-term or one-time in nature and would be subject to Federal, State and local health and safety requirements. Long-term use for the project consists of residential uses, and would not involve the routine transport, use or disposal of hazardous materials. The proposed project would not create a significant hazard to the public or the environment. Therefore, impacts of the project would be less than significant, and no mitigation measures are required.

- b) **Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?**

Less Than Significant Impact. As discussed in Section 3.7(a), the proposed project is a residential development that would not create a significant hazard to the public or to the environment involving the release of hazardous materials. No significant quantities of hazardous materials would be located on site as a result of the proposed project, and no significant impacts associated with the accidental release of hazardous materials in the environment are anticipated. No mitigation measures are necessary.

- c) **Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?**

Less Than Significant Impact. The proposed project site is located approximately .2 miles to the east of Lakeside High School, 32593 Riverside Dr. The proposed project entails development of a 51-unit residential area, and does not include development of any commercial or industrial uses. Therefore, the proposed project would not emit hazardous emissions or involve handling of hazardous or acutely hazardous materials. No significant impacts associated with the accidental release of hazardous materials within one-quarter mile of a school site would occur, and no mitigation measures are necessary.

- d) **Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?**

No Impact. The proposed project site is not identified on any government lists as containing hazardous materials. The proposed project would not create any hazards to the public or the environment, and therefore no significant impact would result. No mitigation measures are necessary.

- e) **For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?**

No Impact. Perris Valley Airport, a public-use airport mainly used for skydiving flights run by Skydive Perris, is located approximately 11 miles northeast of the project site, and would not result in a safety hazard for people residing in the proposed project area. No mitigation measures are necessary.



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- f) **For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?**

No Impact. Skylark Airport, a private airstrip used mainly for skydiving trips run by Skydive Lake Elsinore, is approximately 4.89 miles southeast of the proposed project site. The proposed project is not within the airport influence area. No mitigation measures are necessary.

- g) **Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?**

No Impact. The proposed project would not interfere with the implementation of the city's emergency response plan or emergency evacuation plan. The proposed project has incorporated a fire access lane, which will remain locked (and will have break-away gates for emergency fire truck access) in addition to the main entrance. Both entrances are off of Riverside Dr. No impacts to emergency responses or evacuation plans are anticipated. No mitigation measures are necessary.

- h) **Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?**

No Impact. According to the Wildfire Susceptibility Map contained in the Elsinore Area Plan of the Riverside County General Plan, the proposed project site is not located within a susceptible zone. Fire protection for the proposed site is provided by Station #85 of the Riverside County Fire Department, and is adequate to serve the needs of the proposed project site. The project site is also surrounded by developed, residential areas, and is not in close proximity to wildlands. No significant impacts are anticipated. No mitigation measures are necessary.

3.8 HYDROLOGY AND WATER QUALITY

- a) **Violate any water quality standards or waste discharge requirements?**

Less Than Significant Impact. The proposed project would entail the construction of 51 single-family units on 4.95 acres in the City of Lake Elsinore. Drainage and surface water discharge from the proposed project would be typical of a residential development and would not contain any significant quantities of chemicals or other contaminants. However, site preparation could temporarily increase the amount of soil erosion and siltation entering the local storm water drainage system.

The Clean Water Act delineates a national permitting system for point discharges known as the National Pollution Discharge Elimination System (NPDES). NPDES permits typically incorporate specific limitations for point source discharges to ensure that discharges meet permit conditions and protect state-defined water quality standards. In the State of California, nine Regional Water Quality Control Boards (RWQCBs) are responsible for administering the NPDES permitting program and are also responsible for developing NPDES permitting requirements. The NPDES program was expanded in 1987 to include the regulation of storm water runoff originating from municipal, industrial, or construction activities. The Santa Ana Regional Water Quality Control Board is the RWQCB for the City of Lake Elsinore.

Since the proposed project would be constructed on a site exceeding one acre of land, the Clean Water Act would require the District to obtain the appropriate NPDES permit from the Santa Ana RWQCB. As part of this permit requirement, a Storm Water Pollution Prevention Plan (SWPPP) and Monitoring Program must be prepared and Best Management Practices (BMPs) must be designed to prevent erosion and siltation during the project's construction phase. The purpose of the SWPPP is to identify

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sources of sediments and pollutants that may affect storm water quality, designate use of appropriate selected BMPs at the project site, and construct and implement storm water pollution prevention measures that would reduce water pollution associated with construction. BMPs may also include, but are not limited to, those measures specified in the California Storm Water Best Management Practice Handbook for Municipal, Industrial/Commercial and Construction Activity and those measures identified by any other agency with jurisdiction over the proposed project site. Examples of BMPs that may be incorporated into the SWPPP to minimize impacts resulting from increased erosion include, but are not limited to, the following:

- Preparation of erosion control plans,
- Compliance with local grading codes,
- Construction scheduling,
- Stabilization at construction entrances,
- Silt fencing,
- Sediment traps,
- Sandbagging,
- Straw bale barriers,
- Check dams,
- Outlet protection,
- Storm drain inlet protection,
- Temporary silt basins,
- Planting of vegetation and/or placement of jutes on graded slopes not scheduled for construction,
- Use of water trucks to prevent dust emissions,
- Covering of all construction material and waste,
- Proper waste handling,
- Development and implementation of a spill prevention/recovery plan,
- Site inspections and BMP maintenance,
- Vehicle and equipment management,
- Tracking,
- Off-site fueling,
- Concrete cleanouts, and
- Education and training (tailgate storm water education for trades, tied to safety meetings).

Site-specific BMPs would be established in the SWPPP. The SWPPP serves to help identify the sources of pollution that affect the quality of storm water discharges, and to describe and ensure the implementation of practices to reduce the pollutants in construction storm water discharges. The State Water Control Board, prior to the commencement of construction, must approve the SWPPP.

Currently, all developments within Riverside County are required to prepare a Water Quality Management Plan (WQMP) for post construction activities, for approval by the Santa Ana RWQCB, detailing applicable post-construction BMPs prior to the approval of any construction permits. Proposed drainage for the site would be engineered to follow the existing drainage patterns. Based on The City of Lake Elsinore General Plan, Hydrology Map, drainage flows in a southeasterly direction, towards the lake. Examples of post-construction BMPs include, but are not limited to, the following:

- Increased building density,
- Use of natural drainage systems,
- Landscaping,
- Roof runoff controls,
- Efficient irrigation, and
- Storm drainage signage.



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Site-specific BMPs would be established in the WQMP. The proposed project would comply with all applicable rules and regulations to reduce non-storm water discharges by designing, constructing, and operating an on-site drainage system, and by developing and implementing a WQMP. The WQMP would include BMPs to identify and reduce sediment and other pollutants in storm water discharges.

Mandatory compliance with NPDES permit requirements through the preparation of both SWPPP and WQMP would ensure that no water quality standards or discharge requirements are violated and would reduce impacts on water quality to a less-than-significant level. Therefore, no significant impacts would occur as a result of the proposed project, and no mitigation measures are necessary.

- b) 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 (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?**

Less Than Significant Impact. The project is located within the Elsinore Valley Municipal Water District (EVMWD), which provides water to a 96-square mile area in western Riverside County. The District derives its water sources from local groundwater and surface sources and supplements these sources with imported water from the Metropolitan Water District of Southern California (MWD). The District obtains its main local groundwater source from the Pauba Formation Aquifer, located northwest and southeast of the Lake through eight active wells in the Elsinore Basin. Groundwater storage in the basin is estimated at 1,155,000 acre feet of water.

Natural inflow to the Elsinore Basin is estimated at 800 acre feet per year.⁴ According to the Groundwater Management Plan, the Elsinore Basin may be in a current state of overdraft, by 4,400 acre feet per year. To minimize overdraft, the EVMWD imports 52.1% of their water from the MWD, while only 39.6% is derived from the wells in Lake Elsinore and three additional wells in Corona, the Elsinore Basin and the Temescal Basin, respectively. The remainder of the water comes from the Canyon Lake Plant. Currently, the EVMWD is considering the development of a groundwater storage program to “bank” water during wet periods and extract this water during droughts. In addition, the Lake has historically undergone periods of drying up, which reduces water quality and compromises fish and wildlife habitat. To maintain stable lake levels and minimize flooding during wet years, the Lake Elsinore Management Project was initiated by the EVMWD. Current lake levels are approximately 1,235 feet in elevation with storm water runoff and the use of recycled water.

The proposed project would require 15,300 gallons of water per day, or approximately 17 acre feet of water per year, based upon a development of 51 dwelling units. Consequently, the project would not substantially deplete groundwater supply, as it comprises less than 0.5% of the total groundwater in the Elsinore Basin. Moreover, most of EVMWD water is imported.

Additionally, the proposed project would not substantially interfere with groundwater recharge. The proposed project is located within the Elsinore Basin. Stormwater flows that currently flow within the Elsinore Basin, and to Lake Elsinore, do not represent a significant source of groundwater recharge (as stated in the Santa Ana River Basin Water Quality Control Plan). Therefore, impacts to groundwater recharge from the implementation of the project are considered less than significant. No mitigation measures are necessary.

⁴Department of Water Resources, Planning and Local Assistance, *California's Groundwater Bulletin 118, Elsinore Groundwater Basin*, February 27, 2004.

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- c) **Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in a substantial erosion or siltation on- or off-site.**

Less Than Significant Impact. Urban development has two typical effects on storm runoff hydrology: an increase in total runoff volume, and faster rising and higher peak flows. The increased area of impervious surfaces such as roads, parking lots, sidewalks, and buildings prevents natural infiltration to the soil, and thus creates higher runoff volumes. More rapid transport of runoff over smooth artificial surfaces and drainage facilities, combined with the higher volume of runoff causes elevated peak flows. This increase in flows may adversely affect downstream channels.

Based on the topographic data, surface water runoff would generally flow in a southeasterly direction. Implementation of the proposed project would not substantially alter the existing drainage pattern on the site, as drainages would be engineered to maintain the existing pattern of water flows on the site. Erosion and siltation due to wind and rainfall are more likely to occur when soils are exposed. During grading for the proposed project, the soils would continue to be exposed; however, upon completion of the grading for the proposed project, the soils would be covered with impervious surfaces or with landscaping, both of which would serve to reduce or prevent erosion and siltation on- and off-site. The project would not involve an alteration of the course of a stream or river.

Implementation of the NPDES permit requirements, as they apply to the site, would reduce potential erosion, siltation and water quality impacts resulting from the project to a less-than-significant level. In addition, the use of landscaping and construction of an on-site drainage system would further reduce potential erosion and siltation impacts of the completed residential development. Development of the proposed project would not create substantial erosion or siltation on- or off-site, and impacts would be less than significant. No mitigation measures are necessary.

- d) **Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?**

Less Than Significant Impact. As noted in previous subsections, implementation of the proposed project would not substantially alter the existing drainage pattern on the site, as drainages would be engineered to maintain the existing pattern of water flows on the site, and catch basins and structural and non-structural BMPs would be employed on the site to capture and treat runoff to the maximum extent feasible. Additionally, while project implementation would replace the existing pervious soil and vegetation on the site with compacted building pads and structures, no significant increase in urban runoff from the project site would occur, as the site was previously developed and much impervious material remains. Therefore, implementation of the proposed project would not result in flooding on- or offsite, and impacts would be less than significant. No mitigation measures are necessary.

- e) **Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?**

Less Than Significant Impact With Mitigation Incorporated. The proposed project would not exceed the capacity of the existing storm water drainage system of Lake Elsinore because the project would construct an on-site storm drainage system. Water would then be discharged into the Leach Canyon Flood Control Channel, which flows directly into Lake Elsinore. To prevent polluted runoff from entering the flood control channel, flows to the channel would be cleansed through the construction of two on-site catch basins, which would each serve a dual function as a catch basin and a water-quality basin. Implementation of this BMP, identified in the WQMP, would reduce any potential impacts of development to runoff water quality to a level of less than significant. Potential impacts to runoff water quality during



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construction would be reduced through conformance with the SWPPP. Impacts are considered less than significant with conformance of the SWPPP and the site-specific WQMP. No mitigation measures are necessary.

f) Otherwise substantially degrade water quality?

Less Than Significant Impact. With implementation of the site-specific WQMP and construction SWPPP described under the preceding subsections, substantial degradation of water quality is not expected to occur as a result of project implementation. No additional mitigation measures are necessary.

g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

No Impact. According to the Flood Hazards Map contained in the Elsinore Area Plan of the Riverside County General Plan, the proposed project area is within a 500-year floodplain. Therefore, the proposed project would not be placing housing structures within a 100-year flood hazard area, and no mitigation measures are necessary.

h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

No Impact. The Leach Canyon Flood Control Channel flows southerly along the eastern border of the proposed project site. Implementation of the proposed project would not interfere with the flow of waters in the flood control channel. Additionally, the proposed project site is not located within a 100-year flood hazard area. Therefore, no structures would be placed within a 100-year flood hazard area, and no impacts would be created from implementation of the proposed project. No mitigation measures are necessary.

i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

No Impact. According to the Flood Hazards Map of the Elsinore Area Plan of the Riverside County General Plan, the proposed project site is located outside of the dam hazard zone. Additionally, the Lake Elsinore Lake Management Plan contains measures which protect the public and structures from flooding, including an overflow weir, a lake-type inlet channel, and an operations island. No significant impacts are anticipated. No mitigation measures are necessary.

j) Inundation by seiche, tsunami, or mudflow?

Less Than Significant Impact. A seiche is a surface wave created when a body of water is shaken, usually by earthquake activity. Seiches are potentially hazardous when the wave action created in lakes or swimming pools is strong enough to threaten life and property. According to the Public Safety and Urban Services Element of the City of Lake Elsinore General Plan, a seiche in Lake Elsinore could occur during an earthquake, causing the lake level to rise by ten inches to twenty feet. The lake shoreline, and areas around the Temescal Outflow channel, could be impacted severely. The proposed project area is located approximately one-third mile from the northwestern shore of the lake. While seiches may pose a threat and be considered potentially significant, effects would be mitigated to a less than significant level by the Lake Elsinore Lake Management Project. The Lake Management Project (LMP) completed in 1995, entailed the construction of an earthen levee, construction of controlled overflow points, addition of an overflow weir, and the guarantee that the lake is not operated at levels above an elevation of 1,249 feet. Tsunamis are large ocean waves generated by major seismic events. The project site is located

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approximately 30 miles inland from the coast. Based on the location of the proposed project site, no impacts from tsunamis are anticipated. Mudflows are landslide events in which a mass of saturated soil flows downhill as a very thick liquid. The proposed project site is located approximately 1.15 miles away from the base of the nearest slope. No impacts are anticipated from mudflows. Therefore, no mitigation measures are necessary for tsunamis or mudflows, and any anticipated impacts from seiches will be mitigated by the measures already in place. No mitigation measures are necessary.

k) Potentially impact stormwater runoff from construction activities?

Less Than Significant Impact With Mitigation Incorporated. Construction activities onsite would have the potential to impact stormwater runoff. Mitigation measures detailed in the Storm Water Pollution Prevention Plan (SWPPP) would reduce any potential impacts to stormwater runoff from construction activities. No additional mitigation measures are necessary.

l) Potentially impact stormwater runoff from post-construction activities?

Less Than Significant Impact With Mitigation Incorporated. The proposed project aims to construct 51 single-family housing units on the site. According to the California Stormwater Quality Association (CASQA), pollutants generated from detached residential developments that can impact storm water include pathogens, nutrients, pesticides, sediments, trash and debris, oxygen-demanding substances, and oil and grease. Construction of the onsite catch basin, as outlined in the WQMP, would reduce any impacts from post-construction activities to less than significant. No additional mitigation measures are required.

m) Result in a potential for discharge of stormwater pollutants from areas of material storage, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage, delivery areas, loading docks or other outdoor work areas?



Less Than Significant Impact. Residential uses associated with project buildout do not have the potential to create an impact in this regard. No hazardous material would be allowed to be stored onsite, and no loading docks, delivery areas, or material storage would occur at project buildout. During construction, impacts would be reduced by the implementation of the mitigation measures detailed in SWPPP. Therefore, impacts are considered less than significant. No additional measures are necessary.

n) Result in the potential for discharge of stormwater to affect the beneficial uses of the receiving waters?

Less Than Significant Impact. According to the SARWQCB, Waste Discharge Requirements for the Riverside County Flood Control and Water Conservation District, stormwater flows which are discharged to MS4s in the Permit area are tributary to various water bodies (inland surface streams, lakes and reservoirs) of the state. The beneficial uses of these water bodies include municipal and domestic supply; agricultural supply; industrial service and process supply; groundwater recharge; water contact recreation, non-contact recreation and sportfishing; warm and cold freshwater habitat, preservation of biological habitats of special significance; and wildlife habitat and preservation of rare, threatened or endangered species. To protect the beneficial uses of the Receiving Waters, the pollutants from all sources, including Urban Runoff, need to be controlled.

Implementation of the proposed project would alter the existing hydrology on-site by discharging all runoff onsite into the Leach Canyon Flood Control Channel, which flows north to south and ultimately flows into Lake Elsinore. Runoff on-site would collect in the proposed storm drainage system and drain into the interior roads of the site, where it would collect into the proposed catch basins, and from thence,

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discharge into the Leach Canyon Flood Control Channel. Any impacts to the downstream receiving water body (Lake Elsinore) would be reduced to a level of less than significant through implementation of the site-specific WQMP. No additional mitigation is required.

o) Create the potential for significant changes in the flow velocity or volume of stormwater runoff to cause environmental harm?

Less Than Significant Impact. The proposed project would alter the flow velocity of the stormwater runoff and volume entering the Leach Canyon Flood Control Channel. As a result, the proposed project would include the installation of two catch basins in the southern portion of the property. Stormwater flows would drain via the interior roads of the project, where they would collect into the proposed catch basins before discharging into the flood control channel. Installation of the catch basins would mitigate any impacts to stormwater flow velocity. No additional mitigation measures are necessary.

p) Create significant increases in erosion of the project site or surrounding areas?

Less Than Significant Impact. The proposed project would not result in increases in erosion or siltation on-site or in the surrounding areas. Any impacts to the Leach Canyon Flood Control Channel from construction of the proposed project would be reduced by implementation of the SWPPP while adherence to the WQMP would result in BMPs that would adequately control erosion or siltation from long-term residential uses. Impacts are considered less than significant in this regard. No mitigation measures are necessary.

3.9 LAND USE AND PLANNING

a) Physically divide an established community?

No Impact. The areas surrounding the proposed project site currently include residential uses. Single- and multi-family homes exist along the western and northern border of the site. The proposed project would introduce 51 single family dwellings to the area. Residential development within the proposed project site would be compatible with existing uses and would not physically divide an established community. No mitigation measures are necessary.

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

Less Than Significant Impact. The applicant is currently requesting a General Plan Amendment. Currently the site is zoned R-3; however the General Plan Designation is General Commercial. After the site is redesignated, the General Plan designation will be consistent with the current zoning for the site. Medium/High Density permits up to 18 dwelling units per acre. As proposed, the project would result in a maximum of 10.3 units per acre. When the GPA is received, no further mitigation measures will be necessary.

c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

No Impact. The City of Lake Elsinore is enrolled in the Riverside County Municipal Species Habitat Conservation Plan (MSHCP). According to the MSHCP, the proposed project site is developed, disturbed land, and does not have any conservation requirements attached to it. No mitigation measures are necessary.

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3.10 MINERAL RESOURCES

- a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

No Impact. According to the Mineral Resources Map contained in the City of Lake Elsinore General Plan, the proposed project site is not located within an MRZ-2 zone, which is a zone designated as having "significant mineral deposits". Additionally, the proposed project site is not designated as having any mineral resources, including construction aggregate. Therefore, there would be no loss of availability of a known mineral resource, and no mitigation measures are necessary.

- b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

No Impact. As described above, the proposed project site does not reside in a zone designated as having a locally important mineral resource, and is not delineated as a mineral resource recovery site on the Mineral Resource Map of the the City of Lake Elsinore General Plan. Therefore, there would be no loss of availability of a locally important mineral resource, and no mitigation measures are necessary.

3.11 NOISE

Existing Noise Environment

Sound intensity is measured in decibels (dBA) that are A-weighted to correct for the relative frequency response of the human ear. That is, an A-weighted noise level includes a de-emphasis on low frequencies of sound similar to the human ear's de-emphasis of these frequencies. The zero on the decibel scale is based on the lowest sound level that the healthy, unimpaired human ear can detect. Unlike linear units (e.g., inches or pounds), decibels are measured on a logarithmic scale, representing points on a sharply rising curve.

The decibel scale increases as the square of the change, representing the sound pressure energy. While 10 decibels are 10 times more intense than 1 decibel, 20 decibels is 100 times more intense and 30 decibels is 1,000 times more intense. A sound as soft as human breathing is about 10 times greater than zero decibel. The decibel system of measuring sound gives a rough connection between the physical intensity of sound and its perceived loudness to the human ear. A 10-decibel increase in sound level is perceived by the human ear as the doubling of the loudness of the sound. Ambient sounds generally range from 30 dBA (very quiet) to 100 dBA (very loud).

Sound levels are generated from a source and their decibel level decreases as the distance from that source increases. This phenomenon is known as "spreading loss." Sound dissipates exponentially with distance from the noise source. For a single point source, sound level decays approximately 6 decibels for each doubling of distance from the source. If noise is produced by a line source, such as highway traffic, the sound decreases by 3 decibels for each doubling of distance in a hard site environment. Line source noise in a relatively flat environment with absorptive vegetation decreases by 4.5 decibels for each doubling of distance. Most areas actually contain both hard and soft elements and the spreading loss is usually between these two values.

The predominant rating scales for human communities in the State of California are the Equivalent-Continuous Sound Level (L_{eq}) and the Community Noise Equivalent Level (CNEL) based on A-weighted decibels (dBA). The L_{eq} is the total sound energy of time-varying noise over a sample period. The CNEL is the time-varying noise over a 24-hour period with a weighting factor applied to noises occurring during evening hours from 7:00 p.m. to 10:00 p.m. (relaxation hours - weighting factor of 5 decibels) and at



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night from 10:00 p.m. to 7:00 a.m. (sleeping hours - weighting factor of 10 decibels). The Day/Night noise level (Ldn) is calculated in a manner similar to the CNEL but does not add the evening weighting of 5 dBA. The Ldn applies the 24-hour Leq as the baseline noise limit, but then requires the limit to be lowered by 10 dBA at night.

The noise environments discussed in this report are specified in terms of the L_{eq} noise levels, as well as Ldn. The L_{eq} scale is used to assess stationary source impacts subject to local regulation while the Ldn addresses increases in ambient noise on community receptors.

Another noise metric also widely used in noise standards is measured in terms with percentile noise levels. For example, the L_{10} noise level represents the noise level that is exceeded 10 percent of the time. The L_{50} noise level represents the median noise level. Half the time the noise level exceeds this level and half the time the noise level is less than this level. The L_{90} noise level represents the noise level exceeded 90 percent of the time and is considered the lowest noise level experienced during the monitoring period. For a relatively constant noise source, the L_{eq} and L_{50} are approximately the same.

Methodology

This analysis includes those noise impacts from traffic on the proposed development and the project's contribution to noise on the adjacent residential areas. The generation of noise associated with the proposed project would occur over the short-term from site preparation and construction activities to implement the proposed project. In addition, noise would result from the long-term operation of the project. Both short-term and long-term noise impacts associated with the project are examined in this analysis.

Regulatory Background

To limit population exposure to physically and/or psychologically damaging, as well as intrusive noise levels, the federal government, the State of California, various County governments and most municipalities in the State have established standards and ordinances to control noise.

Federal Government

The federal government regulates occupational noise exposure common in the workplace through the Occupational Health and Safety Administration (OSHA) under the USEPA. Noise exposure of this type is dependent on work conditions and is addressed through a facility's Health and Safety Plan. As any site construction will be required to operate under an approved Health and Safety Plan, occupational noise is irrelevant to this study and is not addressed further in this document.

The US Department of Housing and Urban Development (HUD) has set a goal of 45 dBA Ldn as a desirable maximum interior standard for residential units developed under HUD funding. (This level is also generally accepted within the State of California.) While HUD does not specify acceptable exterior noise levels, standard construction of residential dwellings constructed under Title 24 standards typically provide 20 dBA of attenuation with the windows closed. Based on this premise, the exterior Ldn should not exceed 65 dBA.

The U.S. Fish and Wildlife Service have customarily applied a 60 dBA CNEL guideline for assessing noise impacts for protected sensitive habitats. Noise levels at or above this threshold are assumed to indirectly affect the reproductive success of certain species of birds, increase stress levels, and interfere with predator avoidance, among other impacts.

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The California Office of Noise Control has set acceptable noise limits for sensitive uses. Sensitive-type land uses, such as homes and schools, are "normally acceptable" in exterior noise environments up to 65 dBA CNEL and "conditionally acceptable" in areas up to 70 dBA CNEL. A "conditionally acceptable" designation implies that new construction or development should be undertaken only after a detailed analysis of the noise reduction requirements for each land use type is made and needed noise insulation features are incorporated in the design. By comparison, a "normally acceptable" designation indicates that standard construction can occur with no special noise reduction requirements.

Applicable interior standards for new multi-family dwellings are governed by Title 24 of the California Administrative Code. These standards require that acoustical studies be performed prior to construction in areas that exceed 60 dBA Ldn. Such studies are required to establish measures that will limit interior noise to no more than 45 dBA Ldn and this level has been applied to many communities in California.

City of Lake Elsinore

The project site is located within the City of Lake Elsinore and is therefore subject to both the General Plan Noise Chapter X (NOISE) as well as the local municipal code. The goal of the Noise Chapter is to "identify noise sensitive land uses and noise sources, and define areas of noise impact for the purposes of developing programs to ensure that Lake Elsinore residents will be protected from excessive noise intrusions." According to the Noise and Land use Compatibility Matrix in the City's General Plan, residential uses are clearly compatible up to a noise environment of 60 dBA and normally compatible up to 70 dBA after noise reduction requirements are made and needed noise insulation features in the design are determined.

In addition to the City's Noise and Land Use Compatibility Matrix which regulates mobile and stationary noise environments, the City regulates noise from stationary sources within the City's Municipal Code. Noise sensitive residential uses would also be limited to an interior noise level of 45 dBA Ldn. Table 6 includes the applicable noise standards as included in the City's Noise Ordinance (Ch. 17.78, City of Lake Elsinore Municipal Code).



Table 6
City of Lake Elsinore Exterior Noise Standards (Ldn)
Levels Not To Exceed More Than 30 Minutes In Any Hour

Land Use	7:00 a.m. to 10:00 p.m.	10:00 p.m. to 7:00 a.m.
Single Family Residential	50 dBA	40 dBA
Multiple Dwelling Residential and Public Open Space	50 dBA	45 dBA
Limited Commercial and Office	60 dBA	55 dBA
General Commercial	65 dBA	60 dBA
Light Industrial	70 dBA	
Heavy Industrial	75 dBA	

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The Ordinance also allows for noise adjustment factors for short-term noise. The noise levels noted in Table 8 may be increased by as much as 5 dBA if their duration does not exceed 15 minutes per hour, 10 dBA if their duration does not exceed 5 minutes per hour and 15 dBA if their duration does not exceed 1 minute per hour. The standards are not to be exceeded by 20 dBA for any period.

The City recognizes that construction noise is temporary in nature and therefore regulates noise from construction equipment to the least noise sensitive portions of the day. Section 17.78.080 F under "Prohibited Acts", which prohibits noise sources associated with the operation of any tools and equipment used in construction, drilling, repair, alteration, or demolition between the hours of 7:00 p.m. and 7:00 a.m. Monday through Friday and at any time on Sundays or any legal holidays.

Existing Conditions

The project site is bounded by single-family residential units along its western, northern and southern boundary. In addition, a general store is located across the street to the east adjacent to the Lake Elsinore.

The noise within the proposed project area is generally indicative of rural areas except for minor increases in ambient noise levels caused by the adjacent schoolyard and nearby roadway noise.

Methodology Related To Noise

The generation of noise associated with the proposed project would occur over the short-term from site preparation and construction activities to implement the proposed project. In addition, noise would result from the long-term operation of the project from project related vehicle trips. This analysis includes those noise impacts from traffic on the proposed development and the project's contribution to noise on the adjacent noise sensitive uses. Both short-term and long-term noise impacts associated with the project are examined in this analysis.

The assessment of potential noise impacts attributable to the proposed project involves quantification of noise levels associated with the construction and operations phases of the project. Construction noise levels are obtained from published documentation of noise levels for various pieces of construction equipment. Noise levels are extrapolated from the distance they were initially measured at to those distances where noise sensitive uses may be affected by project construction activities to account for attenuation of noise due to distance. Construction noise at noise sensitive uses proximate to the project site is then evaluated for potential significant impacts based on City noise regulations.

Quantification of noise generated by project traffic utilizes traffic modeling based on the Caltrans' Sound2000 Traffic Noise Prediction Model. Increases in noise are evaluated for potential significant noise impacts based on whether a discernable change in noise levels could occur if noise levels would exceed the City's land use compatibility to noise. A discernable change in noise levels for human hearing in outdoor environments requires a minimum of a 3 decibel change in noise levels. Noise level increases that result in noise levels which are below the City's acceptable noise levels as listed in the City's land use compatibility to noise are not considered to result in a significant noise impact.

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Less Than Significant Impact. The proposed project consists of multi-family residential uses. The primary source of project-generated noise during the operations phase of the project would be traffic noise. Based on the traffic report prepared for the project, the project would generate an estimate 522 average daily trips (ADT) distributed over local roadways. Noise modeling of traffic volumes with and

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without the project were conducted to determine the net change in noise levels that would occur due to the additional traffic generated by the project. The results of the traffic noise modeling are presented in Table 7 and detailed in the Appendix C – Noise Analysis.

Table 7 Traffic Noise Along Riverside Drive (dBA CNEL)				
	<i>Existing</i>	<i>No Project</i>	<i>With Project (No Wall)</i>	<i>With Project (6 feet wall)</i>
Exterior Noise at Riverside Drive	69	71	71	65
Interior Noise at Project Residences with Windows Open			47	

The noise associated with this increase in traffic volumes due to the project would result in noise level increases of less than 1 dB. This is due to the small contribution of project traffic (522 ADT) as compared to the future 2007 traffic volume of 26,000 ADT. This noise level increase is not considered to be within the threshold of detection of a change in the ambient noise level^{5, 6}. As such, noise level increases due to project related traffic would not result in significant project related noise impacts.

Locating the project site along State Route (SR) 74 may expose residents of the proposed project to substantial levels of traffic noise. Based on traffic noise modeling, the exterior noise level with the proposed sound wall would be 65 dBA CNEL with year 2007 traffic volumes for the with project traffic condition at the rear yards of the project that abut SR 74. As a result, traffic noise along Riverside drive would not exceed the City's normally compatible noise standard of 70 dBA CNEL with installation of the exterior sound wall. Therefore, future noise levels increases along Riverside Drive at the project would not result in a significant noise impact as design features are incorporated into the site design to reduce noise exposure to levels considered by the City to be within normally compatible range.

Interior noise levels at project residences may also be affected by traffic along SR 74. Residential structures typically provide a 24 dB noise attenuation between exterior to interior noise levels with windows closed and 12 dB noise attenuation with windows open⁷. Second floor windows would not benefit from installation of the proposed six foot sound wall due to the line of sight of the traffic. As such, interior noise levels would exceed the California state standard of 45 dBA CNEL for residential uses and would represent a significant noise impact prior to the application of mitigation measures.

⁵ Federal Highway Traffic Noise Prediction Model, U.S. Dept. of Transportation, Federal Highway Administration, December 1978, Page 8.

⁶ Technical Noise Supplement by the California Department of Transportation, October 1998, Figure N-2211.

⁷ Based on the Environmental Protection Agency's "Information on Levels of Environmental Noise Requisite to Protect Public Health and Welfare with an Adequate Margin of Safety," EPA/ONAC 550/9-74-004, March, 1974.

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Table 8
Interior Noise Levels
(dBA CNEL)

	<i>With Project</i>
Exterior Noise at Riverside Drive	71
Interior Noise at Project Residences with Windows Open	59
Interior Noise at Project Residences with Windows Closed	47

Mitigation Measure

1. An acoustic engineer will be hired to evaluate and prescribe building specific acoustic measures to ensure that interior noise levels would comply with the State's interior noise standard.

With the incorporation of mitigation measure 1, the proposed project would comply with the State's interior noise standard and would not result in a significant noise impact relative to interior noise levels.

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

Less Than Significant Impact. Construction equipment utilized during project development would produce vibration from vehicle travel as well as minimal demolition and grading activities. An estimated 10,000 cubic yards would be excavated and balanced onsite. Vibration calculations assumed single family residences are located 100 feet from vibration generating construction activities related to the project. Table 9 list the levels of vibration that would be experienced at the nearest vibration sensitive receivers.

The Federal Transit Administration (FTA) has established vibration level thresholds that would cause annoyance to a substantial number of people or damage to building structures. The FTA criteria for vibration induced structural damage is 0.20 inch per second for the peak particle velocity (PPV). Project construction activities would result in PPV levels which are below the FTA's criteria for vibration induced structural damage. As such, project construction activities would not result in a significant vibration impacts from vibration induced structural damage to buildings proximate to the project site. The FTA criteria for vibration induced annoyance is 80 Vibration Velocity (VdB) for residential uses. 65 VdB is the approximate threshold of perception⁸. Construction of the project would generate levels of vibration that are below the FTA criteria for nuisance for office uses. Because project construction activities would not generate levels of vibration that exceed the FTA's vibration annoyance threshold, no significant vibration impact from exposure of persons to excessive levels of vibration would occur during project construction activities..

Table 9
Vibration Levels from Project Construction Activities

<i>Equipment</i>	<i>Approximate Velocity Level at 25 ft, VdB</i>	<i>Approximate RMS Velocity at 25 ft, (inch/second)</i>	<i>Approximate Velocity Level at 100 ft, VdB</i>	<i>Approximate RMS a Velocity at 100 ft, (inch/second)</i>
Small bulldozer	58	0.003	46	0.0001
Jackhammer	79	0.035	67	0.0011

⁸ Transit Noise and Vibration Impact Assessment, Federal Transit Administration, April 1995, Table 7-1.

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Table 9
Vibration Levels from Project Construction Activities

<i>Equipment</i>	<i>Approximate Velocity Level at 25 ft, VdB</i>	<i>Approximate RMS Velocity at 25 ft, (inch/second)</i>	<i>Approximate Velocity Level at 100 ft, VdB</i>	<i>Approximate RMS a Velocity at 100 ft, (inch/second)</i>
Loaded trucks	86	0.076	74	0.0024
		FTA Criteria	80	0.2
		Significant Impact?	No	No

The operational phase of land uses typically do not generate perceptible levels of vibration unless there are vibration intensive industrial uses. The project consists of a multi-family residential uses which would involve vibration intensive activities, as such the operations of the project would result in a significant vibration impact from exposure of persons to excessive levels of vibration.

- c) **A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?**

Less Than Significant Impact. As noted in response 3.11(a) above, increases in noise levels related to project generated traffic would result in noise levels which are less than the significance threshold of 3 dB and would likewise not result in a significant impact. Therefore, no mitigation measures are recommended.

- d) **A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?**

Less Than Significant Impact With Mitigation Incorporated. Noise generated during construction is a function of construction equipment used, the location of the equipment, and the timing and duration of the noise-generating activities. Construction noise levels reported in Noise from Construction Equipment and Operations, Building Equipment, and Home Appliances, (United States Environmental Protection Agency (EPA), 1971) were used to estimate future construction noise levels for the proposed project. Typically, the estimated construction noise level is governed primarily by the highest noise producing pieces of equipment. Table 10 presents typical noise levels generated at varying distances from project construction sites during various construction phases and under minimum and maximum equipment usage scenarios.

Table 10
Noise Levels at Project Construction Sites (dBA Leq)

<i>Construction Phase</i>	<i>Minimum Required Equipment in Use¹</i>	<i>All Applicable Equipment in Use¹</i>
Noise Levels (100 feet from Project Construction)		
Ground Clearing/Demolition	78	78
Excavation	73	83
Foundation Construction	72	72
Building Construction	70	79
Finishing and Site Cleanup	70	83

¹ Based on Bolt, Beranek and Newman, "Noise from Construction Equipment and Operations, Building Equipment, and Home Appliances," prepared for the EPA, December 31, 1971.

Source: The Planning Center (June 22, 2005).

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Construction of the proposed project would not be expected to use large quantities of construction equipment. The building construction of the multi-family residences would primarily be constructed by hand. Consequently, noise levels generated from project construction would be expected to generate those noise levels listed under the minimum required equipment in use. As such, noise levels may intermittently range from 70-83 dBA Leq at the nearest noise sensitive use. The City of Lake Elsinore allows for the generation of construction noise so long as it complies with Noise Ordinance Section 17.78.080 F under "Prohibited Acts" prohibits noise sources associated with the operation of any tools and equipment used in construction, drilling, repair, alteration, or demolition between the hours of 7:00 p.m. and 7:00 a.m. Monday through Friday and at any time on Sundays or any legal holidays. Compliance with the City of Lake Elsinore's noise control ordinance would result in noise impacts which are considered to be less than significant.

- e) **For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?**

No Impact. The proposed project site is not located within an airport land use plan, nor is it within two miles of a public airport. The closest public airport to the proposed project site is Perris Valley Airport, located approximately 14.2 miles northeast of site. Implementation of the proposed project would not expose the new residents to excessive aircraft noise levels. No mitigation measures would be necessary.

- f) **For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?**

No Impact. The proposed project site is located approximately 4.9 miles northwest of Skylark Airport, a private airstrip which mainly provides service for Skydive Elsinore. Aircraft departures for the dirt airstrip are minimal, and would not have the potential to expose residents to excessive noise levels. No mitigation measures are necessary.

3.12 POPULATION AND HOUSING

- a) **Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?**

Less Than Significant Impact. Population impacts are often associated with substantial increases in population from a project. Housing impacts may result directly for construction of new housing units or indirectly from changes in housing demand associated with new non-residential development, such as office, manufacturing, and industrial uses that increase employment in an area.

The proposed project would entail the construction of 51 single-family units on 4.95 acres of land, resulting in a population increase of 170 individuals.⁹ This increase in population is within the population projections for the City of Lake Elsinore, as determined by the Southern California Association of Governments (SCAG). According to SCAG, the City of Lake Elsinore is projected to have a population of 36,804 people in 2005. The proposed project development would contribute to .05% of the City of Lake Elsinore's population. Therefore, this increase is not considered substantial and is consistent with SCAG forecasts in this region. Impacts would be less than significant in this regard. No mitigation measures are necessary.

⁹ Population projections calculated assuming 3.34 persons per household as defined by the US Census Tract 430.04 residential neighborhood.

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b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

No Impact. The proposed project would involve the construction of 51 single family units on vacant land within the City of Lake Elsinore. The project does not have the capacity to displace existing housing. The proposed project would be growth-accommodating, and would contribute to the housing stock within the City. Therefore, no impacts related to displacement of existing housing would result, and no mitigation measures are necessary.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

No Impact. As mentioned above, the proposed project site is currently vacant, and project implementation would not require displacement of people. No impact would occur in this regard. No mitigation measures are necessary.

3.13 PUBLIC SERVICES

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

a) Fire protection?

Less Than Significant Impact. Fire service for the City of Lake Elsinore is provided by the Riverside County Fire Department, in cooperation with the California Department of Forest and Fire Protection. Due to the high fire hazards adjacent to the city, the safety element in the City of Lake Elsinore's General Plan sets forth a service ratio of one full-time firefighter per 1,000 persons and a response time of five minutes for urban areas and six minutes for rural areas. The proposed project site would be served by the Riverside County Fire Department, Fire Station #85, located at 29405 Grand Avenue, approximately 3 miles northeast of the project site. The McVicker Station, recently opened in 2002, can provide the proposed project with one medical engine. Other nearby fire stations that would be able to provide back-up service for the project would include; Fire Station #10, Elsinore, located approximately 3 miles southeast of the project site; Fire Station #11, Lakeland Village, located approximately 4 miles southwest of the project site; or Fire Station #51, El Cariso, located approximately 7 miles west of the project site. The Elsinore Station can provide one City medical engine and two State engines to the project site. Adequate service can be provided by the Riverside County Fire Department for the proposed project from these facilities. All emergency calls are dispatched from the same 911 Fire Center. According to the Riverside County Fire Department, this project would not create the need for additional firefighters, nor new facilities. No mitigation measures are necessary.

b) Police protection?

Less Than Significant Impact. The proposed project site would be served by the Riverside County Sheriff's Department/Lake Elsinore Police Department, located at 333 West Limited Avenue, approximately 3.4 miles southeast of the project site. There are currently 86 sworn officers and 23 non-sworn personnel at this station. Police staffing requirements for Lake Elsinore are one sworn officer per 1,000 persons, one supervisor and one support staff per seven officers, one patrol vehicle per three sworn officers, and five school resource officers assigned to the local middle and high schools. Although there is no average response time due to the differing nature/priority of each call received by the 911 dispatcher, every effort is made by sworn personnel at the Lake Elsinore Station to respond to "Priority



3. *Environmental Analysis*

1" calls within 5 minutes or less. According to the Lake Elsinore Sheriff's Station, there is no need for additional sworn officers to serve this project, nor will there be a need for new facilities and/or new equipment. No mitigation measures are necessary.

c) Schools?

Less Than Significant Impact. The Lake Elsinore Unified School District (LEUSD) would provide educational needs to student populations generated from the proposed project. According to the LEUSD Facilities Service Department, project students would attend Withrow Elementary School (Grades K-5), Terra Cotta Middle School (Grades 6-8) and Elsinore High School (Grades 11 & 12 in 2005). Lakeside High School will open in August, 2005, and will receive 9th and 10th graders, 11th in 2006 and all grades in 2007, gradually accepting all students who formerly would have attended Elsinore High School.

Based on LEUSD student generation rates per dwelling unit of 0.4165, 0.1810 and 0.1588 for elementary, middle and high schools respectively, the proposed project would generate 21 elementary school students, 9 middle school students, and 8 high school students. Pursuant to SB 50 (1998), LEUSD imposes Level I Statutory Developer Fees for new residential development. Payment of the developer fee (\$3.03 per square foot of residential space) would mitigate school impacts to less than significant, and no additional mitigation measures are necessary.

d) Parks?

Less Than Significant Impact. Because the proposed project would involve the development of residential uses, the project would result in additional park facility users. As a standard condition of approval, the City of Lake Elsinore requires all new developments to abide by the Quimby Act (AB 1150), which enables local agencies to require the dedication of local park acreage, the payment of fees, or a combination thereof as part of the subdivision process. The park acreage standard for the City of Lake Elsinore is five acres per 1,000 persons.¹⁰ Accordingly, the proposed project would require approximately one acre of parkland¹¹. TPM 32674 does not propose park space. Therefore, the Applicant would be required to pay "in lieu" park fees to the City as a condition of project approval, and impacts would be less than significant. No additional mitigation measures are necessary.

e) Other public facilities

Less Than Significant Impact. The proposed residential development would have a need for public facilities such as libraries, postal service, hospitals, etc. Since the project area is already developed, these facilities already exist and would be able to provide the necessary services to the new residents. Implementation of 51 residential units would have a less than significant impact on existing public facilities. Therefore, no mitigation measures are necessary.

3.14 RECREATION

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of the facility would occur or be accelerated?

Less Than Significant Impact. The proposed residential development does not involve park development or displacement. Project occupants would utilize existing neighborhood and regional parks and recreational facilities. The closest park and recreation areas to the project site are Oak Tree

¹⁰ City of Lake Elsinore General Plan. Parks and Recreation Element. 1990, revised 1995.

¹¹ Based on a project generation of 170 residents (See Population and Housing Section).

3. *Environmental Analysis*

Park, Summer Lake Park, and McVicker Park, all within three miles (to the north) of the project site. The Cleveland National Forest is located immediately west of the project site and can be accessed by continuing west along Riverside Drive (SR 74). Additionally, pursuant to the Civic Center Act, project occupants would also be able to utilize the recreational facilities located at the previously mentioned Lakeside High School when school is not in session. Usage of any these facilities would be minimal, as the proposed project would result in a total of 170 tenants, of which not all would utilize the recreational facilities. Furthermore, as mentioned in Section 3.13(d), the Applicant would be required to pay "in lieu" park fees, which would adequately address the minimal increase in City parkland uses, including maintenance of the facilities. Therefore, no significant impacts to parks or recreational facilities would occur, and no mitigation measures are necessary.

- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?**

Less Than Significant Impact. As discussed, project residents would be able to utilize existing parkland and recreational facilities, and the Applicant would be required to pay "in lieu" park fees. Existing recreational facilities within the project area would therefore meet the recreational needs of project residents. Impacts to recreational facilities would be less than significant, and no additional mitigation measures are necessary.

3.15 TRANSPORTATION/TRAFFIC

- a) Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?**

Less Than Significant Impact. Urban Crossroads completed "Tentative Parcel Map 32674 Traffic Impact Analysis" (June 21, 2005) for the proposed project. (Appendix A) While the proposed project entails the development of 51 residential units on 4.95 acres, per the City requirements, the traffic study analyses the impacts, from a traffic standpoint, of the tentative parcel map's maximum density of 89 dwelling units for the 4.95 acre site (18 dwelling units/acre). The proposed project, at buildout capacity, is expected to generate 522 daily vehicle trips, as shown in Table 10. Additionally, according to the traffic analysis conducted by Urban Crossroads, per discussion with City staff, the new high school, Lakeside High School, which is located southwest of the proposed project site along Riverside Drive, should be considered as a cumulative project.

All movements on Riverside Drive currently experience level of service (LOS) "D" or better operations. Additionally, signal warrant analysis has been conducted for the project access intersection for interim year with project conditions using both ADT estimation method and peak hour volume method, and both analyses indicate that the project access intersection will not warrant a signal under interim year conditions. Therefore, while the proposed project will add approximately 522 ADT, and is considered a cumulative project to the new high school, there will not be a substantial increase to traffic load, and Riverside Drive will continue to operate at an acceptable LOS. No mitigation measures are necessary.



3. Environmental Analysis

Table 11
Project-Generated Traffic

Time Period	Trips Generated
AM Peak Hour (7:00-8:00 a.m.)	
In	6
Out	33
Total	39
PM Peak Hour (3:00-4:00 p.m.)	
In	31
Out	15
Total	46
Total Daily Traffic	522

Note: Traffic analysis based on buildout of 89 residential units.
Source: Urban Crossroads

- b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?

Less Than Significant Impact With Mitigation Incorporated. The proposed project is expected to generate approximately 522 daily vehicle trips. According to Urban Crossroads traffic analysis, all movements on Riverside Drive experience level of service (LOS) "D" or better operations. The project access intersection is anticipated to operate at an unacceptable LOS during both AM and PM peak hours based on the existing geometry condition along Riverside Drive. Based on future lane geometry, with the implementation of 3 through lanes in each direction along Riverside Drive, the intersection is anticipated to operate at an unacceptable LOS during AM peaks hours, however it would operate at an acceptable LOS during PM peak hours. The project access intersection will not warrant a traffic signal under project buildout (2007) conditions, and no other physical improvements can provide an acceptable LOS for the minor street left turn movement of the intersection, therefore the traffic analysis recommends that the project access be restricted to right turn in/out and left turn in only. An alternative to this mitigation measure would be to restrict project access to right turn in/out only. With the mitigation measure implemented, both the proposed project intersection and the roadway, Riverside Drive, will operate at an acceptable LOS. No additional mitigation measures would be necessary.

- c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

No Impact. The proposed project will not result in a change in air traffic patterns, and therefore will not result in substantial safety risks. In accordance with the City Zoning Code Chapter 17.23.100, building heights are restricted to a maximum height of 32 feet. Project implementation would neither restrict air traffic patterns nor result in any air traffic safety risks. No mitigation measures are necessary.

- d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Less Than Significant Impact With Mitigation Incorporated The proposed project involves the utilization of an existing entrance gate into the community. According to the traffic analysis completed by Urban Crossroads, the City of Lake Elsinore and the County of Riverside do not have any standard plans regarding the design of a gated entry, however, the County of Riverside staff has previously required use of the Orange County standard plan for stacking analysis. Based on the Private Street Standards provided by Orange County Environmental Management Agency, the minimum storage distance for residential community between the gate and the public street should be 100 feet. Therefore, it is

3. *Environmental Analysis*

recommended that the project gate be located 100 feet from Riverside Drive to allow adequate queuing lengths for cars to be processed at the gate. Alternately, the access could be restricted to right turn in/out only, allowing the proposed deceleration lane to also provide storage, and the access gate to remain where it is currently shown on the site plan. As just discussed, the project would include the construction of an acceleration and deceleration lane at the main entrance, off of Riverside Dr, in addition to the required emergency access. With the recommended changes to allow for safe stacking, impacts would be mitigated to a less than significant impact, and no additional mitigation measures are necessary.

e) Result in inadequate emergency access?

No Impact. The proposed project includes implementation of a fire lane just southwest of the main entrance, off of Riverside Dr. This entrance would be locked and inaccessible for residents, however the fire entrance would have break-away gates to provide access for emergency personnel when necessary. No mitigation measures are necessary.

f) Result in inadequate parking capacity?

No Impact. The proposed project would incorporate a total of 229 parking spaces. Each individual unit will incorporate a two-car garage, providing a total of 102 covered parking spaces. The site plan also includes a total of 127 open spaces. The City of Lake Elsinore's only requirement regarding parking spaces is a required ratio of .25 guest parking spaces per dwelling unit, therefore the number of residential and guest parking spaces that would be provided is more than adequate. No mitigation measures are necessary.

g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

No Impact. The proposed project would not conflict or interfere with any adopted plans, programs or policies regarding alternative transportation. The City of Lake Elsinore General Plan, Circulation Element, classifies Riverside Drive as a Class II Bikeway, which provides a restricted right-of-way for the exclusive or semi-exclusive use of bicycles with vehicle parking and cross flows by vehicles and pedestrians permitted. This policy would not conflict with the proposed project, and no mitigation measures are necessary.

3.16 UTILITIES AND SERVICE SYSTEMS

a) Exceed waste water treatment requirements of the applicable Regional Water Quality Control Board?

Less Than Significant Impact. The proposed project would result in the development of 51 single family residential units. The Elsinore Valley Municipal Water District (EVMWD) provides wastewater treatment for the City of Lake Elsinore. According to the Public Safety and Urban Services Element of the Lake Elsinore General Plan, , Medium High Density Residential uses produce 250 gallons per dwelling unit per day of wastewater effluent. As a result, the proposed project would result in the addition of 12,750 gallons per day of effluent flow to the Lake Elsinore Regional Wastewater Reclamation Facility. This amount of effluent flow would not exceed wastewater treatment requirements of the SARWQCB. Currently, this plant is permitted 100% discharge into Lake Elsinore. No mitigation measures are necessary.



3. *Environmental Analysis*

- b) **Require or result in the construction of new water or waste water treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?**

Less Than Significant Impact. According to the Elsinore Valley Municipal Water District (EVMWD), the proposed project will neither require the construction of new water or wastewater treatment facilities, nor the expansion of existing facilities. The proposed project site would be adequately served by the treatment facility located at 31315 Chaney Street. No mitigation measures are necessary.

- c) **Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?**

Less Than Significant Impact. The proposed project includes construction of a storm water drainage system for the proposed site. Water from the project site will drain into two catch basins which will each serve a dual purpose of control and water quality, and from thence flows will continue into the Leach Canyon Flood Control Channel. A SWPPP must be prepared using State Guidelines and kept on-site at all times. Best Management Practices (BMPs) must be utilized during the grading and paving of the site as well as during project operation to minimize the discharge of sediments and non-visible pollutants from the project site. No significant impacts to storm water drainage facilities resulting from the proposed project would occur. No additional mitigation measures beyond those discussed in Hydrology and Water Quality section of this document would be required.

- d) **Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?**

Less Than Significant Impact. According to the Elsinore Valley Municipal Water District, there will be sufficient water supplies to provide adequate water to the site. The project site would be connected to the municipal water system, which receives water from several sources, including wells, local surface water within the Elsinore Groundwater Basin, groundwater from the Pauba Formation Aquifer, and supplemental water from the Metropolitan Water District. Total storage capacity within the Elsinore Groundwater Basin was estimated to be 1.4 million acre feet, according to the EVWMD in 2001. According to the City of Lake Elsinore General Plan, Medium High Density Residential Development has a daily water consumption factor of 300 gallons per dwelling unit. Based on this consumption factor, the proposed development is projected to create a demand for a total of 15,300 gallons per day. Development of the proposed project would increase water demand within the Elsinore Valley by approximately 0.015 mgd or by less than 0.5% of the total groundwater capacity of the Elsinore Basin. The demand on the existing storage and pump systems would increase with buildout of the site; however, the proposed project would not require expansion of any water supplies and therefore, neither new nor expanded entitlements would be needed to support this project. No mitigation measures are necessary.

- e) **Result in a determination by the waste water treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?**

Less Than Significant Impact. The proposed project site would be connected to the municipal sewer and wastewater system treated at the Regional Wastewater Reclamation Facility. The Facility will have the capacity to treat 8 million gallons of effluent per day. According to the City of Lake Elsinore General Plan, Medium High Density Residential has a wastewater generation factor of 250 gallons per dwelling unit per day. Therefore, the proposed 51 unit development would result in approximately 12,750 gallons per day of wastewater effluent, which would not represent a significant proportion of existing flow to the Regional Reclamation Facility such that it would impact the overall wastewater treatment capacity.

3. *Environmental Analysis*

According to the EVMWD, the proposed project would not require expansion of any wastewater treatment facilities, and therefore, would have no impacts related to wastewater treatment capacity. No mitigation measures are necessary.

f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

Less Than Significant Impact. The California Integrated Waste Management Board (CIWMB) oversees waste disposal for the City of Lake Elsinore. According to the CIWMB, the following landfills were utilized by the City of Lake Elsinore in 2000: Arvin Sanitary Landfill in Kern County, Badlands Disposal Site in Riverside County, El Sobrante Sanitary Landfill in Riverside County, Frank R. Bowerman Sanitary Landfill in Orange County, and the Lamb Canyon Disposal Site in Riverside County.

The Badlands Disposal site, the Lamb Canyon Disposal Site and the El Sobrante Sanitary Landfill are managed by the Riverside County Waste Management Department. The El Sobrante Sanitary Landfill, located in Corona, is able to accept 10,000 tons of waste per day (TPD) with a remaining capacity of approximately 3 million cubic yards, and would likely be the waste facility receiving waste generated from the proposed project. The El Sobrante Sanitary Landfill is scheduled to close in 2030. The Badlands Disposal Site, located in Moreno Valley, is able to accept 4,000 TPD with a remaining capacity of approximately 15 million cubic yards. The Badlands Disposal Site is scheduled to close in 2018. The Lamb Canyon Site, located in Beaumont, is able to accept 3,000 TPD with a remaining capacity of approximately 26 million cubic yards. The Lamb Canyon Disposal Site is scheduled to close in 2023. Frank R. Bowerman Landfill, located in Irvine, is currently authorized to receive an annual average of 7,015 (TPD) and is permitted to receive a daily maximum of no more than 8,500 TPD. Frank R. Bowerman is scheduled to close in approximately 2024. The Arvin Sanitary Landfill is able to accept 800 TPD with a remaining capacity of approximately 2 million cubic yards. The Arvin Sanitary Landfill is scheduled to close in December 2008.

The proposed project would not generate significant amounts of solid waste. According to the CIWMB, the total household waste disposal for the City of Lake Elsinore in 2000 was 6,307 tons per year, or approximately 1 pound per resident per day. Implementation of the proposed project would not affect the overall generation of solid waste as 51 residential units would only generate approximately 6 tons per year of solid waste, less than 0.5% of the total waste stream for Lake Elsinore.¹² Furthermore, the City of Lake Elsinore would continue to divert 48% of its solid waste, as specified in the 2002 CIWMB review of diversion rates. Additional landfill space would not be necessitated from implementation of this project alone. No significant impact would occur as a result of the proposed project. No mitigation measures are necessary.

g) Comply with federal, state, and local statutes and regulations related to solid waste?

No Impact. According to the Public Safety and Urban Services Element of the City of Lake Elsinore General Plan, in 1972, the State Legislature adopted the California Solid Waste Management and Resource Recovery Act, which required each county within the state to prepare a solid waste management plan for all waste generated in the county and disposed of inside or outside of the county. In compliance with the Act, the Riverside County Solid Waste Management Plan was prepared in 1988, and serves as the general guideline for waste management in the county. Therefore, the proposed project would comply with all federal, state, and local statutes and regulations related to solid waste and source reduction. No solid waste impacts would result from the proposed project. No mitigation measures are necessary.

¹² Based on the California Integrated Waste Management Board waste generation rate of 1 pound per resident per day for the City of Lake Elsinore.



3. *Environmental Analysis*

3.17 **MANDATORY FINDINGS OF SIGNIFICANCE**

- a) **Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?**

Less Than Significant Impact. The proposed project involves the construction of 51 residential units on a 4.95-acre parcel in the City of Lake Elsinore. The proposed project would be developed on a site that has been previously developed and is currently surrounded with existing residential uses. There are no wildlife habitats, endangered plants or animals, or important examples of California pre-history or history in the vicinity. No mitigation measures are necessary.

- b) **Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)**

Less Than Significant Impact With Mitigation Incorporated. Based on the review of impacts in this Initial Study, the proposed project could result in significant project-related Aesthetic impacts, Hydrology and Water Quality impacts, Land Use and Planning impacts and Noise impacts. However, incorporation of the mitigation measures included in this Initial Study would reduce all of the proposed project's potential impacts to a level that would be considered less than significant. Therefore, the proposed project would not result in cumulatively considerable impacts.

- c) **Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?**

Less Than Significant Impact With Mitigation Incorporated. Based on the evaluation of impacts in this Initial Study, it is not anticipated that the project would result in substantial adverse impacts on human beings, either directly or indirectly, with incorporation of the mitigation measures described herein.

4. *Persons and Organizations Consulted and References*

4. PERSONS AND ORGANIZATIONS CONSULTED AND REFERENCES

4.1 PREPARERS

The Planning Center (Consultant to the City)

William Halligan, Esq.	Director of Environmental Services/Environmental Counsel
Jamie Thomas	Environmental Planner
Tin Cheung	Senior Environmental Scientist
Nicole Krause	Environmental Planner – Air/Noise

4.2 PERSONS AND ORGANIZATIONS CONSULTED

CITY OF LAKE ELSINORE (Lead Agency)

Planning Department

Linda Miller	Associate Planner
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Public Works Department

Chuck Mackey	Traffic Engineer
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Elsinore Valley Municipal Water District

Cher Quinones	Development and Records Coordinator
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Lake Elsinore Police Department/Sheriff's Station

Elizabeth DeCou	Crime Prevention Officer
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Lake Elsinore Unified School District

Karen Koski	Facilities Secretary
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Riverside County Library System

Mark Smith	Library Administrator
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4. *Persons and Organizations Consulted and References*

4.3 REFERENCES

<u>No.</u>	<u>Reference</u>
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| 2. | California Integrated Waste Management Board, 2000. |
| 3. | City of Lake Elsinore . <i>General Plan</i> . Adopted 1990. (Revised 1995) |
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| 6. | County of Riverside. <i>General Plan, Elsinore Final Area Plan Map</i> . October 2003. |
| 7. | http://www.delta-institute.org/publications/paints.pdf |
| 8. | Department of Water Resources, Planning and Local Assistance, <i>California's Groundwater Bulletin 118, Elsinore Groundwater Basin</i> . February 27, 2004. |
| 9. | United States Census Bureau, <i>American Factfinder</i> . 2000. |
| 10. | Urban Crossroads, <i>Tentative Parcel Map 32674 Traffic Impact Analysis</i> , June 21, 2005. |
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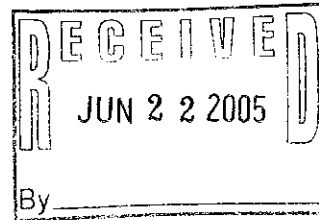
Appendix

Appendix A. Traffic Study



Appendix

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June 21, 2005

Ms. Jamie Thomas
THE PLANNING CENTER
1580 Metro Drive
Costa Mesa, CA 92626

Subject: Tentative Parcel Map 32674 Traffic Impact Analysis

Dear Ms. Thomas

INTRODUCTION

The firm of Urban Crossroads, Inc. is pleased to submit this letter report summarizing the traffic impact analysis for the proposed Tentative Parcel Map 32674 multi-family residential development. The project site is generally located north of Riverside Drive (State Highway 74), between Lincoln Street and Grand Avenue. Exhibit A illustrates the project site location. Exhibit B illustrates the project site plan. As shown on Exhibit B, this project is proposed to include 51 medium-high (condominium/townhouse) density residential dwelling units. However, per City requirements, this letter report analyzes the impacts, from a traffic standpoint, of the tentative parcel map's maximum density of 89 dwelling units for the 4.9 acre site (18 dwelling units/acre).

According to City of Lake Elsinore Traffic Impact Study Guideline, a traffic impact study is required for new development that generates a minimum of 50 vehicles per hour (total two-way volume) during one of the peak hours. Since this project will only generate a maximum of 46 peak hour trips, which is below 50 peak hour trip threshold, no comprehensive traffic impact study is required. Based on the communication with City staff, this study will focus on the project access intersection operations analysis, signal warrant analysis, gated access stacking requirement, and on-site circulation recommendations.

OPERATION ANALYSIS METHODOLOGY

The traffic operations analysis will be evaluated in accordance with the 2000 Highway Capacity Manual (HCM) (Transportation Research Board Special Report 209). The HCM defines level of service (LOS) as a qualitative measure in terms of control delay. As described in the HCM, LOS "A" represents free-flow conditions with very low delay, and LOS "F" is indicative of over capacity operations with a condition of excessively high delay. The City's criteria state that LOS "D" or better are generally acceptable for intersections during peak hours. Therefore, any intersection operating at LOS "E" or worse will be considered deficient.

The project access intersection will be analyzed using the unsignalized intersection methodology of the HCM. For this intersection, the calculation of level of service is dependent on the occurrence of gaps occurring in the traffic flow of the major street. Using data collected describing the intersection configuration and traffic volumes at the study area location, the level of service will be calculated.

PROJECT TRIP GENERATION, DISTRIBUTION AND VOLUMES

This project consists of developing 51 medium-high (condominium/townhouse) density detached residential dwelling units. However, per City requirements, this letter report analyzes the impacts, from a traffic standpoint, of the subject parcel's maximum density of 89 dwelling units for a 4.9 acre site (18 dwelling units/acre).

The project will construct a gated access driveway providing access via Riverside Drive (see site plan on Exhibit B). An emergency access is also proposed next to the main entrance and directly connected to Riverside Drive.

Trip Generation

Trip generation rates for the project are shown in Table 1. The trip generation rates are based upon data collected by the Institute of Transportation Engineers (ITE). Both daily and peak hour trip generation for the proposed development are shown in Table 2. The proposed development is expected to generate a total of 522 daily trips with 39 trips occurring during the AM peak hour and 46 trips occurring during the PM peak hour.

Trip Distribution

Trip distribution represents the directional orientation of traffic to and from the project site. Trip distribution is heavily influenced by the geographical location of the site, the location of commercial, employment and recreational opportunities and the proximity to the regional freeway system.

As indicated on Exhibit C, 70% of the project traffic is anticipated to travel north-east, along Riverside Drive, towards the I-15 Freeway. About 30% of the project traffic is expected to travel south-west of the site, along Riverside Drive, towards Grand Avenue.

Project Traffic Volumes

Based on the identified project traffic generation and distribution, project AM/PM peak hour volumes at the project access point are calculated and shown on Exhibit D. ADT volumes for the project are also shown on Exhibit D.

EXISTING CONDITIONS

The project site is currently vacant. Riverside Drive (State Highway 74) at the proposed project site is currently a 2 lane roadway with a center left turn lane. The posted speed limit along Riverside Drive nearby the project site is 40 miles per hour. The 85th

percentile speed exceeds 40 miles per hour. A new high school has been constructed west of the project site. Riverside Drive along the school site has been recently widened with 2 through lanes in each direction with a center left turn lane. Riverside Drive is proposed to be fully built as a 6-lane Urban Arterial under Currently Adopted General Plan conditions. Exhibit E shows the City of Lake Elsinore General Plan Circulation Element and Exhibit F illustrates the City of Lake Elsinore General Plan Roadway cross-sections.

Existing peak hour volumes along Riverside Drive at the project site have been generated by utilizing eastbound and westbound peak hour volumes from adjacent intersections. The nearby intersections are:

- Lincoln Street (NS) / Riverside Drive (EW)
- Grand Avenue (NS) / Riverside Drive (EW)

Traffic counts for the two intersections were conducted in May 2005 and the count sheets are included in Attachment "A". Based on the traffic count, a total of 1,344 vehicles currently travel along Riverside Drive at the proposed project site during AM peak hour, with 594 eastbound vehicles and 750 westbound vehicles. During the evening peak hour period, 1,501 vehicles are using Riverside Drive, with 811 eastbound vehicles and 690 westbound vehicles (see Exhibit G).

Existing average daily traffic (ADT) west of Lincoln Street was also counted in May 2005 and the count sheets are included in Attachment "A". As indicated on Exhibit G, approximately 22,000 vehicles per day (VPD) travel along Riverside Drive, nearby the project site.

PROJECT ACCESS INTERSECTION INTERIM YEAR (2007) TRAFFIC VOLUMES

The project is proposed to be constructed and fully occupied by 2007. Per City requirement, a 2.5% annual background growth has been applied from 2005 to 2007 to account for area-wide growth in the vicinity area.

Other development has also been considered for the interim year analysis. Per discussion with City staff, the new high school, located south-west of the project site should be considered as the cumulative project. The new high school is expected to be fully occupied by Fall of 2005. Based on RKJK & Associates, Inc., Lake Elsinore High School #4 Traffic Impact Study dated December 6, 2000, the high school is anticipated to accommodate 2,700 students, an 11,000 square foot library and a theater with 500 seats. Table 3 indicates the ITE trip generation rates for high school. Table 4 summarizes the peak hour and daily trip generation for the high school development. As indicated on Table 4, the high school development is anticipated to generate 5,527 daily trips with 1,253 peak hour trips in the AM peak hour and 493 peak hour trips in the PM peak hour.

The trip distribution patterns of this cumulative development are depicted on Exhibit H. Based on the identified trip generation and trip distribution, the high school development AM and PM peak hour traffic volumes and daily traffic volumes are shown on Exhibit I.

For interim year with project conditions, traffic volumes are generated by adding the project volume to the existing volumes with 2.5% annual growth over 2 years plus the cumulative project volumes. Exhibit J illustrates the AM/PM peak hour volumes and daily traffic volumes for interim year with project conditions.

As indicated on Exhibit J, approximately 26,000 daily trips will travel along Riverside Drive during interim year with project conditions.

PROJECT ACCESS INTERIM YEAR SIGNAL WARRANT ANALYSIS

Signal warrant analysis has been conducted for the project access intersection for interim year with project conditions. Attachment "B" includes the warrant study based on both ADT estimation method and peak hour volumes method. Both analyses indicate that the project access intersection will not warrant a signal under interim year conditions.

PROJECT ACCESS INTERSECTION OPERATION ANALYSIS

Table 5 indicates the operational analysis results for the unsignalized project access intersection. As indicated, the project access intersection is anticipated to operate at an unacceptable level of service (LOS "E" and "F") during both AM and PM peak hours based on the existing geometry conditions along Riverside Drive. HCM calculation worksheets for interim year with project traffic conditions are provided in Attachment "C".

Table 5 also includes the analysis for the project access intersection under the ultimate future lane geometry with 3 through lanes in each direction along Riverside Drive (see Attachment "C"). The intersection is anticipated to operate at an unacceptable level of service during the AM peak hour but will operate at an acceptable level of service during the PM peak hour.

The project access intersection will not warrant a traffic signal under project buildout (2007) conditions. No other physical improvements can provide acceptable level of service (LOS "D") for the minor street left turn movement of the intersection. All movements on the main street (Riverside Drive) experience LOS "D" or better operations. It is therefore recommended that the project access be restricted to right turn in/out and left turn in only. Since Riverside Drive is a state highway, installing a signal may have to follow Caltrans traffic signal warrants criteria.

GATED ACCESS STACKING REQUIREMENTS

Since the project is proposed as a gated community (as illustrated on Exhibit B), the stacking requirements for the project access point has been analyzed. Although the City of Lake Elsinore and the County of Riverside does not have any standard plans regarding the design of gated entry, the County of Riverside staff has previously required use of the Orange County standard plan for stacking analysis. Based on the Private Street Standards provided by Orange County Environmental Management Agency (as illustrated in Attachment "D"), the minimum storage distance for a residential community between the gate and the public street should be 100 feet. Therefore, it is recommended that the project gate be located 100 feet from Riverside Drive to allow adequate queuing lengths for cars to be processed at the gate. Alternately, the access could be restricted to right turn in/out only, allowing the proposed deceleration lane to also provide storage.

ON-SITE CIRCULATION RECOMMENDATIONS

The proposed project will have gated access to Riverside Drive. An emergency access is also provided next to the main entrance. As illustrated on Exhibit K, the following circulation recommendations are proposed for the project:

- On-site traffic signing/stripping should be implemented in conjunction with detailed construction plans for the project site.
- Sight distance at the project entrance should be reviewed with respect to Caltrans/County of Riverside sight distance standards at the time of preparation of final grading, landscape and street-improvement plans.
- Deceleration lane and acceleration lane should be provided for the project site pursuant to Caltrans/County of Riverside design standards.

- The project access should be restricted to right turn in/out and left turn in only and the access gate should be located about 100 feet from the intersection of the project access at Riverside Drive to allow adequate queuing lengths for cars to be processed at the gate, OR, the project access should be restricted to right turn in/out only and the access gate may remain where it is currently shown on the site plan.
- A pedestrian walkway should be constructed along Riverside Drive along the project frontage.
- Construct Riverside Drive to its ultimate half-section width as an urban arterial.

CLOSING

Urban Crossroads, Inc. is pleased to submit the letter report to document the traffic analysis for Tentative Parcel Map 32674. If you have any questions regarding this letter, please do not hesitate to give us a call at (949) 660-1994.

Respectfully submitted,

URBAN CROSSROADS, INC.



Carleton Waters, P.E.
Principal



Min Zhou, P.E.
Associate

CW:MZ:DM
JN:02806-02

Attachments

EXHIBIT A LOCATION MAP



A-9



LEGEND:

● = INTERSECTION ANALYSIS LOCATION

EXHIBIT B SITE PLAN

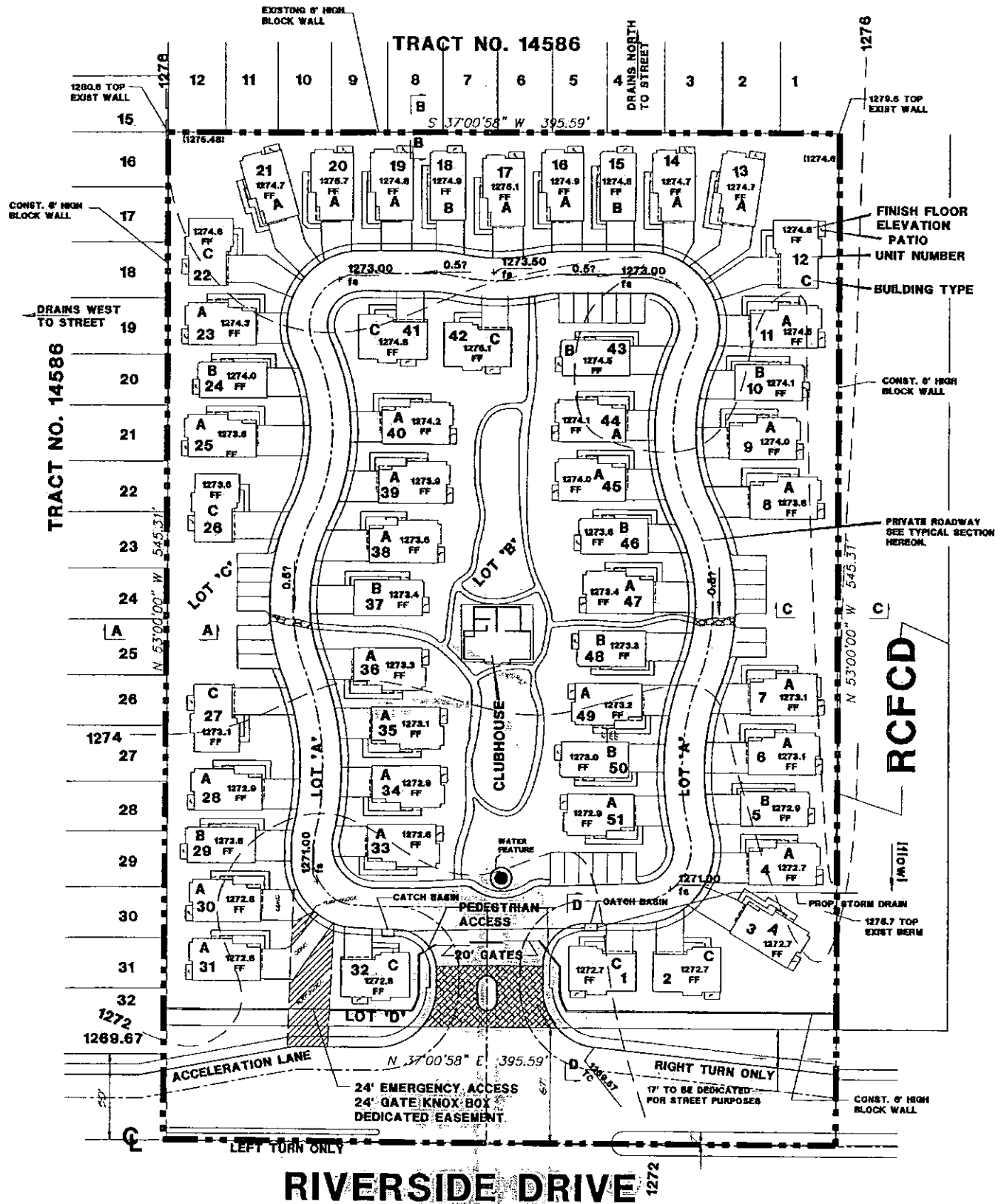
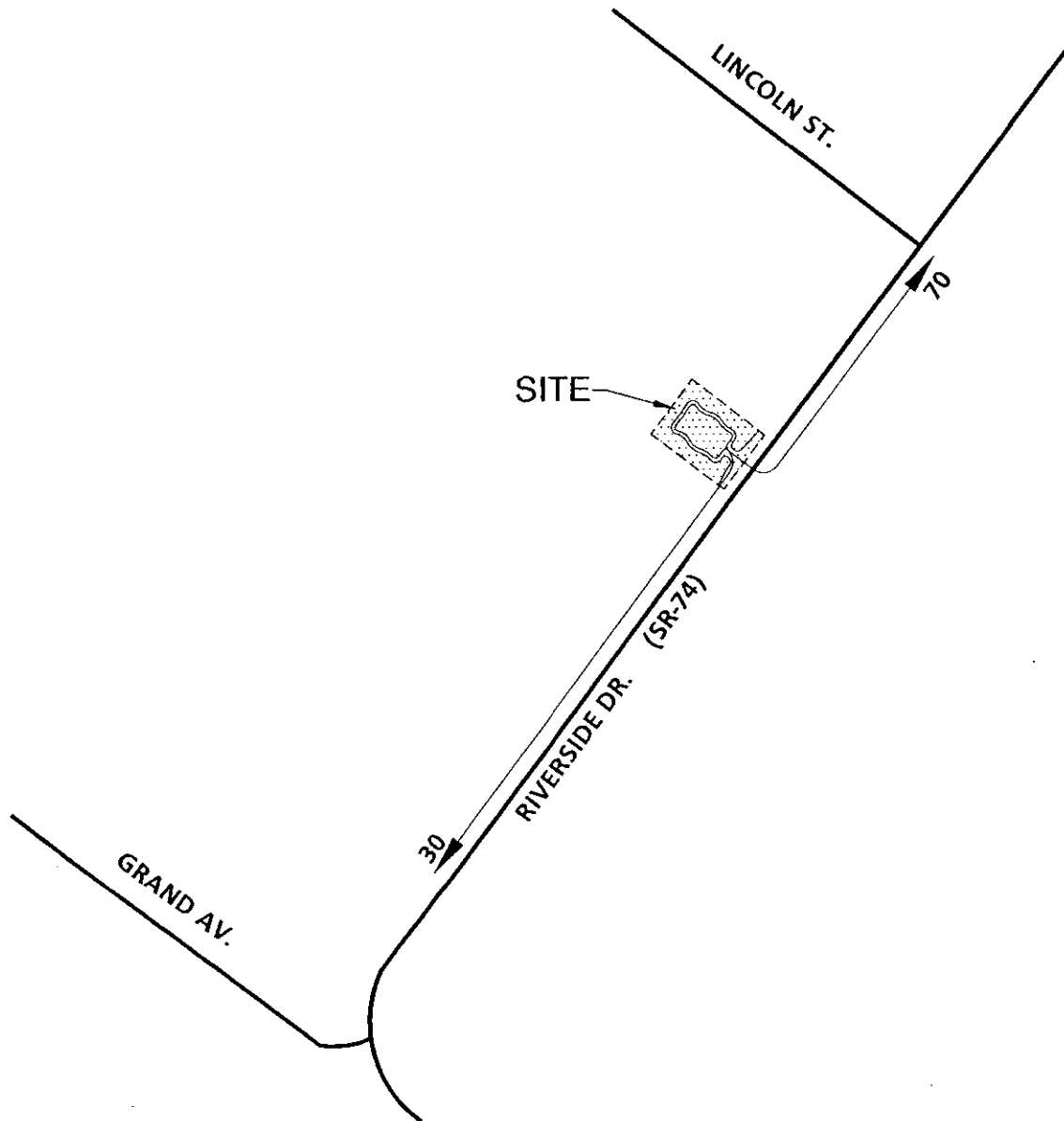


EXHIBIT C
PROJECT TRIP DISTRIBUTION



LEGEND:

10 = PERCENT TO/FROM PROJECT

EXHIBIT D **PROJECT ONLY AM & PM PEAK HOUR INTERSECTION VOLUMES AND AVERAGE DAILY TRAFFIC (ADT)**

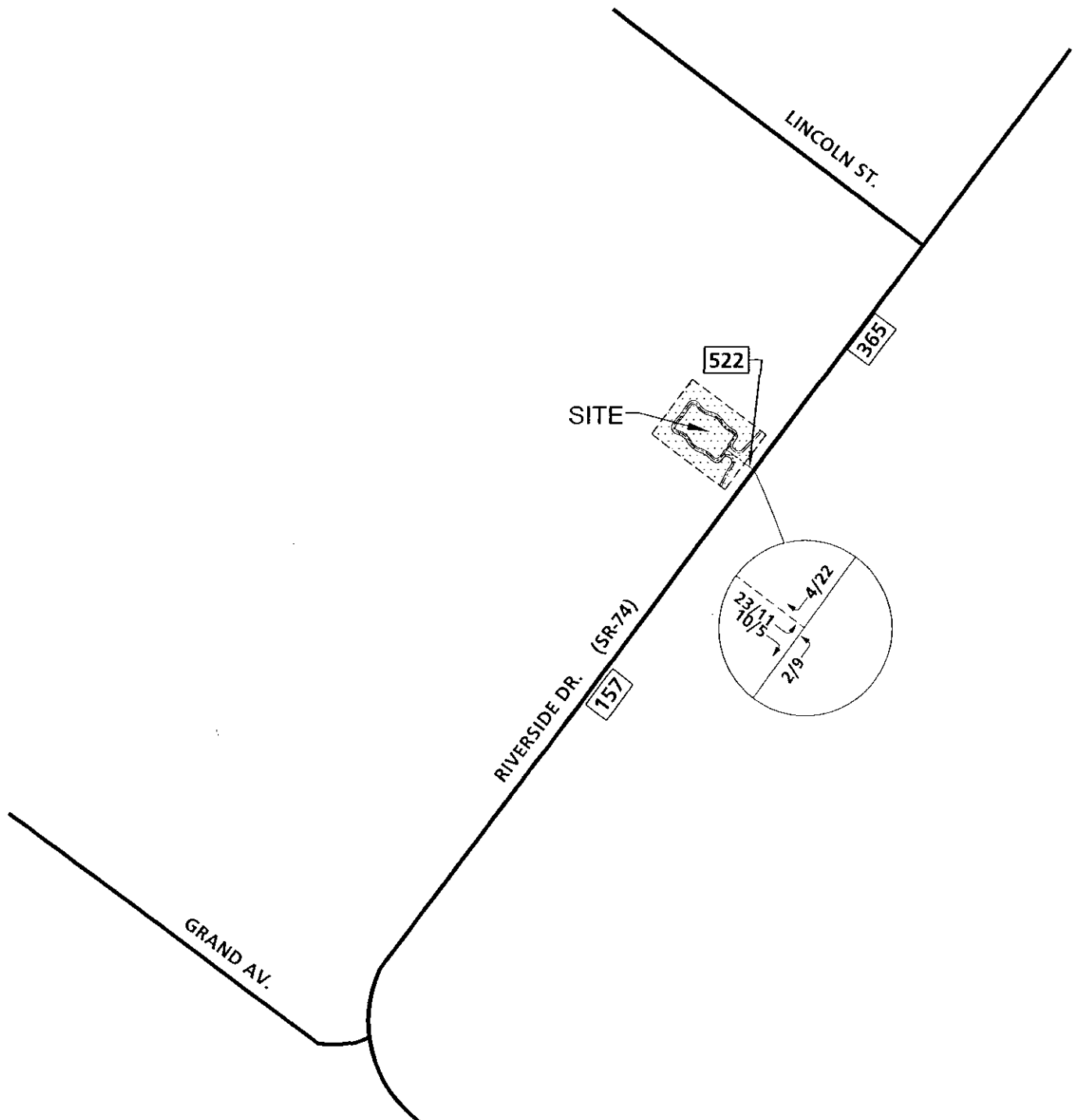
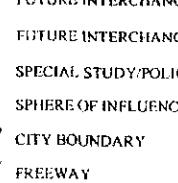
















EXHIBIT E

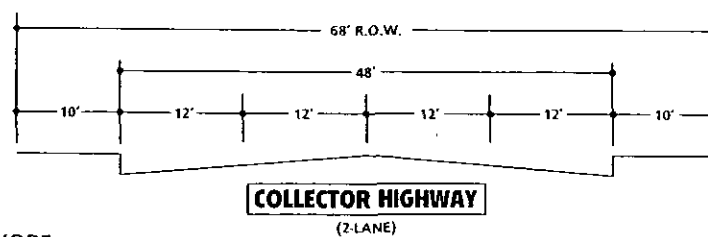
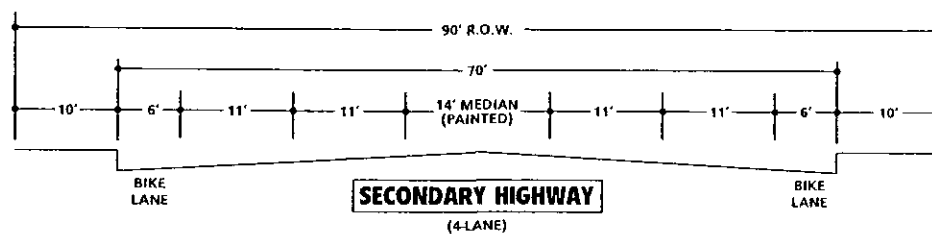
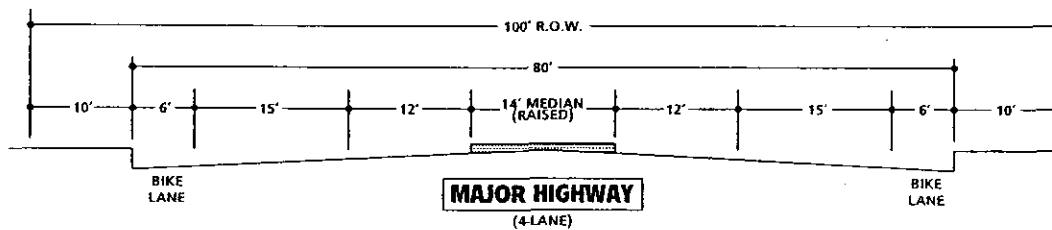
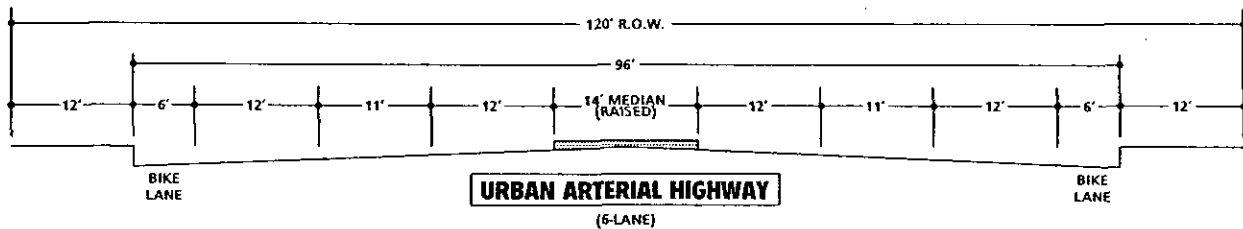
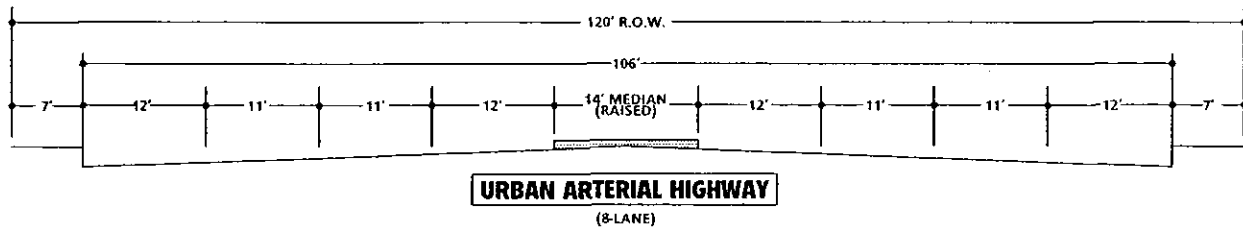


- 
- | | |
|---|--|
|  | EXISTING INTERCHANGES |
|  | FUTURE INTERCHANGES |
|  | FUTURE INTERCHANGES SOUTHBOUND ONLY |
|  | SPECIAL STUDY/POLICY AREA |
|  | SPHERE OF INFLUENCE |
|  | CITY BOUNDARY |
|  | FREEWAY |
|  | URBAN ARTERIAL - STATE HWY (6 LANES / 134' R.O.W.) |
|  | URBAN ARTERIAL (6 - LANES / 120' R.O.W.) |
|  | MAJOR (4 - LANES / 100' R.O.W.) |
|  | SECONDARY (4 - LANES / 90' R.O.W.) |
|  | COLLECTOR (2 - LANES / 68' R.O.W.) |
|  | SPECIAL COLLECTOR |
|  | ONE-WAY SECONDARY (2 - LANES / 60' R.O.W.) |

SOURCE: CITY OF LAKE ELSINORE

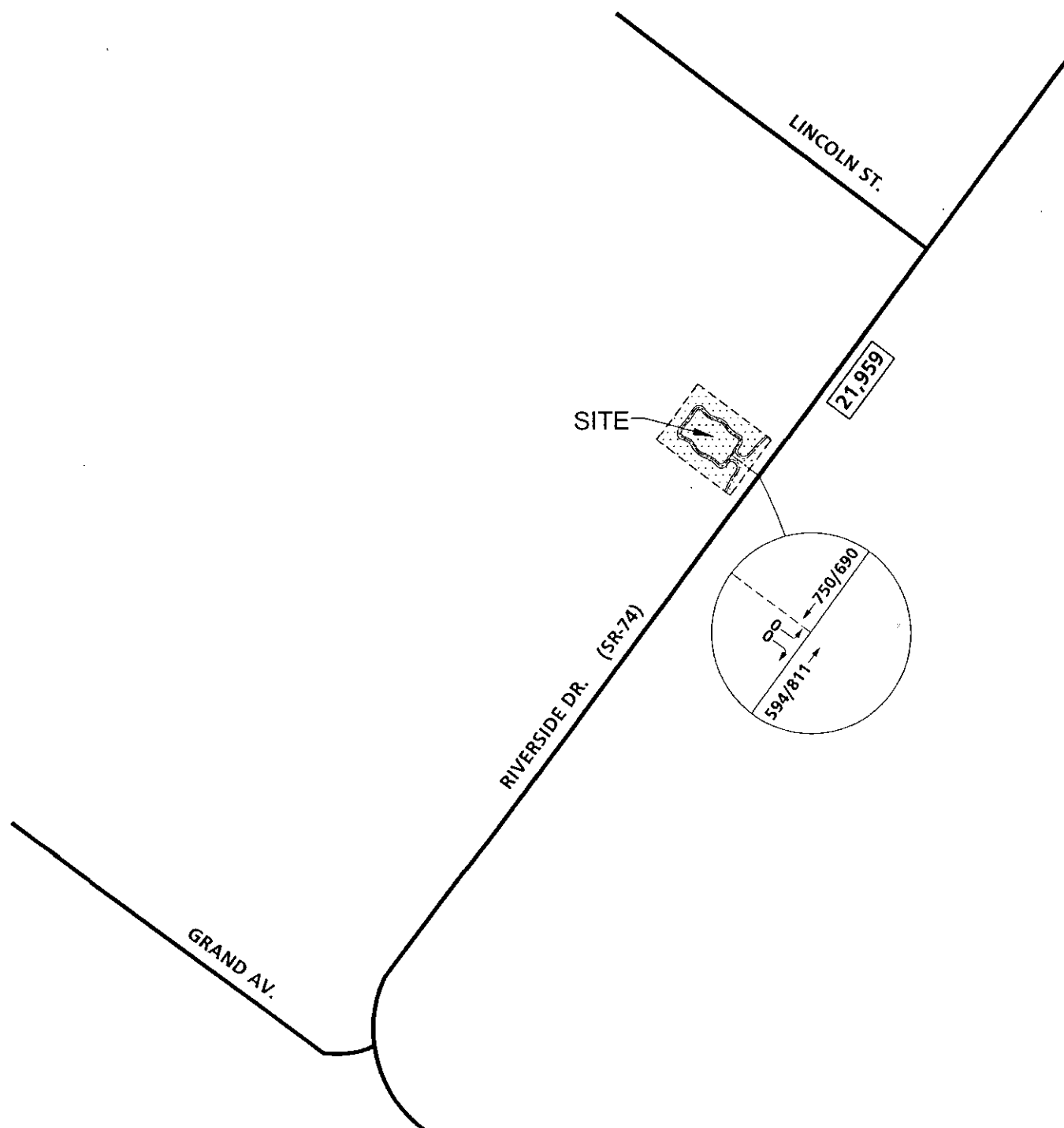
EXHIBIT F

CITY OF LAKE ELSINORE GENERAL PLAN ROADWAY CROSS-SECTIONS



SOURCE: CITY OF LAKE ELSINORE

EXISTING AM & PM PEAK HOUR INTERSECTION VOLUMES AND AVERAGE DAILY TRAFFIC (ADT)

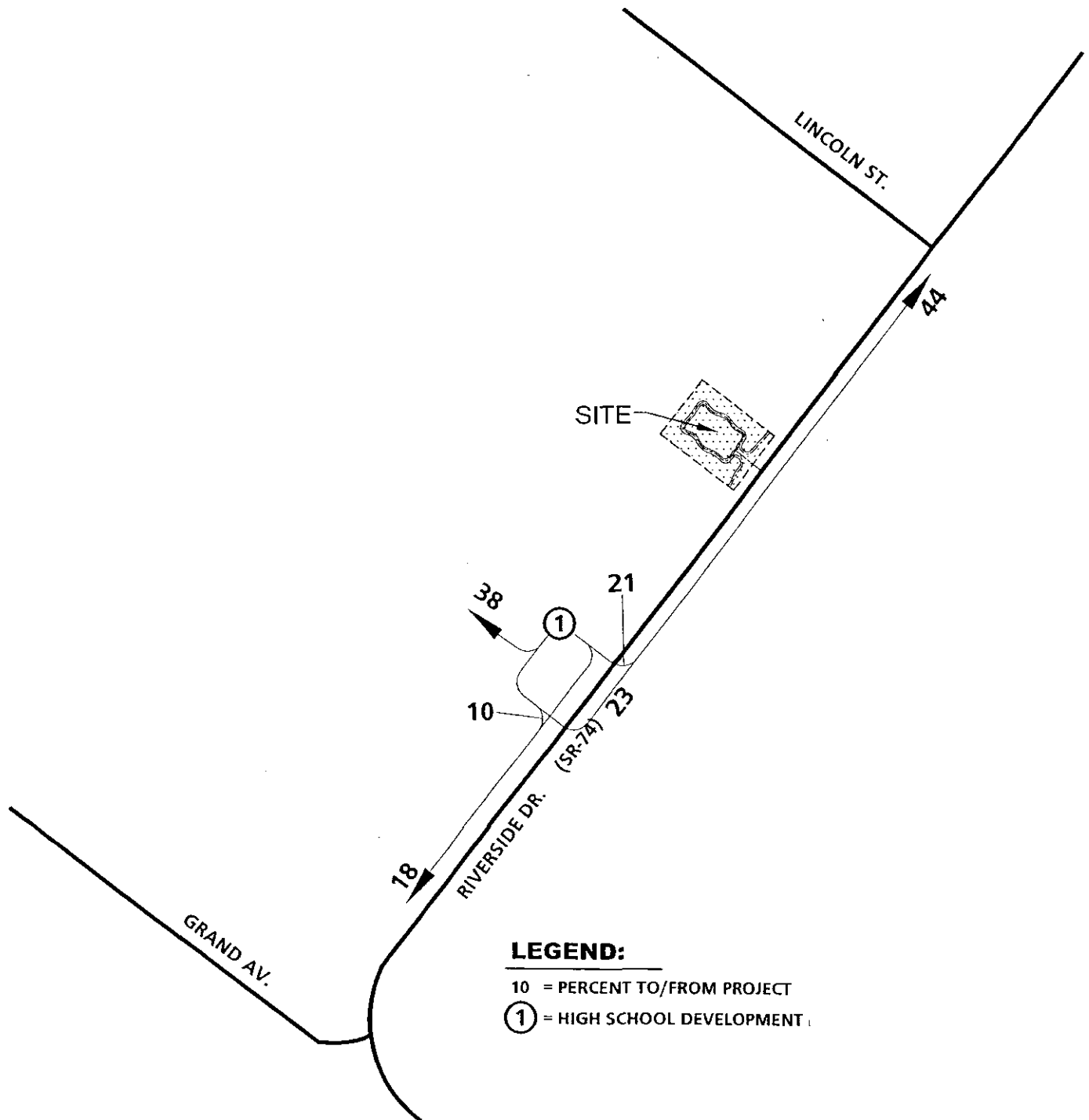


LEGEND:

26/31 = AM/PM PEAK HOUR VOLUMES

102 = VEHICLES PER DAY

EXHIBIT H
**OTHER DEVELOPMENT LOCATION MAP
AND TRIP DISTRIBUTION**



SOURCE: RKJK AND ASSOCIATES, LAKE ELSINORE HIGH SCHOOL TRAFFIC IMPACT STUDY, DECEMBER 2000

EXHIBIT I

CUMULATIVE PROJECT ONLY AM & PM PEAK HOUR INTERSECTION VOLUMES AND AVERAGE DAILY TRAFFIC (ADT)

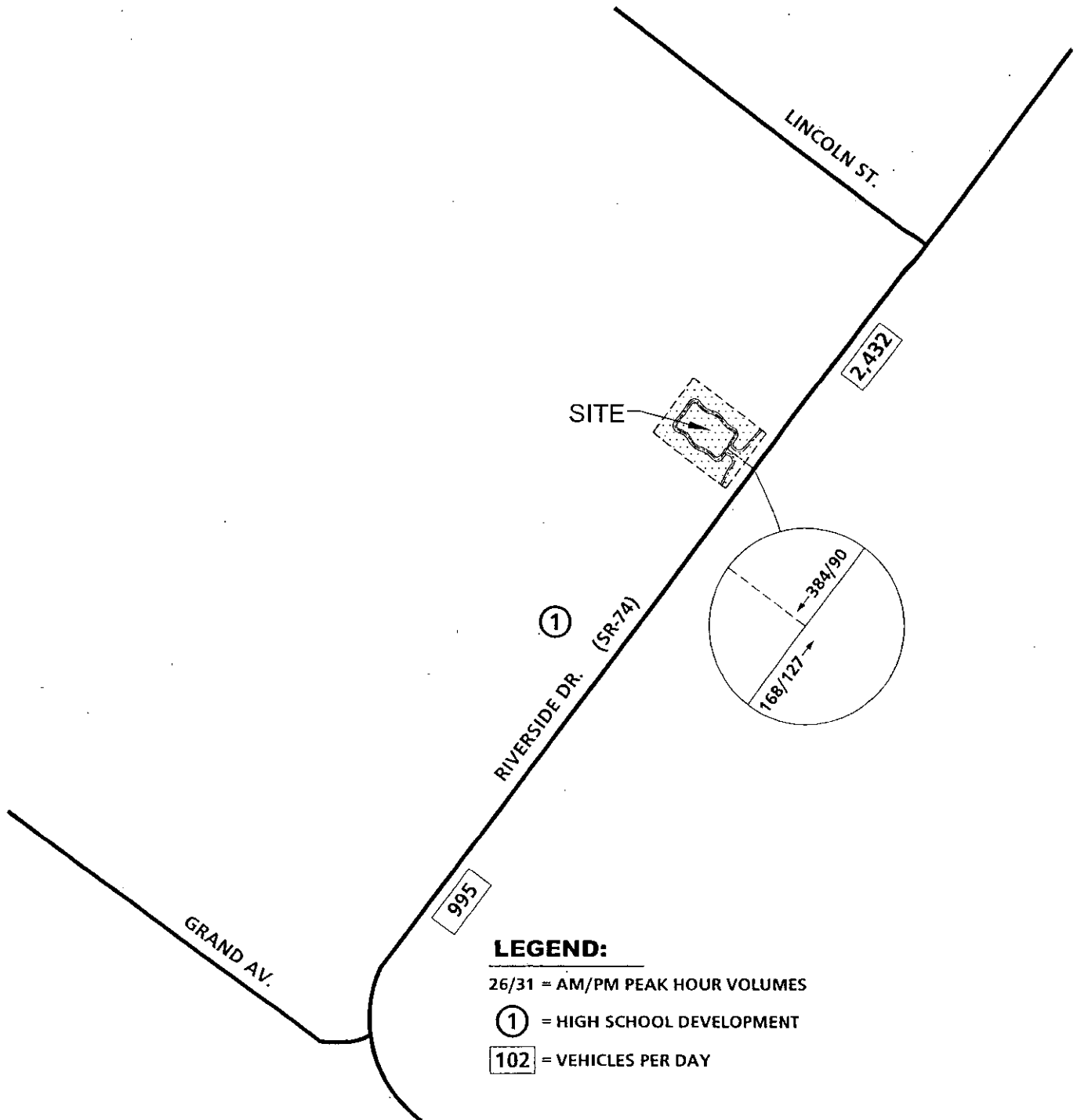
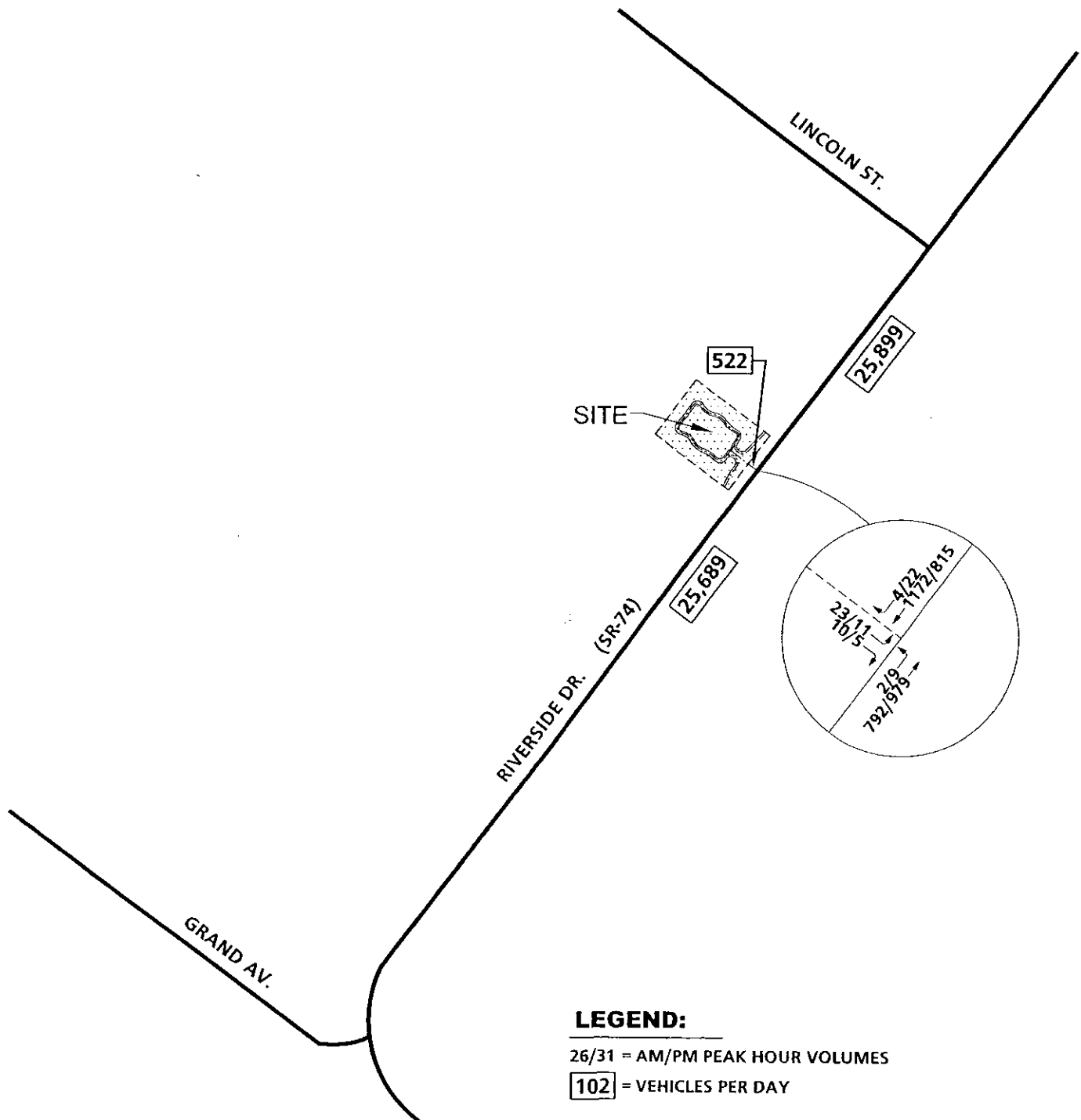


EXHIBIT J

INTERIM YEAR WITH PROJECT AM & PM PEAK HOUR INTERSECTION VOLUMES AND AVERAGE DAILY TRAFFIC (ADT)

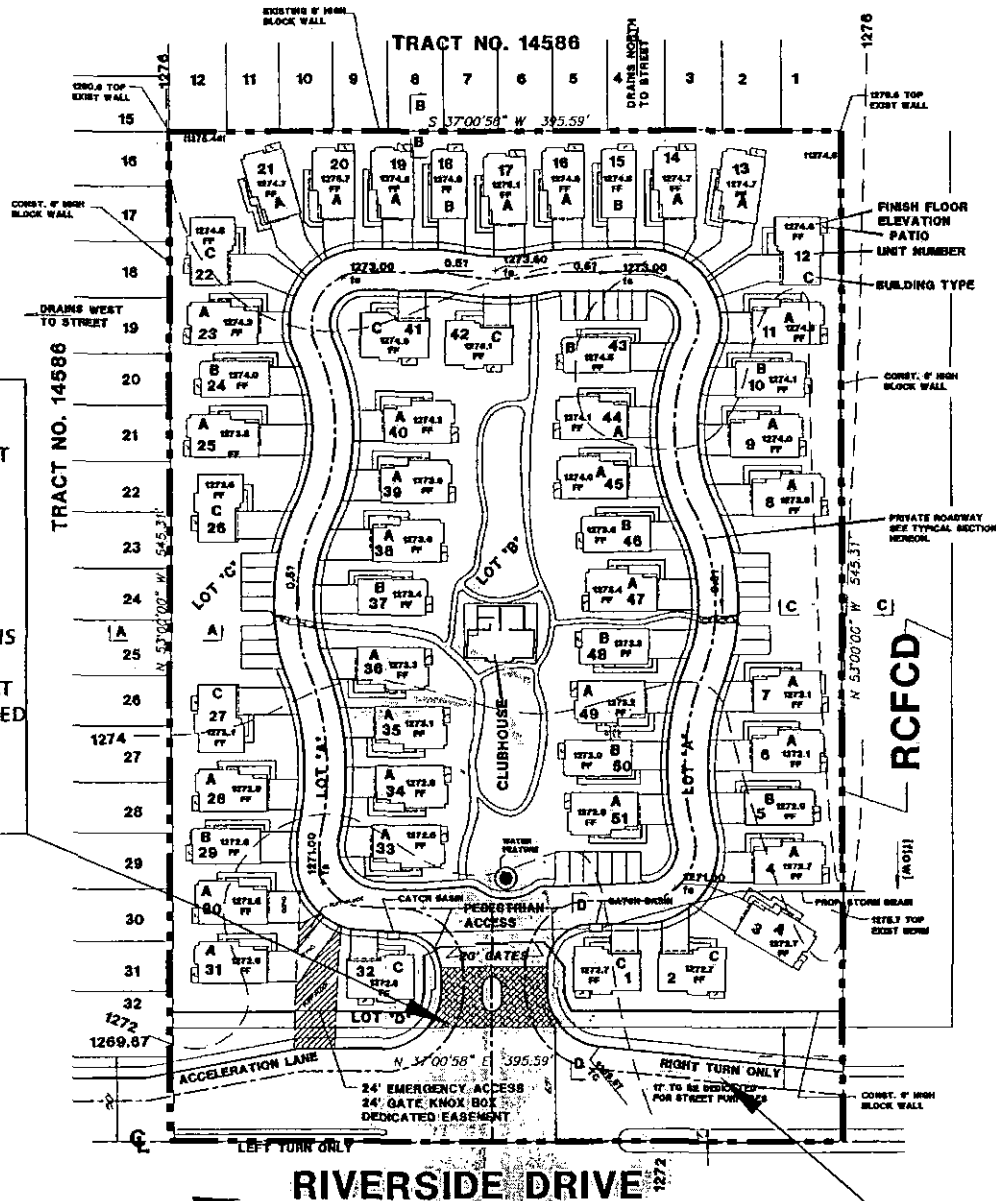


ON-SITE CIRCULATION RECOMMENDATIONS

SIGHT DISTANCE AT PROJECT ENTRANCE SHOULD BE REVIEWED WITH RESPECT TO CALTRANS/COUNTY OF RIVERSIDE SIGHT DISTANCE STANDARDS AT THE TIME OF PREPARATION OF FINAL GRADING, LANDSCAPE AND STREET IMPROVEMENT PLANS.

PEDESTRIAN PATH SHOULD BE CONSTRUCTED ALONG THE PROJECT SITE

THE PROJECT ACCESS GATE SHOULD BE RESTRICTED TO RIGHT TURN IN/OUT AND LEFT TURN IN ONLY AND THE ACCESS GATE SHOULD BE LOCATED ABOUT 100 FEET FROM THE INTERSECTION OF THE PROJECT ACCESS AT RIVERSIDE DRIVE TO ALLOW ADEQUATE QUEUING LENGTHS FOR CARS TO BE PROCESSED AT THE GATE; OR THE PROJECT ACCESS SHOULD BE RESTRICTED TO RIGHT TURN IN/OUT AND THE ACCESS GATE MAY BE REMAIN WHERE IT IS CURRENTLY SHOWN.



CONSTRUCT RIVERSIDE DRIVE TO ITS ULTIMATE HALF SECTION WIDTH AS AN URBAN ARTERIAL

DECELERATION LANE AND ACCELERATION LANE SHOULD BE PROVIDED WITH RESPECT TO CALTRANS/COUNTY OF RIVERSIDE STANDARDS.

ON-SITE TRAFFIC SIGNING/STRIPING SHOULD BE IMPLEMENTED IN CONJUNCTION WITH DETAILED CONSTRUCTION PLANS FOR THE PROJECT SITE.

CONTINUE MONITORING THE TRAFFIC VOLUMES AT THE PROJECT ACCESS INTERSECTION AND SIGNALIZE THE INTERSECTION WHEN WARRANTED.

TABLE 1
TRIP GENERATION RATES¹

LAND USE	ITE CODE	QUANTITY	UNITS ²	PEAK HOUR TRIP RATES				DAILY
				AM		PM		
				IN	OUT	IN	OUT	
Medium High Density (Condo)	230	89	DU	0.07	0.37	0.35	0.17	5.86

¹ Source: ITE (Institute of Transportation Engineers) Trip Generation Manual, 7th Edition, 2003.

² DU = Dwelling Unit

TABLE 2

TRIP GENERATION SUMMARY

LAND USE	QUANTITY ²	UNITS ¹	PEAK HOUR						DAILY
			AM			PM			
			IN	OUT	TOTAL	IN	OUT	TOTAL	
Medium High Density (Condo)	.89	DU	6	33	39	31	15	46	522

¹ DU = dwelling unit

² The 89-unit is calculated based on the maximum density allowed for MHD (18 du/acre) and the 4.9 acre project site.

TABLE 3
CUMULATIVE PROJECTS
TRIP GENERATION RATES¹

LAND USE	ITE CODE	QUANTITY	UNITS ²	PEAK HOUR						DAILY
				AM			PM			
				IN	OUT	TOTAL	IN	OUT	TOTAL	
High School	530	2,700	STU	0.32	0.14	0.46	0.06	0.09	0.15	1.79
Library	590	11	TSF	0.76	0.3	1.06	3.4	3.69	7.09	54
Theatre	441	500	Seats	Nom ³	Nom ³	Nom ³	0.01	0.01	0.02	0.2

1 Source: RKJK and Associates, Lake Elsinore High School Traffic Impact Study, December 2000

2 STU = Students, TSF = Thousand Square Feet

3 Nom = Nominal

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TABLE 4

CUMULATIVE PROJECTS¹
TRIP GENERATION SUMMARY

LAND USE	QUANTITY	UNITS	PEAK HOUR						DAILY
			AM			PM			
			IN	OUT	TOTAL	IN	OUT	TOTAL	
High School	2,700	STU	864	378	1,242	162	243	405	4,833
Library	590	TSF	8	3	11	37	41	78	594
Theatre	441	Seats	Nom ³	Nom ³	Nom ³	5	5	10	100
TOTAL			872	381	1,253	204	289	493	5,527

¹ Source: RKJK and Associates, Lake Elsinore High School Traffic Impact Study, December 2000

² STU = Students, TSF = Thousand Square Feet

³ Nom = Nominal

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TABLE 5

INTERSECTION ANALYSIS SUMMARY FOR INTERIM YEAR WITH PROJECT CONDITIONS

INTERSECTION	TRAFFIC CONTROL ³	INTERSECTION APPROACH LANES ¹												Delay ² (SEC)		LEVEL OF SERVICE	
		NORTH-			SOUTH-			EAST-			WEST-						
		BOUND			BOUND			BOUND			BOUND			AM	PM	AM	PM
	L	T	R	L	T	R	L	T	R	L	T	R					
Riverside Dr. (NS) at: • Project Access (EW) -With Existing Geometry -With Future Geomtery	CSS CSS	1 1	1 3	0 0	0 0	1 3	1 1	1 1	0 0	1 1	0 0	0 0	0 0	--4 45.8	46.3 25.2	F E	E D

¹ When a right turn is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes.

L = Left; T = Through; R = Right

² Delay and level of service calculated using the following analysis software: Traffix, Version 7.7 R3 (2005). Per the 2000 Highway Capacity Manual, overall average intersection delay and level of service are shown for intersections with traffic signal or all way stop control. For intersections with cross street stop control, the delay and level of service for worst individual movement (or movements sharing a single lane) are shown.

³ CSS = Cross Street Stop

⁴ = Delay High, Intersection Unstable, Level of Service "F".

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ATTACHMENT A

TRAFFIC COUNT WORKSHEETS

INTERSECTION TURN COUNT

PEAK HOUR

NORTH-SOUTH STREET: GRAND
EAST-WEST STREET: RIVERSIDE
JURISDICTION: LAKE ELSINORE

DATE: 05-24-05

PEAK HOUR: 05:00PM

WEST
NORTH LEG

TOTAL: 256

	130	126
	47	31
	38	34
	29	29
	16	32

Rt Thru Lt

Total

1st

2nd

3rd

4th

RIVERSIDE EB



Grand SB

North

EAST LEG TOTAL: 658

Rt	46	47	30	24	147
Thru					
Lt	111	120	143	137	511

1st 2nd 3rd 4th Total

Total 1st 2nd 3rd 4th

Lt

Thru

Rt

WEST LEG TOTAL: 0

SOUTH

Lt Thru Rt

1st		32	167
2nd		37	162
3rd		56	173
4th		39	194
Total		164	696

WB ↑

SOUTH LEG

EAST

PEAK HOUR FACTORS

NORTH LEG = 0.82

SOUTH LEG = 0.92

EAST LEG = 0.95

WEST LEG =

ALL LEGS = 0.96

TOTAL: 860

HOUR TOTAL: 1,774

Prepared by NEWPORT TRAFFIC STUDIES

INTERSECTION TURN COUNT

PEAK HOUR

NORTH-SOUTH STREET: LINCOLN
EAST-WEST STREET: RIVERSIDE
JURISDICTION: LAKE ELSINORE

DATE: 05-24-05

PEAK HOUR: 05:00PM

EAST
NORTH LEG

TOTAL: 872

238	634	
58	158	
66	184	
54	146	
60	146	

Total

1st

2nd

3rd

4th

Riverside WB
↓

Rt Thru Lt

SOUTH

EAST LEG TOTAL:

0

Rt

Thru

Lt

1st 2nd 3rd 4th Total

Lincoln SB →

North

Total 1st 2nd 3rd 4th

366	82	75	76	133
88	10	21	28	29

Lt

Thru

Rt

WEST LEG TOTAL: 454

PEAK HOUR FACTORS

NORTH LEG = 0.87

SOUTH LEG = 0.93

EAST LEG =

WEST LEG = 0.70

ALL LEGS = 0.91

EB
↑

	Lt	Thru	Rt
1st	38	172	
2nd	27	164	
3rd	24	159	
4th	29	186	
Total	118	681	

TOTAL: 799

SOUTH LEG

West

HOUR TOTAL: 2,125

Prepared by NEWPORT TRAFFIC STUDIES

INTERSECTION TURN COUNT

PEAK HOUR

NORTH-SOUTH STREET: GRAND
EAST-WEST STREET: RIVERSIDE
JURISDICTION: LAKE ELSINORE

DATE: 05-24-05

PEAK HOUR: 07:15AM

WEST
NORTH LEG

TOTAL: 262

	147	115
	39	29
	38	24
	40	26
	30	36

Rt Thru Lt

Total

1st

2nd

3rd

4th

Riverside EB

Grand SB

NORTH

EAST LEG TOTAL: 748

Rt

Thru

Lt

7	8	14	12	41
179	173	179	176	707

1st 2nd 3rd 4th Total

Total 1st 2nd 3rd 4th

Lt

Thru

Rt

WEST LEG TOTAL: 0

SOUTH

PEAK HOUR FACTORS

NORTH LEG = 0.96

SOUTH LEG = 0.96

EAST LEG = 0.97

WEST LEG =

ALL LEGS = 0.98

Lt Thru Rt

1st

2nd

3rd

4th

Total

	21	112
	26	118
	21	119
	18	119
	86	468

TOTAL: 554

SOUTH LEG

EAST

HOOR TOTAL: 1,564

Prepared by NEWPORT TRAFFIC STUDIES

INTERSECTION TURN COUNT

PEAK HOUR

NORTH-SOUTH STREET: LINCOLN
EAST-WEST STREET: RIVERSIDE
JURISDICTION: LAKE ELSINORE

DATE: 05-24-05

PEAK HOUR: 07:15AM

EAST
NORTH LEG

TOTAL: 784

143	641	
35	155	
42	165	
32	165	
34	156	

Rt Thru Lt

Total

1st

2nd

3rd

4th

Riverside WB
↓

SOUTH LEG TOTAL: 0

Rt

Thru

Lt

1st 2nd 3rd 4th Total

Lincoln SB →

Total 1st 2nd 3rd 4th

401	117	94	120	70
111	26	26	34	25

Lt

Thru

Rt

WEST LEG TOTAL: 512

North

PEAK HOUR FACTORS

NORTH LEG = 0.95

SOUTH LEG = 0.96

EAST LEG =

WEST LEG = 0.83

ALL LEGS = 0.93

Lt Thru Rt

1st

2nd

3rd

4th

Total

15	132	
8	142	
17	141	
13	136	
53	551	

Riverside EB
↑

West LEG

TOTAL: 604

HOUR TOTAL: 1,900

Prepared by NEWPORT TRAFFIC STUDIES

24 HOUR VOLUMES

STREET : RIVERSIDE
LOCATION : W/O LINCOLN

LAKE ELSIONORE
DATE : 05-25-05

		EASTBOUND	WESTBOUND	TOTAL
AM	12:00	79	79	158
	1:00	32	44	76
	2:00	28	37	65
	3:00	47	42	89
	4:00	164	71	235
	5:00	280	396	676
	6:00	527	699	1,226
	7:00	748	698	1,446
	8:00	641	613	1,254
	9:00	582	472	1,054
	10:00	574	461	1,035
	11:00	558	456	1,014
PM	12:00	526	559	1,085
	1:00	599	631	1,230
	2:00	722	677	1,399
	3:00	763	687	1,450
	4:00	814	710	1,524
	5:00	802	749	1,551
	6:00	831	735	1,566
	7:00	635	627	1,262
	8:00	466	584	1,050
	9:00	306	466	772
	10:00	198	280	478
	11:00	117	147	264
	12:00	11,039	10,920	21,959

ATTACHMENT B

TRAFFIC SIGNAL WARRANTS

TRAFFIC SIGNAL WARRANTS

(Based on Estimated Average Daily Traffic-See Note 2)

Major St: Riverside Dr. Minor St: Project Access Year = 2007 WP
 Volume = 25,794 Lanes= 3 Volume = 260 Lanes= 1 (one-way)

URBAN	RURAL	XX	Minimum Requirements EADT			
1. Minimum Vehicular			Vehicles per day on major street (both approaches)		Vehicles per day on higher volume minor-street approach (one direction only)	
Satisfied	Not Satisfied	XX				
Number of lanes for moving traffic on each approach.						
Major Street	Minor Street		Urban	Rural	Urban	Rural
1	1		8,000	5,600	2,400	1,680
2 +	25,794 1	260	9,600	6,720 *	2,400	1,680
2 +	2 +		9,600	6,720	3,200	2,240
1	2 +		8,000	5,600	3,200	2,240
2. Interruption of Continuous traffic			Vehicles per day on major street (both approaches)		Vehicles per day on higher volume minor-street approach (one direction only)	
Satisfied	Not Satisfied	XX				
Number of lanes for moving traffic on each approach.						
Major Street	Minor Street		Urban	Rural	Urban	Rural
1	1		12,000	8,400	1,200	850
2 +	25,794 1	260	14,400	10,080 *	1,200	850
2 +	2 +		14,000	10,080	1,600	1,120
1	2 +		12,000	8,400	1,600	1,120
3. Combination			2 Warrants		2 Warrants	
Satisfied	Not Satisfied	XX				
No one warrant satisfied but following warrants fulfilled 80% or more..						
15%	31%					
1	2					

NOTES: 1. To be used only for NEW INTERSECTIONS or other locations where
 actual traffic volumes cannot be counted.

PEAK HOUR VOLUME WARRANT (Rural Areas)

EXISTING CONDITIONS (AM Peak Hour)

Major Street Name = **Riverside Dr. (NS)**

Total of Both Approaches (VPH) = **1970**

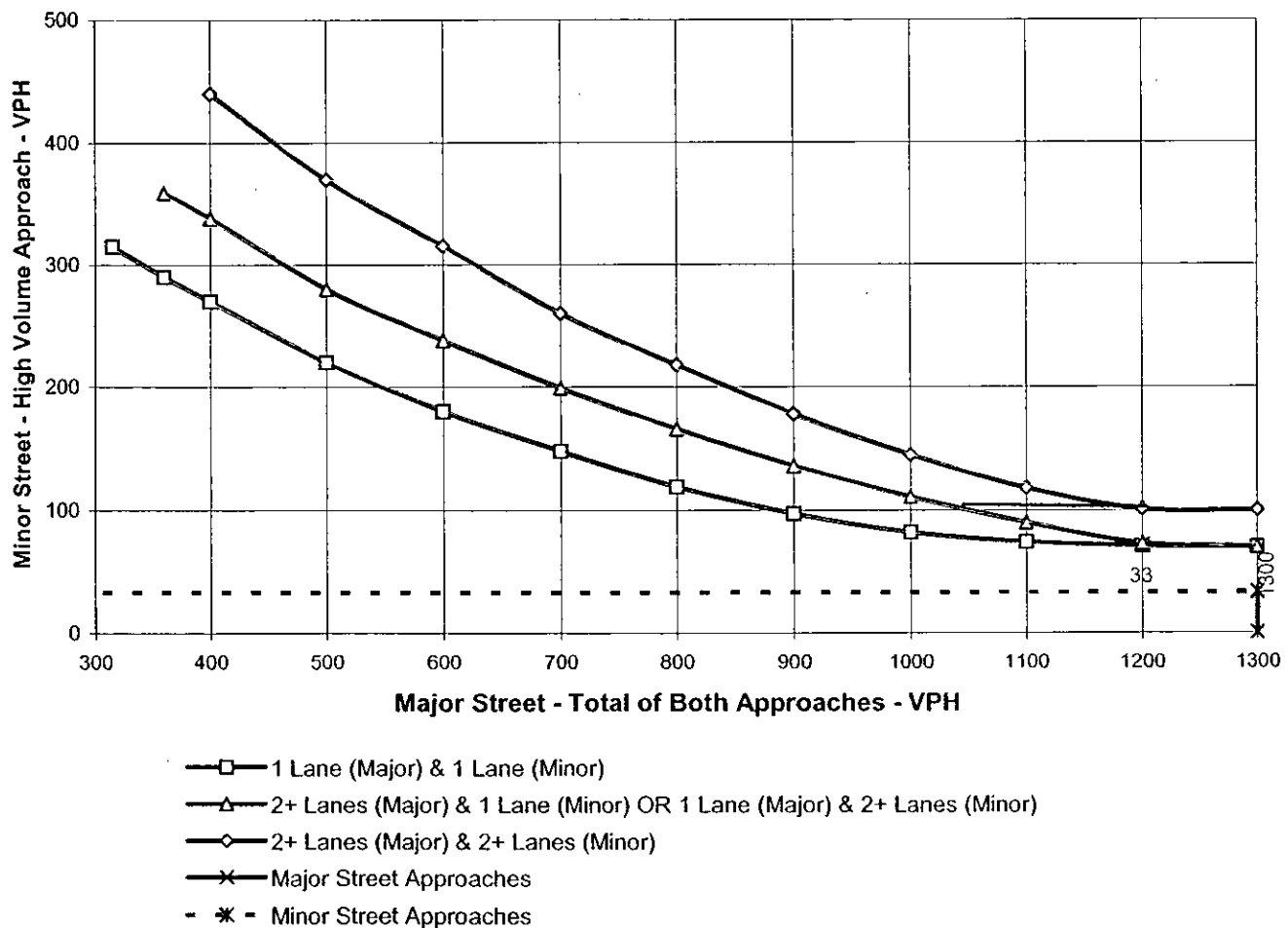
Number of Approach Lanes Major Street = **2**

Minor Street Name = **Project Access (EW)**

High Volume Approach (VPH) = **33**

Number of Approach Lanes Minor Street = **1**

SIGNAL WARRANT NOT SATISFIED



**** NOTE:**

100 VPH APPLIES AS THE LOWER THRESHOLD VOLUME FOR A MINOR STREET APPROACH WITH TWO OR MORE LANES AND 75 VPH APPLIES AS THE LOWER THRESHOLD VOLUME FOR A MINOR STREET APPROACHING WITH ONE LANE.

PEAK HOUR VOLUME WARRANT (Rural Areas)

EXISTING CONDITIONS (PM Peak Hour)

Major Street Name = **Riverside Dr. (NS)**

Total of Both Approaches (VPH) = **1825**

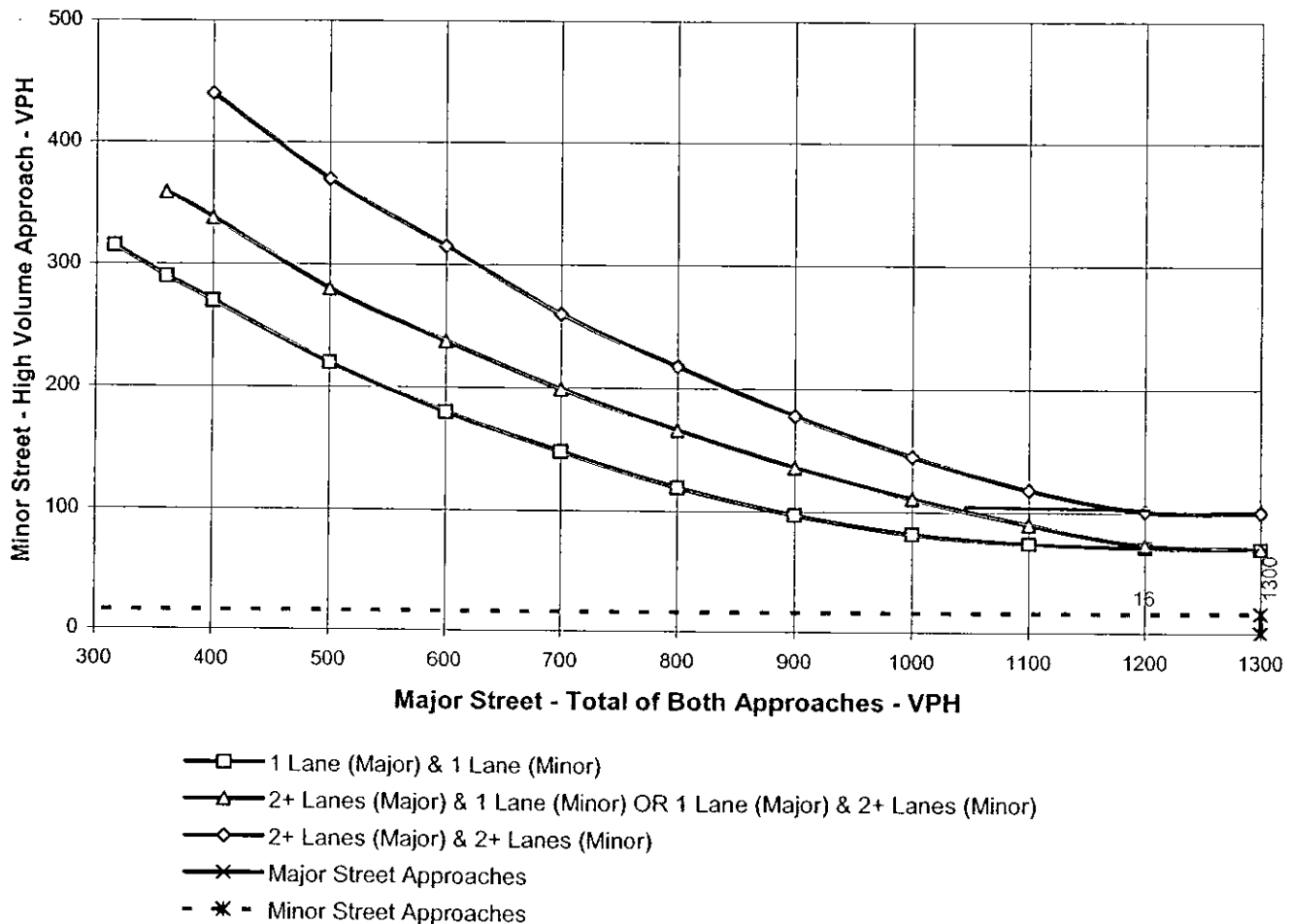
Number of Approach Lanes Major Street = **2**

Minor Street Name = **Project Access (EW)**

High Volume Approach (VPH) = **16**

Number of Approach Lanes Minor Street = **1**

SIGNAL WARRANT NOT SATISFIED



**** NOTE:**

100 VPH APPLIES AS THE LOWER THRESHOLD VOLUME FOR A MINOR STREET APPROACH WITH TWO OR MORE LANES AND 75 VPH APPLIES AS THE LOWER THRESHOLD VOLUME FOR A MINOR STREET APPROACHING WITH ONE LANE.

ATTACHMENT C

INTERIM YEAR WITH PROJECT CONDITIONS INTERSECTION ANALYSIS

JN: 2806

Tentative Tract 32674 Traffic Impact Analysis
2007 With Project With Existing Geometry

Level Of Service Computation Report

2000 HCM Unsignalized Method (Future Volume Alternative)

Intersection #3 Riverside Dr. (NS)/Project Access (EW)

Average Delay (sec/veh): 1.0 Worst Case Level Of Service: F [62.2]

Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Control:	Uncontrolled			Uncontrolled			Stop Sign			Stop Sign		
Rights:	Include			Include			Include			Include		
Lanes:	1	0	0	0	0	1	1	0	0	0	0	0

Volume Module:

Base Vol:	0	594	0	0	750	0	0	0	0	0	0	0
Growth Adj:	1.05	1.05	1.05	1.05	1.05	1.05	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	0	624	0	0	788	0	0	0	0	0	0	0
Added Vol:	2	168	0	0	384	4	23	0	10	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	2	792	0	0	1172	4	23	0	10	0	0	0
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	2	792	0	0	1172	4	23	0	10	0	0	0
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Final Vol.:	2	792	0	0	1172	4	23	0	10	0	0	0

Critical Gap Module:

Critical Gp:	4.1	xxxx	xxxxx	xxxxx	xxxx	xxxxx	6.4	xxxx	6.2	xxxxx	xxxx	xxxxx
FollowUpTim:	2.2	xxxx	xxxxx	xxxxx	xxxx	xxxxx	3.5	xxxx	3.3	xxxxx	xxxx	xxxxx

Capacity Module:

Cnflct Vol:	1176	xxxx	xxxxx	xxxx	xxxx	xxxxx	1967	xxxx	1172	xxxx	xxxx	xxxxx
Potent Cap.:	601	xxxx	xxxxx	xxxx	xxxx	xxxxx	70	xxxx	237	xxxx	xxxx	xxxxx
Move Cap.:	601	xxxx	xxxxx	xxxx	xxxx	xxxxx	70	xxxx	237	xxxx	xxxx	xxxxx
Volume/Cap:	0.00	xxxx	xxxx	xxxx	xxxx	xxxx	0.33	xxxx	0.04	xxxx	xxxx	xxxx

Level Of Service Module:

Queue:	0.0	xxxx	xxxxx	xxxxx	xxxx	xxxxx	1.2	xxxx	0.1	xxxxx	xxxx	xxxxx
Stopped Del:	11.0	xxxx	xxxxx	xxxxx	xxxx	xxxxx	80.2	xxxx	20.9	xxxxx	xxxx	xxxxx
LOS by Move:	B	*	*	*	*	*	F	*	C	*	*	*
Movement:	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT
Shared Cap.:	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx
SharedQueue:	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx
Shrd StpDel:	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx
Shared LOS:	*	*	*	*	*	*	*	*	*	*	*	*
ApproachDel:	xxxxxx			xxxxxx			62.2			xxxxxx		
ApproachLOS:	*			*			F			*		

JN: 2806

Tentative Tract 32674 Traffic Impact Analysis
2007 With Project With Existing Geometry

Level Of Service Computation Report

2000 HCM Unsignalized Method (Future Volume Alternative)

Intersection #3 Riverside Dr. (NS)/Project Access (EW)

Average Delay (sec/veh): 0.4 Worst Case Level Of Service: E[36.2]

Approach:	North Bound			South Bound			East Bound			West Bound			
Movement:	L	T	R	L	T	R	L	T	R	L	T	R	
Control:	Uncontrolled			Uncontrolled			Stop Sign			Stop Sign			
Rights:	Include			Include			Include			Include			
Lanes:	1	0	1	0	0	1	0	0	0	1	0	0	0

Volume Module:

Base Vol:	0	811	0	0	0	690	0	0	0	0	0	0
Growth Adj:	1.05	1.05	1.05	1.05	1.05	1.05	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	0	852	0	0	0	725	0	0	0	0	0	0
Added Vol:	9	127	0	0	0	90	22	11	0	5	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	9	979	0	0	0	815	22	11	0	5	0	0
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.05	1.05	1.05	1.05	1.05	1.05	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	9	932	0	0	0	776	21	11	0	5	0	0
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Final Vol.:	9	932	0	0	0	776	21	11	0	5	0	0

Critical Gap Module:

Critical Gp:	4.1	xxxx	xxxxx	xxxxx	xxxx	xxxxx	6.4	xxxx	6.2	xxxxx	xxxx	xxxxx
FollowUpTim:	2.2	xxxx	xxxxx	xxxxx	xxxx	xxxxx	3.5	xxxx	3.3	xxxxx	xxxx	xxxxx

Capacity Module:

Cnflct Vol:	797	xxxx	xxxxx	xxxx	xxxx	xxxxx	1725	xxxx	776	xxxx	xxxx	xxxxx
Potent Cap.:	834	xxxx	xxxxx	xxxx	xxxx	xxxxx	99	xxxx	401	xxxx	xxxx	xxxxx
Move Cap.:	834	xxxx	xxxxx	xxxx	xxxx	xxxxx	98	xxxx	401	xxxx	xxxx	xxxxx
Volume/Cap:	0.01	xxxx	xxxx	xxxx	xxxx	xxxx	0.11	xxxx	0.01	xxxx	xxxx	xxxx

Level Of Service Module:

Queue:	0.0	xxxx	xxxxx	xxxxx	xxxx	xxxxx	0.4	xxxx	0.0	xxxxx	xxxx	xxxxx
Stopped Del:	9.4	xxxx	xxxxx	xxxxx	xxxx	xxxxx	46.3	xxxx	14.1	xxxxx	xxxx	xxxxx
LOS by Move:	A	*	*	*	*	*	E	*	B	*	*	*
Movement:	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT
Shared Cap.:	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx
SharedQueue:	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx
Shrd StpDel:	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx
Shared LOS:	*	*	*	*	*	*	*	*	*	*	*	*
ApproachDel:	xxxxxx			xxxxxx			36.2			xxxxxx		
ApproachLOS:	*			*			E			*		

JN: 02806

Tentative Tract 32674 Traffic Impact Analysis
2007 With Project

Level Of Service Computation Report

2000 HCM Unsignalized Method (Future Volume Alternative)

Intersection #3 Riverside Dr. (NS)/Project Access (EW)

Average Delay (sec/veh): 0.6 Worst Case Level Of Service: E[35.3]

Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Control:	Uncontrolled			Uncontrolled			Stop Sign			Stop Sign		
Rights:	Include			Include			Include			Include		
Lanes:	1	0	3	0	0	3	0	1	1	0	0	0

Volume Module:	North Bound			South Bound			East Bound			West Bound		
Base Vol:	0	594	0	0	750	0	0	0	0	0	0	
Growth Adj:	1.05	1.05	1.05	1.05	1.05	1.05	1.00	1.00	1.00	1.00	1.00	
Initial Bse:	0	624	0	0	788	0	0	0	0	0	0	
Added Vol:	2	168	0	0	384	4	23	0	10	0	0	
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	
Initial Fut:	2	792	0	0	1172	4	23	0	10	0	0	
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	
PHF Adj:	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	
PHF Volume:	2	833	0	0	1233	4	24	0	11	0	0	
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	
Final Vol.:	2	833	0	0	1233	4	24	0	11	0	0	

Critical Gap Module:	North Bound			South Bound			East Bound			West Bound		
Critical Gap:	4.1	xxxx	xxxxxx	xxxxxx	xxxx	xxxxxx	6.8	xxxx	6.9	xxxxxx	xxxx	
FollowUpTim:	2.2	xxxx	xxxxxx	xxxxxx	xxxx	xxxxxx	3.5	xxxx	3.3	xxxxxx	xxxx	

Capacity Module:	North Bound			South Bound			East Bound			West Bound		
Cnflct Vol:	1237	xxxx	xxxxxx	xxxxxx	xxxx	xxxxxx	1515	xxxx	411	xxxx	xxxx	
Potent Cap.:	570	xxxx	xxxxxx	xxxxxx	xxxx	xxxxxx	112	xxxx	596	xxxx	xxxx	
Move Cap.:	570	xxxx	xxxxxx	xxxxxx	xxxx	xxxxxx	112	xxxx	596	xxxx	xxxx	
Volume/Cap:	0.00	xxxx	xxxxxx	xxxxxx	xxxx	xxxxxx	0.22	xxxx	0.02	xxxx	xxxx	

Level Of Service Module:	North Bound			South Bound			East Bound			West Bound		
Queue:	0.0	xxxx	xxxxxx	xxxxxx	xxxx	xxxxxx	0.8	xxxx	0.1	xxxxxx	xxxx	
Stopped Del:	11.3	xxxx	xxxxxx	xxxxxx	xxxx	xxxxxx	45.8	xxxx	11.2	xxxxxx	xxxx	
LOS by Move:	B	*	*	*	*	*	E	*	B	*	*	
Movement:	LT - LTR	- RT		LT - LTR	- RT		LT - LTR	- RT		LT - LTR	- RT	
Shared Cap.:	xxxx	xxxx	xxxxxx	xxxxxx	xxxx	xxxxxx	xxxx	xxxx	xxxxxx	xxxxxx	xxxx	
SharedQueue:	xxxxxx	xxxx	xxxxxx	xxxxxx	xxxx	xxxxxx	xxxxxx	xxxx	xxxxxx	xxxxxx	xxxx	
Shrd StpDel:	xxxxxx	xxxx	xxxxxx	xxxxxx	xxxx	xxxxxx	xxxxxx	xxxx	xxxxxx	xxxxxx	xxxx	
Shared LOS:	*	*	*	*	*	*	*	*	*	*	*	
ApproachDel:	xxxxxx			xxxxxx			35.3			xxxxxx		
ApproachLOS:	*			*			E			*		

JN: 02806
Tentative Tract 32674 Traffic Impact Analysis
2007 With Project

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Level Of Service Computation Report
2000 HCM Unsignalized Method (Future Volume Alternative)
*****
Intersection #3 Riverside Dr. (NS)/Project Access (EW)
*****
Average Delay (sec/veh):      0.2   Worst Case Level Of Service:      C[ 20.4]
*****
Approach:      North Bound      South Bound      East Bound      West Bound
Movement:      L - T - R      L - T - R      L - T - R      L - T - R
-----|-----|-----|-----|
Control:      Uncontrolled      Uncontrolled      Stop Sign      Stop Sign
Rights:      Include      Include      Include      Include
Lanes:      1 0 3 0 0      0 0 3 0 1      1 0 0 0 1      0 0 0 0 0
-----|-----|-----|-----|
Volume Module:
Base Vol:      0 811      0 0 690      0 0 0 0      0 0 0 0
Growth Adj: 1.05 1.05 1.05 1.05 1.05 1.05 1.00 1.00 1.00 1.00 1.00 1.00
Initial Bse: 0 852      0 0 725      0 0 0 0      0 0 0 0
Added Vol: 9 127      0 0 90 22      11 0 5      0 0 0 0
PasserByVol: 0 0      0 0 0 0      0 0 0 0      0 0 0 0
Initial Fut: 9 979      0 0 815 22      11 0 5      0 0 0 0
User Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00
PHF Adj: 1.00 1.00 1.00 1.00 1.00 1.00 0.95 0.95 0.95 0.95 0.95 0.95
PHF Volume: 9 981      0 0 817 22      12 0 5      0 0 0 0
Reduct Vol: 0 0      0 0 0 0      0 0 0 0      0 0 0 0
Final Vol.: 9 981      0 0 817 22      12 0 5      0 0 0 0
Critical Gap Module:
Critical Gp: 4.1 xxxxx xxxxxx xxxxxx xxxxx xxxxxx 6.8 xxxxx 6.9 xxxxxx xxxxx xxxxxx
FollowUpTim: 2.2 xxxxx xxxxxx xxxxxx xxxxx xxxxxx 3.5 xxxxx 3.3 xxxxxx xxxxx xxxxxx
-----|-----|-----|-----|
Capacity Module:
Chnflct Vol: 839 xxxxx xxxxxx xxxxx xxxxx xxxxxx 1162 xxxxx 272 xxxxx xxxxx xxxxxx
Potent Cap.: 805 xxxxx xxxxxx xxxxx xxxxx xxxxxx 191 xxxxx 732 xxxxx xxxxx xxxxxx
Move Cap.: 805 xxxxx xxxxxx xxxxx xxxxx xxxxxx 190 xxxxx 732 xxxxx xxxxx xxxxxx
Volume/Cap: 0.01 xxxxx xxxxx xxxxx xxxxx xxxxx 0.06 xxxxx 0.01 xxxxx xxxxx xxxxx
-----|-----|-----|-----|
Level Of Service Module:
Queue: 0.0 xxxxx xxxxxx xxxxxx xxxxx xxxxxx 0.2 xxxxx 0.0 xxxxxx xxxxx xxxxxx
Stopped Del: 9.5 xxxxx xxxxxx xxxxxx xxxxx xxxxxx 25.2 xxxxx 10.0 xxxxxx xxxxx xxxxxx
LOS by Move: A * * * * * D * A * * *
Movement: LT - LTR - RT LT - LTR - RT LT - LTR - RT LT - LTR - RT
Shared Cap.: xxxxx xxxxx xxxxxx xxxxx xxxxx xxxxxx xxxxx xxxxx xxxxxx xxxxx xxxxx xxxxxx
SharedQueue: xxxxxx xxxxx xxxxxx xxxxxx xxxxx xxxxxx xxxxxx xxxxx xxxxxx xxxxxx xxxxx xxxxxx
Shrd StpDel: xxxxxx xxxxx xxxxxx xxxxxx xxxxx xxxxxx xxxxxx xxxxx xxxxxx xxxxxx xxxxx xxxxxx
Shared LOS: * * * * * * * * * * * * * * *
ApproachDel: xxxxxx xxxxxx 20.4 xxxxxx
ApproachLOS: * * C *

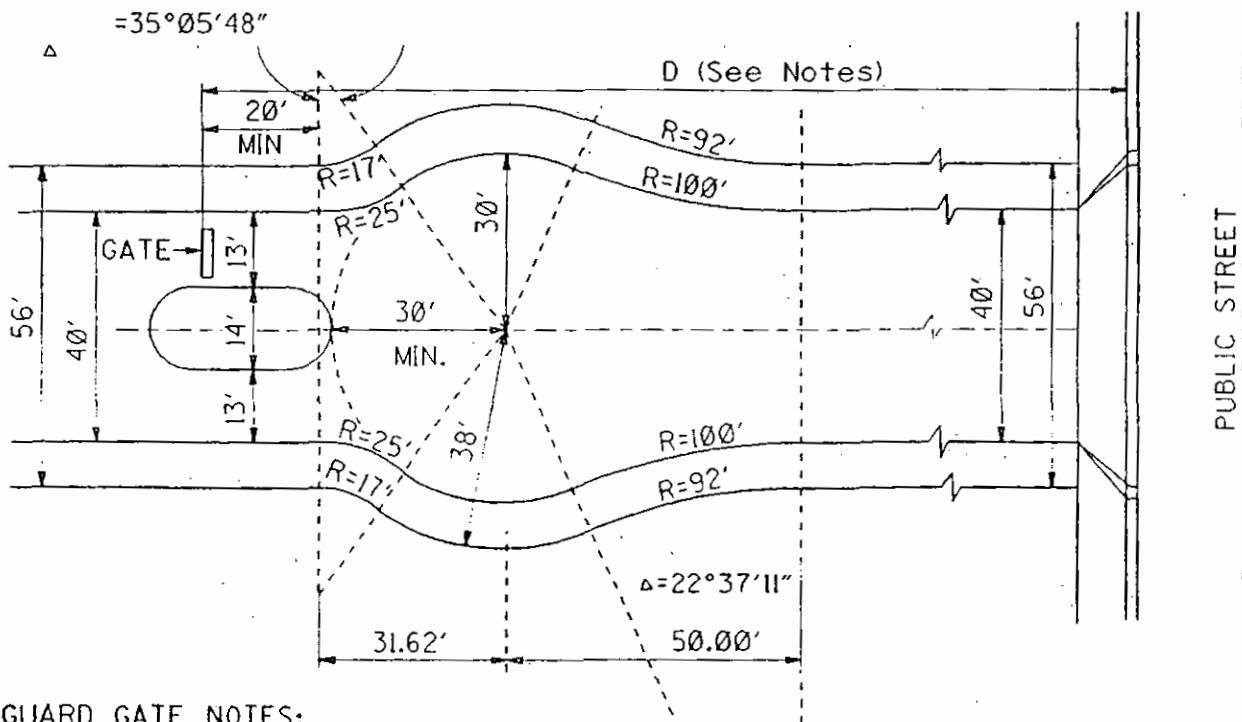
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ATTACHMENT D

PRIVATE STREET ACCESS GATE STORAGE STANDARDS

NOTES:

1. Private streets shall be permitted only as described in the Orange County Subdivision Code, subject to review and approval by the Engineer, the Subdivision Committee, and the Planning Commission.
2. Private streets shall provide a paved travel way in conformance with Std. Plan 1107. Walkways shall be provided on all private streets in conformance with Std. Plans 1107 and 1205 unless an alternate pedestrian circulation system is provided meeting the approval of the Engineer.
3. Required pavement structural section shall be determined by the Engineer.
4. Entryways to private tracts shall be designed to emphasize their private status. Textured concrete or wide flare driveways, guard gates or other access controls shall be required for private tracts. Entry gates shall be set back from the near curb line of any public street to provide a minimum 100 feet of storage for entering vehicles to stack without interfering with through traffic. Minimum design criteria and required features for guard gates are shown below:



GUARD GATE NOTES:

1. D=1' Per Dwelling Unit Served, 100' Minimum
(Multiple Lanes may be used to satisfy storage distance requirement.)

ORANGE COUNTY ENVIRONMENTAL MANAGEMENT AGENCY

Approved

C.R. Nelson
C.R. Nelson, Director of Public Works

STD. PLAN

1107

SHT. 3 OF 4

Adopted: Res. 77-92

Revised: Res. 78-791

PRIVATE STREET STANDARDS

A-41
I3

Appendix

Appendix B. Air Quality Study



Appendix

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URBEMIS 2002 For Windows 8.7.0

File Name: C:\Lake Elsinore\Lake Elsinore_5acre.urb
Project Name: Elsinore_5acre
Project Location: South Coast Air Basin (Los Angeles area)
On-Road Motor Vehicle Emissions Based on EMFAC2002 version 2.2

SUMMARY REPORT
(Pounds/Day - Summer)

CONSTRUCTION EMISSION ESTIMATES

*** 2005 ***	ROG	NOx	CO	SO2	PM10 TOTAL	PM10 EXHAUST	PM10 DUST
TOTALS (lbs/day,unmitigated)	3.65	24.85	29.27	0.00	51.09	1.09	50.00
*** 2006 ***	ROG	NOx	CO	SO2	PM10 TOTAL	PM10 EXHAUST	PM10 DUST
TOTALS (lbs/day,unmitigated)	3.64	24.09	29.54	0.00	1.02	1.00	0.02
*** 2007 ***	ROG	NOx	CO	SO2	PM10 TOTAL	PM10 EXHAUST	PM10 DUST
TOTALS (lbs/day,unmitigated)	70.59	56.29	73.34	0.00	2.14	2.09	0.05

AREA SOURCE EMISSION ESTIMATES

TOTALS (lbs/day,unmitigated)	ROG	NOx	CO	SO2	PM10
	3.47	0.39	0.94	0.00	0.00

OPERATIONAL (VEHICLE) EMISSION ESTIMATES

TOTALS (lbs/day,unmitigated)	ROG	NOx	CO	SO2	PM10
	5.40	5.79	64.67	0.06	5.30

SUM OF AREA AND OPERATIONAL EMISSION ESTIMATES

TOTALS (lbs/day,unmitigated)	ROG	NOx	CO	SO2	PM10
	8.87	6.18	65.61	0.06	5.31

URBEMIS 2002 For Windows 8.7.0

File Name: C:\Lake Elsinore\Lake Elsinore_5acre.urb
Project Name: Elsinore_5acre
Project Location: South Coast Air Basin (Los Angeles area)
On-Road Motor Vehicle Emissions Based on EMFAC2002 version 2.2

SUMMARY REPORT
(Pounds/Day - Winter)

CONSTRUCTION EMISSION ESTIMATES

*** 2005 ***	ROG	NOx	CO	SO2	PM10 TOTAL	PM10 EXHAUST	PM10 DUST
TOTALS (lbs/day,unmitigated)	3.65	24.85	29.27	0.00	51.09	1.09	50.00

*** 2006 ***	ROG	NOx	CO	SO2	PM10 TOTAL	PM10 EXHAUST	PM10 DUST
TOTALS (lbs/day,unmitigated)	3.64	24.09	29.54	0.00	1.02	1.00	0.02

*** 2007 ***	ROG	NOx	CO	SO2	PM10 TOTAL	PM10 EXHAUST	PM10 DUST
TOTALS (lbs/day,unmitigated)	70.59	56.29	73.34	0.00	2.14	2.09	0.05

AREA SOURCE EMISSION ESTIMATES

TOTALS (lbs/day,unmitigated)	ROG	NOx	CO	SO2	PM10
	3.34	0.38	0.16	0.00	0.00

OPERATIONAL (VEHICLE) EMISSION ESTIMATES

TOTALS (lbs/day,unmitigated)	ROG	NOx	CO	SO2	PM10
	5.12	8.44	61.20	0.05	5.30

SUM OF AREA AND OPERATIONAL EMISSION ESTIMATES

TOTALS (lbs/day,unmitigated)	ROG	NOx	CO	SO2	PM10
	8.47	8.82	61.36	0.05	5.31

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URBEMIS 2002 For Windows 8.7.0

File Name: C:\Lake Elsinore\Lake Elsinore_5acre.urb
Project Name: Elsinore_5acre
Project Location: South Coast Air Basin (Los Angeles area)
On-Road Motor Vehicle Emissions Based on EMFAC2002 version 2.2

DETAIL REPORT (Pounds/Day - Winter)

Construction Start Month and Year: September, 2005
Construction Duration: 18
Total Land Use Area to be Developed: 5 acres
Maximum Acreage Disturbed Per Day: 5 acres
Single Family Units: 0 Multi-Family Units: 51
Retail/Office/Institutional/Industrial Square Footage: 0

CONSTRUCTION EMISSION ESTIMATES UNMITIGATED (lbs/day)

Source	ROG	NOx	CO	SO2	PM10 TOTAL	PM10 EXHAUST	PM10 DUST
*** 2005***							
Phase 1 - Demolition Emissions							
Fugitive Dust	-	-	-	-	0.00	-	0.00
Off-Road Diesel	0.00	0.00	0.00	-	0.00	0.00	0.00
On-Road Diesel	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker Trips	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Maximum lbs/day	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Phase 2 - Site Grading Emissions							
Fugitive Dust	-	-	-	-	50.00	-	50.00
Off-Road Diesel	2.41	16.61	19.42	-	0.75	0.75	0.00
On-Road Diesel	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker Trips	0.04	0.05	0.94	0.00	0.00	0.00	0.00
Maximum lbs/day	2.45	16.66	20.36	0.00	50.75	0.75	50.00
Phase 3 - Building Construction							
Bldg Const Off-Road Diesel	3.52	24.78	27.79	-	1.09	1.09	0.00

Bldg Const Worker Trips	0.12	0.07	1.48	0.00	0.02	0.00	0.02
Arch Coatings Off-Gas	0.00	-	-	-	-	-	-
Arch Coatings Worker Trips	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Asphalt Off-Gas	0.00	-	-	-	-	-	-
Asphalt Off-Road Diesel	0.00	0.00	0.00	-	0.00	0.00	0.00
Asphalt On-Road Diesel	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Asphalt Worker Trips	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Maximum lbs/day	3.65	24.85	29.27	0.00	1.11	1.09	0.02

Max lbs/day all phases	3.65	24.85	29.27	0.00	51.09	1.09	50.00
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*** 2006***

Phase 1 - Demolition Emissions

Fugitive Dust	-	-	-	-	0.00	-	0.00
Off-Road Diesel	0.00	0.00	0.00	-	0.00	0.00	0.00
On-Road Diesel	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker Trips	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Maximum lbs/day	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Phase 2 - Site Grading Emissions

Fugitive Dust	-	-	-	-	0.00	-	0.00
Off-Road Diesel	0.00	0.00	0.00	-	0.00	0.00	0.00
On-Road Diesel	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker Trips	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Maximum lbs/day	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Phase 3 - Building Construction

Bldg Const Off-Road Diesel	3.52	24.02	28.14	-	1.00	1.00	0.00
Bldg Const Worker Trips	0.12	0.07	1.40	0.00	0.02	0.00	0.02
Arch Coatings Off-Gas	0.00	-	-	-	-	-	-
Arch Coatings Worker Trips	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Asphalt Off-Gas	0.00	-	-	-	-	-	-
Asphalt Off-Road Diesel	0.00	0.00	0.00	-	0.00	0.00	0.00
Asphalt On-Road Diesel	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Asphalt Worker Trips	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Maximum lbs/day	3.64	24.09	29.54	0.00	1.02	1.00	0.02

Max lbs/day all phases	3.64	24.09	29.54	0.00	1.02	1.00	0.02
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*** 2007***

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Phase 1 - Demolition Emissions

Fugitive Dust	-	-	-	-	0.00	-	0.00
Off-Road Diesel	0.00	0.00	0.00	-	0.00	0.00	0.00
On-Road Diesel	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker Trips	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Maximum lbs/day	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Phase 2 - Site Grading Emissions

Fugitive Dust	-	-	-	-	0.00	-	0.00
Off-Road Diesel	0.00	0.00	0.00	-	0.00	0.00	0.00
On-Road Diesel	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker Trips	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Maximum lbs/day	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Phase 3 - Building Construction

Bldg Const Off-Road Diesel	3.52	23.25	28.50	-	0.89	0.89	0.00
Bldg Const Worker Trips	0.11	0.06	1.32	0.00	0.02	0.00	0.02
Arch Coatings Off-Gas	61.52	-	-	-	-	-	-
Arch Coatings Worker Trips	0.11	0.06	1.32	0.00	0.02	0.00	0.02
Asphalt Off-Gas	0.22	-	-	-	-	-	-
Asphalt Off-Road Diesel	5.04	32.00	41.66	-	1.18	1.18	0.00
Asphalt On-Road Diesel	0.05	0.90	0.17	0.00	0.02	0.02	0.00

Asphalt Worker Trips	0.03	0.02	0.36	0.00	0.01	0.00	0.01
Maximum lbs/day	70.59	56.29	73.34	0.00	2.14	2.09	0.05
Max lbs/day all phases	70.59	56.29	73.34	0.00	2.14	2.09	0.05

Phase 1 - Demolition Assumptions: Phase Turned OFF

Phase 2 - Site Grading Assumptions
Start Month/Year for Phase 2: Sep '05
Phase 2 Duration: 2 months
On-Road Truck Travel (VMT): 0
Off-Road Equipment

No.	Type	Horsepower	Load Factor	Hours/Day
1	Graders	174	0.575	8.0
1	Tractor/Loaders/Backhoes	79	0.465	8.0

Phase 3 - Building Construction Assumptions
Start Month/Year for Phase 3: Nov '05
Phase 3 Duration: 16 months
Start Month/Year for SubPhase Building: Nov '05
SubPhase Building Duration: 16 months
Off-Road Equipment

No.	Type	Horsepower	Load Factor	Hours/Day
1	Cranes	190	0.430	8.0
1	Rough Terrain Forklifts	94	0.475	8.0
2	Tractor/Loaders/Backhoes	79	0.465	8.0

Start Month/Year for SubPhase Architectural Coatings: Jan '07
SubPhase Architectural Coatings Duration: 1.6 months
Start Month/Year for SubPhase Asphalt: Feb '07
SubPhase Asphalt Duration: 0.8 months
Acres to be Paved: 1.5

No.	Type	Horsepower	Load Factor	Hours/Day
1	Graders	174	0.575	8.0
1	Pavers	132	0.590	8.0
1	Paving Equipment	111	0.530	8.0
1	Rollers	114	0.430	8.0

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AREA SOURCE EMISSION ESTIMATES (Winter Pounds per Day, Unmitigated)

Source	ROG	NOx	CO	SO2	PM10
Natural Gas	0.03	0.38	0.16	0	0.00
Hearth	0.00	0.00	0.00	0.00	0.00
Landscaping - No winter emissions					
Consumer Prdcts	2.50	-	-	-	-
Architectural Coatings	0.82	-	-	-	-
TOTALS(lbs/day, unmitigated)	3.34	0.38	0.16	0.00	0.00

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UNMITIGATED OPERATIONAL EMISSIONS

	ROG	NOx	CO	SO2	PM10
Condo/townhouse general	5.12	8.44	61.20	0.05	5.30
TOTAL EMISSIONS (lbs/day)	5.12	8.44	61.20	0.05	5.30

Does not include correction for passby trips.
Does not include double counting adjustment for internal trips.

OPERATIONAL (Vehicle) EMISSION ESTIMATES

Analysis Year: 2006 Temperature (F): 50 Season: Winter

EMFAC Version: EMFAC2002 (9/2002)

Summary of Land Uses:

Unit Type	Acreage	Trip Rate	No. Units	Total Trips
Condo/townhouse general	3.19	10.24 trips/dwelling unit	51.00	522.24
Sum of Total Trips				522.24
Total Vehicle Miles Traveled				3,494.05

Vehicle Assumptions:

Fleet Mix:

Vehicle Type	Percent Type	Non-Catalyst	Catalyst	Diesel
Light Auto	55.60	2.20	97.30	0.50
Light Truck < 3,750 lbs	15.10	4.00	93.40	2.60
Light Truck 3,751- 5,750	15.90	1.90	96.90	1.20
Med Truck 5,751- 8,500	7.00	1.40	95.70	2.90
Lite-Heavy 8,501-10,000	1.10	0.00	81.80	18.20
Lite-Heavy 10,001-14,000	0.30	0.00	66.70	33.30
Med-Heavy 14,001-33,000	1.00	10.00	20.00	70.00
Heavy-Heavy 33,001-60,000	0.90	0.00	11.10	88.90
Line Haul > 60,000 lbs	0.00	0.00	0.00	100.00
Urban Bus	0.10	0.00	0.00	100.00
Motorcycle	1.70	82.40	17.60	0.00
School Bus	0.10	0.00	0.00	100.00
Motor Home	1.20	0.00	91.70	8.30

Travel Conditions

	Residential			Commercial		
	Home- Work	Home- Shop	Home- Other	Commute	Non-Work	Customer
Urban Trip Length (miles)	11.5	4.9	6.0	10.3	5.5	5.5
Rural Trip Length (miles)	11.5	4.9	6.0	10.3	5.5	5.5
Trip Speeds (mph)	35.0	40.0	40.0	40.0	40.0	40.0
% of Trips - Residential	20.0	37.0	43.0			

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Changes made to the default values for Land Use Trip Percentages

The Trip Rate and/or Acreage values for Condominium/townhouse general
have changed from the defaults 6.9/3.19 to 10.24/3.19

Changes made to the default values for Construction

Changes made to the default values for Area

The hearth option switch changed from on to off.

Changes made to the default values for Operations

The operational emission year changed from 2005 to 2006.

URBEMIS 2002 For Windows 8.7.0

File Name: C:\Lake Elsinore\Lake Elsinore_Sacre.urb
Project Name: Elsinore_Sacre
Project Location: South Coast Air Basin (Los Angeles area)
On-Road Motor Vehicle Emissions Based on EMFAC2002 version 2.2

DETAIL REPORT
(Pounds/Day - Summer)

Construction Start Month and Year: September, 2005
Construction Duration: 18
Total Land Use Area to be Developed: 5 acres
Maximum Acreage Disturbed Per Day: 5 acres
Single Family Units: 0 Multi-Family Units: 51
Retail/Office/Institutional/Industrial Square Footage: 0

CONSTRUCTION EMISSION ESTIMATES UNMITIGATED (lbs/day)

Source	ROG	NOx	CO	SO2	PM10 TOTAL	PM10 EXHAUST	PM10 DUST
*** 2005***							
Phase 1 - Demolition Emissions							
Fugitive Dust	-	-	-	-	0.00	-	0.00
Off-Road Diesel	0.00	0.00	0.00	-	0.00	0.00	0.00
On-Road Diesel	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker Trips	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Maximum lbs/day	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Phase 2 - Site Grading Emissions							
Fugitive Dust	-	-	-	-	50.00	-	50.00
Off-Road Diesel	2.41	16.61	19.42	-	0.75	0.75	0.00
On-Road Diesel	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker Trips	0.04	0.05	0.94	0.00	0.00	0.00	0.00
Maximum lbs/day	2.45	16.66	20.36	0.00	50.75	0.75	50.00
Phase 3 - Building Construction							
Bldg Const Off-Road Diesel	3.52	24.78	27.79	-	1.09	1.09	0.00
Bldg Const Worker Trips	0.12	0.07	1.48	0.00	0.02	0.00	0.02
Arch Coatings Off-Gas	0.00	-	-	-	-	-	-
Arch Coatings Worker Trips	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Asphalt Off-Gas	0.00	-	-	-	-	-	-
Asphalt Off-Road Diesel	0.00	0.00	0.00	-	0.00	0.00	0.00
Asphalt On-Road Diesel	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Asphalt Worker Trips	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Maximum lbs/day	3.65	24.85	29.27	0.00	1.11	1.09	0.02
Max lbs/day all phases	3.65	24.85	29.27	0.00	51.09	1.09	50.00
*** 2006***							
Phase 1 - Demolition Emissions							
Fugitive Dust	-	-	-	-	0.00	-	0.00
Off-Road Diesel	0.00	0.00	0.00	-	0.00	0.00	0.00
On-Road Diesel	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker Trips	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Maximum lbs/day	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Phase 2 - Site Grading Emissions							
Fugitive Dust	-	-	-	-	0.00	-	0.00
Off-Road Diesel	0.00	0.00	0.00	-	0.00	0.00	0.00
On-Road Diesel	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker Trips	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Maximum lbs/day	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Phase 3 - Building Construction							

Bldg Const Off-Road Diesel	3.52	24.02	28.14	-	1.00	1.00	0.00
Bldg Const Worker Trips	0.12	0.07	1.40	0.00	0.02	0.00	0.02
Arch Coatings Off-Gas	0.00	-	-	-	-	-	-
Arch Coatings Worker Trips	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Asphalt Off-Gas	0.00	-	-	-	-	-	-
Asphalt Off-Road Diesel	0.00	0.00	0.00	-	0.00	0.00	0.00
Asphalt On-Road Diesel	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Asphalt Worker Trips	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Maximum lbs/day	3.64	24.09	29.54	0.00	1.02	1.00	0.02
Max lbs/day all phases	3.64	24.09	29.54	0.00	1.02	1.00	0.02

*** 2007***

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Phase 1 - Demolition Emissions

Fugitive Dust	-	-	-	-	0.00	-	0.00
Off-Road Diesel	0.00	0.00	0.00	-	0.00	0.00	0.00
On-Road Diesel	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker Trips	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Maximum lbs/day	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Phase 2 - Site Grading Emissions

Fugitive Dust	-	-	-	-	0.00	-	0.00
Off-Road Diesel	0.00	0.00	0.00	-	0.00	0.00	0.00
On-Road Diesel	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker Trips	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Maximum lbs/day	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Phase 3 - Building Construction

Bldg Const Off-Road Diesel	3.52	23.25	28.50	-	0.89	0.89	0.00
Bldg Const Worker Trips	0.11	0.06	1.32	0.00	0.02	0.00	0.02
Arch Coatings Off-Gas	61.52	-	-	-	-	-	-
Arch Coatings Worker Trips	0.11	0.06	1.32	0.00	0.02	0.00	0.02
Asphalt Off-Gas	0.22	-	-	-	-	-	-
Asphalt Off-Road Diesel	5.04	32.00	41.66	-	1.18	1.18	0.00
Asphalt On-Road Diesel	0.05	0.90	0.17	0.00	0.02	0.02	0.00
Asphalt Worker Trips	0.03	0.02	0.36	0.00	0.01	0.00	0.01
Maximum lbs/day	70.59	56.29	73.34	0.00	2.14	2.09	0.05
Max lbs/day all phases	70.59	56.29	73.34	0.00	2.14	2.09	0.05

Phase 1 - Demolition Assumptions: Phase Turned OFF

Phase 2 - Site Grading Assumptions

Start Month/Year for Phase 2: Sep '05

Phase 2 Duration: 2 months

On-Road Truck Travel (VMT): 0

Off-Road Equipment

No.	Type	Horsepower	Load Factor	Hours/Day
1	Graders	174	0.575	8.0
1	Tractor/Loaders/Backhoes	79	0.465	8.0

Phase 3 - Building Construction Assumptions

Start Month/Year for Phase 3: Nov '05

Phase 3 Duration: 16 months

Start Month/Year for SubPhase Building: Nov '05

SubPhase Building Duration: 16 months

Off-Road Equipment

No.	Type	Horsepower	Load Factor	Hours/Day
1	Cranes	190	0.430	8.0
1	Rough Terrain Forklifts	94	0.475	8.0
2	Tractor/Loaders/Backhoes	79	0.465	8.0

Start Month/Year for SubPhase Architectural Coatings: Jan '07
 SubPhase Architectural Coatings Duration: 1.6 months
 Start Month/Year for SubPhase Asphalt: Feb '07
 SubPhase Asphalt Duration: 0.8 months
 Acres to be Paved: 1.5
 Off-Road Equipment

No.	Type	Horsepower	Load Factor	Hours/Day
1	Graders	174	0.575	8.0
1	Pavers	132	0.590	8.0
1	Paving Equipment	111	0.530	8.0
1	Rollers	114	0.430	8.0

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AREA SOURCE EMISSION ESTIMATES (Summer Pounds per Day, Unmitigated)

Source	ROG	NOx	CO	SO2	PM10
Natural Gas	0.03	0.38	0.16	0	0.00
Hearth - No summer emissions					
Landscaping	0.12	0.00	0.78	0.00	0.00
Consumer Prdcts	2.50	-	-	-	-
Architectural Coatings	0.82	-	-	-	-
TOTALS (lbs/day, unmitigated)	3.47	0.39	0.94	0.00	0.00

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UNMITIGATED OPERATIONAL EMISSIONS

	ROG	NOx	CO	SO2	PM10
Condo/townhouse general	5.40	5.79	64.67	0.06	5.30
TOTAL EMISSIONS (lbs/day)	5.40	5.79	64.67	0.06	5.30

Does not include correction for passby trips.
 Does not include double counting adjustment for internal trips.

OPERATIONAL (Vehicle) EMISSION ESTIMATES

Analysis Year: 2006 Temperature (F): 90 Season: Summer

EMFAC Version: EMFAC2002 (9/2002)

Summary of Land Uses:

Unit Type	Acreage	Trip Rate	No. Units	Total Trips
Condo/townhouse general	3.19	10.24 trips/dwelling unit	51.00	522.24
		Sum of Total Trips		522.24
		Total Vehicle Miles Traveled		3,494.05

Vehicle Assumptions:

Fleet Mix:

Vehicle Type	Percent Type	Non-Catalyst	Catalyst	Diesel
Light Auto	55.60	2.20	97.30	0.50
Light Truck < 3,750 lbs	15.10	4.00	93.40	2.60
Light Truck 3,751- 5,750	15.90	1.90	96.90	1.20

Med Truck	5,751- 8,500	7.00	1.40	95.70	2.90
Lite-Heavy	8,501-10,000	1.10	0.00	81.80	18.20
Lite-Heavy	10,001-14,000	0.30	0.00	66.70	33.30
Med-Heavy	14,001-33,000	1.00	10.00	20.00	70.00
Heavy-Heavy	33,001-60,000	0.90	0.00	11.10	88.90
Line Haul >	60,000 lbs	0.00	0.00	0.00	100.00
Urban Bus		0.10	0.00	0.00	100.00
Motorcycle		1.70	82.40	17.60	0.00
School Bus		0.10	0.00	0.00	100.00
Motor Home		1.20	0.00	91.70	8.30

Travel Conditions

	Residential			Commercial		
	Home- Work	Home- Shop	Home- Other	Commute	Non-Work	Customer
Urban Trip Length (miles)	11.5	4.9	6.0	10.3	5.5	5.5
Rural Trip Length (miles)	11.5	4.9	6.0	10.3	5.5	5.5
Trip Speeds (mph)	35.0	40.0	40.0	40.0	40.0	40.0
% of Trips - Residential	20.0	37.0	43.0			

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Changes made to the default values for Land Use Trip Percentages

The Trip Rate and/or Acreage values for Condominium/townhouse general
have changed from the defaults 6.9/3.19 to 10.24/3.19

Changes made to the default values for Construction

Changes made to the default values for Area

The hearth option switch changed from on to off.

Changes made to the default values for Operations

The operational emission year changed from 2005 to 2006.

Appendix

Appendix C. Noise Analysis



Appendix

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**** Sound 2000 (Caltrans Version of Stamina2/Optima) ****

INPUT DATA FILE : C:\Rialto Middle School #6\Noise\Riverside Dr. Future No Project.s32
DATE : 6/22/2005

RIVERSIDE DRIVE RESIDENCES future no project

=====
TRAFFIC DATA

LANE NO.	AUTO VPH	MPH	MEDIUM TRKS VPH	MPH	HEAVY TRKS VPH	MPH	DESCRIPTION
1	1809	40	117	40	38	40	RIVERSIDE DRIVE

=====
LANE DATA

LANE NO.	SEG. NO.	GRADE COR.	X	Y	Z	SEGMENT DESCRIPTION	LANE DESCRIPTION
1	1	N	0.0	0.0	0.0		RIVERSIDE DRIVE
			0.0	1000.0	0.0		

=====
BARRIER DATA

Barrier No. 1 Barrier Description: 6 FT SOUNDWALL Type: Wall Barrier

Height Increment (DELZ) = 0 No. Height Changes (P) = 0

SEG	X	Y	GROUND (Z0)	TOP (Z)	BARRIER HEIGHTS AT ENDS
1	-200.0	300.0	0.0	6.0	B1 P1 * 6
2	-79.0	300.0	0.0	6.0	B1 P2 * 6
3	-79.0	600.0	0.0	6.0	B1 P3 * 6
	-200.0	600.0	0.0	6.0	B1 P4 * 6

=====
RECEIVER DATA

REC NO.	X	Y	Z	ID
1	-89.0	450.0	5.0	REC 1
2	-89.0	450.0	12.0	REC 2

=====
DROP-OFF RATES

LANE No.	RECEIVER NO.
	1 2
1	3.0 3.0

=====
SOUND32 - RELEASE 07/30/91, MODIFIED 04/22/00

TITLE:
RIVERSIDE DRIVE RESIDENCES future no project

1
BARRIER DATA

BAR ELE	0	1	2	3	4	5	6	7	BAR ID	LENGTH	TYPE
1	-	6. *							B1 P1	121.0	
2	-	6. *							B1 P2	300.0	
3	-	6. *							B1 P3	121.0	

=====
1
REC REC ID UNL PEOPLE LEQ(CAL)

1	REC 1	67.	500.	52.9
2	REC 2	67.	500.	68.7

BARRIER HEIGHT INDEX FOR EACH BARRIER SECTION

1 1 1
CORRESPONDING BARRIER HEIGHTS FOR EACH SECTION
6. 6. 6.

**** Sound 2000 (Caltrans Version of Stamina2/Optima) ****

INPUT DATA FILE : C:\Rialto Middle School #6\Noise\Riverside Dr. Future Prj 6 ft.s32
DATE : 6/22/2005

RIVERSIDE DRIVE RESIDENCES future with project 6 ft wall

TRAFFIC DATA

LANE NO.	AUTO VPH MPH	MEDIUM TRKS VPH MPH	HEAVY TRKS VPH MPH	DESCRIPTION
1	1820 40	118 40	38 40	RIVERSIDE DRIVE

LANE DATA

LANE NO.	SEG. NO.	GRADE COR.	X	Y	Z	SEGMENT DESCRIPTION	LANE DESCRIPTION
1	1	N	0.0	0.0	0.0		RIVERSIDE DRIVE
			0.0	1000.0	0.0		

BARRIER DATA

Barrier No. 1 Barrier Description: 6 FT SOUNDWALL Type: Wall Barrier
Height Increment (DELZ) = 0 No. Height Changes (P) = 0

SEG	X	Y	GROUND (Z0)	TOP (Z)	BARRIER HEIGHTS AT ENDS
1	-200.0	300.0	0.0	6.0	B1 P1 * 6
2	-79.0	300.0	0.0	6.0	B1 P2 * 6
3	-79.0	600.0	0.0	6.0	B1 P3 * 6
	-200.0	600.0	0.0	6.0	B1 P4 * 6

RECEIVER DATA

REC NO.	X	Y	Z	ID
1	-89.0	450.0	5.0	REC 1
2	-89.0	450.0	12.0	REC 2

DROP-OFF RATES

LANE No.	RECEIVER NO.
1	1 2
1	3.0 3.0

SOUND32 - RELEASE 07/30/91, MODIFIED 04/22/00

TITLE:

RIVERSIDE DRIVE RESIDENCES future with project 6 ft wall

1

BARRIER DATA

BAR ELE	0	1	2	3	4	5	6	7	BAR ID	LENGTH	TYPE
1	-	6.4							B1 P1	121.0	
2	-	6.4							B1 P2	300.0	
3	-	6.4							B1 P3	121.0	
	0	1	2	3	4	5	6	7			

1

REC REC ID	DNL	PEOPLE	LEQ(CAL)
1 REC 1	67.	500.	62.9
2 REC 2	67.	500.	68.7

BARRIER HEIGHT INDEX FOR EACH BARRIER SECTION

1 1 1
CORRESPONDING BARRIER HEIGHTS FOR EACH SECTION
6. 6. 6.

**** Sound 2000 (Caltrans Version of Stamina2/Optima) ****

INPUT DATA FILE : C:\Rialto Middle School #6\Noise\Riverside Dr. Existing
DATE : 6/22/2005

Riverside Drive Residences Existing

TRAFFIC DATA

LANE NO.	AUTO VPH MPH	MEDIUM TRKS VPH MPH	HEAVY TRKS VPH MPH	DESCRIPTION
1	1238 40	80 40	26 40	Riverside Drive

LANE DATA

LANE NO.	SEG. NO.	GRADE COR.	X	Y	Z	SEGMENT DESCRIPTION	LANE DESCRIPTION
1	1	N	0.0	0.0	0.0		Riverside Drive
			0.0	1000.0	0.0		

BARRIER DATA

Barrier No. 1 Barrier Description: 6 ft soundwall Type: Wall Barrier
Height Increment (DELZ) = 0 No. Height Changes (P) = 0

SEG	X	Y	GROUND (Z0)	TOP (Z)	BARRIER HEIGHTS AT ENDS
1	-200.0	300.0	0.0	6.0	B1 P1 * 6
2	-79.0	300.0	0.0	6.0	B1 P2 * 6
3	-79.0	600.0	0.0	6.0	B1 P3 * 6
	-200.0	600.0	0.0	6.0	B1 P4 * 6

RECEIVER DATA

REC NO.	X	Y	Z	ID
1	-89.0	450.0	5.0	
2	-89.0	450.0	12.0	

DROP-OFF RATES

LANE No.	RECEIVER NO.
1	1 2
1	3.0 3.0

1

BARRIER DATA

BAR ELE	0	1	2	3	4	5	6	7	BAR ID	LENGTH	TYPE
1	-	6.4							B1 P1	121.0	
2	-	6.4							B1 P2	300.0	
3	-	6.4							B1 P3	121.0	

1

REC REC ID	DNL	PEOPLE	LEQ(CAL)
1	67.	500.	61.3
2	67.	500.	67.0

BARRIER HEIGHT INDEX FOR EACH BARRIER SECTION
1 1 1
CORRESPONDING BARRIER HEIGHTS FOR EACH SECTION
6. 6. 6.

Appendix

Appendix D. Correspondence



Appendix

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Educational Facilities Services Questionnaire

Riverlake Villas Initial Study

- 1 Please list the names and addresses of all day care centers, elementary, junior high and high schools within your district that currently service the Lake Elsinore Community and surrounding areas. Please include a map, if available, showing attendance boundaries and the boundaries of the school district.

Withrow Elementary School
30100 Adele Street
Lake Elsinore, CA 92530
(951) 678-0132

Terra Cotta Middle School
29291 Lake Street
Lake Elsinore, CA 92530
(951) 674-0641

Lakeside High School (for 9th and 10th Graders only in 2005, 11th in 2006 & all grades in 2007)

32593 Riverside Drive
Lake Elsinore, CA 92530

no number yet- this is a brand new high school to be opened Aug. 2005

Elsinore High School (for 11th & 12th Graders in 2005)

21800 Canyon Drive
Wildomar, CA 92595
(951) 674-3194

- 2 What are the existing attendance levels and current capacities at each school facility? Do you have any projections for attendance levels or capacity for future years?

Wildomar Elementary capacity 801, current enrollment 768

Terra Cotta Middle capacity 1534, current enrollment 1456

Lakeside High capacity 2808, no enrollment information yet

Elsinore High capacity 2548, current enrollment 2465



Continued on the next page

3 What are the average student generation rates per dwelling unit for each school?

K-5 @ .4165

6-8 @ .1810

9-12 @ .1588

4 Does the District currently use portable or temporary classrooms at any of its schools? If so, please identify the school and number of portable facilities for each school.

N/A

5 Are any new schools or expansions of existing schools planned by the District?

New high school -- Lakeside High School to be opened August 2005

New elementary school -- Ronald Reagan Elementary located on 35445 Porras Road in Wildomar to be opened August 2005

New Middle School -- Lakeland Village Middle School located on 18730 Grand Avenue in Lake Elsinore to be opened July 2006

Continued on the next page

- 6 Are fees assessed against new developments for school related services? If so, in what amount for residential and non-residential (commercial and industrial) development?

Yes, current residential fee is \$ 3.03 per sq. foot and \$ 0.36 per sq. foot for commercial developments.

Response Prepared By:

Karen Koski	Facilities Secretary
Name	Title
Lake Elsinore Unified School District	6/1/05
Agency	Date

Riverlake Villas Initial Study
Library Questionnaire

1. What public library(s) would serve the proposed project site?

The Riverside County Library System currently operates a library in Lake Elsinore that would serve this area. In addition, another library facility is being constructed on the campus of the new Lakeside High School on the west side of town. The Lakeside Library will open as a combined school and public library open to all residents of the area by September of 2005.

2. Is the existing amount of library space and number of volumes of books considered adequate for the existing population within the affected library service area? If not, what is the estimated deficit of space and/or volumes?

Yes, the existing amount of library space and number of volumes in the Riverside County Library System is more than adequate to serve this development.

3. What factors are used to determine the amount of library space and number of volumes to serve a given population?

The Riverside County Library does not use a formula to determine library space needs. Library facilities are developed based on local needs and the availability of library service in the target area.

4. What impact would development of the proposed project have on existing and planned library facilities?

Local libraries in the Lake Elsinore area have been developed to serve projected growth such as the proposed project. Residents of the project can be served effectively with the existing libraries in the area.

5. What measures are required or recommended to reduce or offset the impacts of this project or the cumulative impacts of this project and other anticipated growth?

In 2002, the Riverside Board of Supervisors adopted a uniform mitigation fee for development in unincorporated areas of Riverside County. Part of that fee is dedicated for the purchase of materials and the development of library facilities to serve new residents in these areas.

Riverlake Villas Initial Study
Library Questionnaire

6. Please add any other comments you may wish to make regarding this project.

The Riverside County Library System looks forward to serving the needs of these new residents.

Response Prepared By:

Mark Smith

Name

Library Administrator

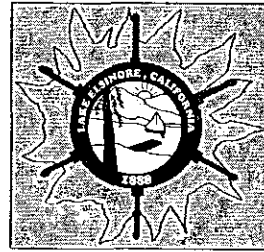
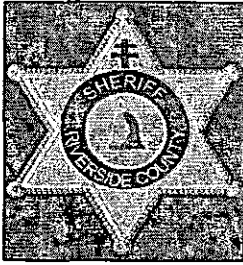
Title

Riverside County Library System

Agency

6/7/2005

Date



June 1, 2005

THE PLANNING CENTER
ATTN: Jamie Thomas
1580 Metro Drive
Costa Mesa, CA 92626

Subject: Preparation of an Initial Study in the City of Lake Elsinore

Dear Ms. Thomas

As per your June 1, 2005 request for the Initial Study for a 51 unit townhouse style residential development located on Riverside Dr. (Route 74) between Grand Avenue and Lincoln St., encompassing 4.95 acres, the following applies:

This project will be served by: Riverside County Sheriff's Department
Lake Elsinore Police Dept./Sheriff's Station
333 W. Limited Avenue
Lake Elsinore, CA 92530
(909) 245-3300

There is no additional station that would service the project area. "Average" (accurate) response times vary due to the differing priorities of each call received by 911 and dispatched to officers. What may begin as a lower priority, due to information initially received by Central Dispatch, may become a "Priority 1" situation upon officers' arrival to the location; therefore, these response times cannot be accurately averaged. Every effort is made by Sworn personnel at this particular police station to respond to "Priority 1" calls within 5 minutes or less.

Currently, police staffing requirements for Lake Elsinore are the same as for the County. There is one sworn officer per 1,000 population; one supervisor and one support staff employee per seven officers; one patrol vehicle per three sworn officers; and five school resource officers assigned to local middle and high schools. There are currently 86 sworn officers and 23 non-sworn personnel at this station.

At this time, there is no need for additional sworn officers to serve this project; therefore, there would be no need for new facilities and/or equipment. The above-proposed project does not indicate any unique unforeseen law enforcement problems.

Addressing the question of Community Service Programs; we have a City Crime Prevention Officer and a County Crime Prevention Officer that service their respective communities with Neighborhood Watch Programs, Crime Free Multi-Housing Programs, and safety events, as well as other programs to fit the needs of the communities in which they serve.

If you have any questions, please do not hesitate to contact me at (909) 245-3322.

Respectfully,

Beth Decou – Crime Prevention Officer
Lake Elsinore Police Dept./Sheriff's Station

Water Services Questionnaire

Riverlake Villas – City of Lake Elsinore

1. From what sources does the City obtain its water supply and in what quantities?

Metropolitan Water District, Wells, Surface Water Treatment

2. Please provide the location of all water wells in and near the project area and estimates of the amount of water they pump on a monthly or yearly basis. Also, please provide available information on whether groundwater usage has increased or decreased in recent years.



N/A

Continued on next page

Riverlake Villas – City of Lake Elsinore

3. Are there currently any deficiencies in the water system in the project area? Sewer system?

No

4. What is the size and location of existing water/sewer mains within the vicinity of the proposed project? What new water/sewer lines, if any, are necessary or proposed?

There is an existing 10" water line in Riverside Drive.

5. What are the average water consumption rates for the project and how is the proposed project likely to impact water consumption?

Domestic customers are charged water on a tier system. The first 5 ccf's are \$0.929 each, the next 11 ccf's are at \$1.234 each, the next 22 ccf's are at \$1.50. Anything over 41 ccf's are at \$1.98.

A ccf = 748 gallons of water

No impact to the District's system.

Continued on next page

Riverlake Villas - City of Lake Elsinore

6. Will any new facilities, such as sizing requirements or new lines, be required for the implementation of the proposed project?

No

7. Do you anticipate any adverse environmental impacts associated with the current or future provision of water and wastewater service to the project area? If so, what mitigation or conservation measures would you suggest?

No

8. What other issues are important to your agency? If there are particular concerns with the proposed project, what do you recommend to alleviate those concerns? (Please attach additional pages as needed).

None

Response Prepared By:

<u><i>Cher Quinones</i></u>	<u><i>Eng. Coordinator</i></u>
Name	Title
<u><i>EVMWD</i></u>	<u><i>6/2/05</i></u>
Agency	Date

<p style="text-align: center;">Wastewater Services Questionnaire For Riverlake Villas, Initial Study</p>

1. Could wastewater services be provided for the project area? What treatment facility would serve the site? (Please indicate location and capacity.)

Wastewater can be provided. The Regional Sewer Plant will serve the site. The 5.5 MGD Plant is located on Treleven behind the District office at 31315 Chaney Street, Lake Elsinore.

2. What is the size and location of existing sewer mains in the project vicinity?

The existing sewer line in Riverside Drive is an 8" line.

3. Will any new facilities, such as sizing requirements or new lines, be required for implementation of the proposed project?

No

4. Do you anticipate any adverse environmental impacts associated with the current or future provision of sewer service to the project area? If so, what mitigation or conservation measures would you suggest?

No

Continued on next page

Sewer Services Questionnaire for Riverlake Villas

5. What other issues are important to your agency? If there are particular concerns with the proposed project, what do you recommend to alleviate those concerns? (Please attach additional pages as needed).

No other issues. You'll need to request a Will Serve Letter from EVMWD. The water and sewer connection fees will be quoted on that document in addition to the conditions of service.

A Developer Packet has been attached.

Response Prepared By:

<u>Cher Quinones</u>	<u>Development and Records Coordinator</u>
Name	Title
<u>Elsinore Valley Municipal Water District</u>	<u>5/26/05</u>
Agency	Date

THE PLANNING CENTER

City Of Lake Elsinore Planning Division Approval

Approved By:

PC 7-5-05

CC 8-9-05

Date:

(M)

FILE COPY

**MITIGATION
MONITORING
PROGRAM**

RIVERLAKE VILLAS

TENTATIVE PARCEL

NO.32674

SCH #2005061138



prepared for:

**CITY OF LAKE
ELSINORE**

Contact:
Linda Miller,
Associate Planner

prepared by:

**THE PLANNING
CENTER**

Contact:
William Halligan, Esq.
Director of Environmental
Services

JULY 2005

**MITIGATION
MONITORING
PROGRAM**

RIVERLAKE VILLAS

TENTATIVE PARCEL

NO.32674

SCH #2005061138



prepared for:

**CITY OF LAKE
ELSINORE**

130 South Main Street
Lake Elsinore, CA 92530
Tel: 909.674.3124
Fax: 909.674.2392

Contact:
Linda Miller,
Associate Planner

prepared by:

**THE PLANNING
CENTER**

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Costa Mesa, CA 92626
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E-mail: costamesa@planningcenter.com
Website: www.planningcenter.com

Contact: William
Halligan, Esq.
Director of Environmental
Services

COL-04

JULY 2005

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1. Introduction

1.1 PURPOSE OF MITIGATION MONITORING PROGRAM

This Mitigation Monitoring Program has been developed to provide a vehicle by which to monitor mitigation measures and conditions of approval outlined in the Initial Study/Mitigated Negative Declaration, State Clearinghouse No. 2005061138. The Mitigation Monitoring Program has been prepared in conformance with Section 21081.6 of the Public Resources Code and City of Lake Elsinore Monitoring Requirements. Section 21081.6 states:

Section 1. Section 21081.6 is added to the Public Resources Code, to read: 21081.6. When making findings required by subdivision (a) of Section 21081 or when adopting a negative declaration pursuant to paragraph (2) of subdivision (c) of Section 21081, the public agency shall adopt a reporting or monitoring program for the changes to the project which it has adopted or made a condition of project approval in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation. For those changes which have been required or incorporated into the project at the request of an agency having jurisdiction by law over natural resources affected by the project, that agency shall, if so requested by the lead or responsible agency, prepare and submit a proposed reporting or monitoring report.

Section 2. No reimbursement is required by this act pursuant to Section 6 of Article XIII B of the California Constitution because of the local agency or school district has the authority to levy service charges, fees, or assessments sufficient to pay for the program or level of service mandated by this act. The first component of the program satisfies the need to commit that the mitigating features added to the project through the environmental process have been incorporated into the plans, actual construction and operation of the project. The second component is that of providing the agency with information concerning the accuracy of impact predictions and the effectiveness of mitigation measures. This second component is not required by Public Resources Code Section 21081.6 but is necessary to enable agencies to improve their environmental procedures and protect the environment pursuant to directives provided through the California Environmental Quality Act.

The Mitigation Monitoring Program will serve to document compliance with adopted/certified mitigation measures which are formulated to minimize impacts associated with the construction of the proposed project.

1.2 INITIAL STUDY/MND SUMMARY

The proposed project consists of a General Plan Amendment to allow for the development of 51 single-family townhouse units within the City of Lake Elsinore. The project also consists of a Conditional Use Permit for the entitlement of the residential project, and a Tentative Tract Map.

The entry to the project is located off of Riverside Avenue, on the southern boundary of the project site. The development will contain 102 garage spaces and 127 open spaces, for a total of 229 parking spaces. The proposed plan includes two-story, three bedroom dwelling units ranging in size from 1,291 square feet to 1,522 square feet. The proposed project site contains open lawn areas intended for passive uses, community barbecue areas, tot lots and pedestrian walkways throughout the site.



1. Introduction

1.3 PROJECT LOCATION

The project site is located within the City of Lake Elsinore, in the western portion of Riverside County, in Southern California. More specifically, the project site consists of a 4.95 acre parcel of undeveloped land located in the north western portion of the City, directly south of Riverside Drive. Surrounding land uses include residential uses directly to the north and west. The Leach Canyon Flood Control Channel forms the eastern border of the property, with residential uses located to the east of the channel.

2. *Mitigation Monitoring Process*

2.1 MITIGATION MONITORING AGREEMENT

The Mitigation Monitoring Agreement will be provided through the City conditions of approval process, and reference compliance with this monitoring program.

Provisions are included in the Agreement specifying monitoring and reporting requirements, scheduling, qualifications of mitigation monitors and specialists, agency fees, right of site access, dispute resolution, and penalties. The Agreement will include enforcement provisions and sanctions for more severe infractions, such as stop work orders, loss of further entitlement or restoration. The landowner would agree that the agency has the right to impose these sanctions pursuant to the contract and hold the agency harmless in enforcement of its provisions.

The lead agency may also require that Mitigation Monitoring Agreements be executed between the landowner and appropriate responsible or trustee agencies.

The use of Mitigation Monitoring Agreements will clarify the assignment of responsibility, and have the added benefit of improving the citizenry's confidence that agencies are committed to take actions to protect their environment.

2.2 MITIGATION MONITORING PROGRAM ORGANIZATION

Overall mitigation monitoring program management is the responsibility of the City of Lake Elsinore Community Development Department. The Mitigation Monitoring Committee, comprised of the landowner, construction manager, and the environmental monitor, is responsible for program implementation and reporting requirements. The technical consultants (EIR consultant, project engineer, noise consultant, and traffic consultant) will perform related monitoring tasks under the direction of the environmental monitor (if contracted by the City).

In the event of disputes regarding matters for which the City is the final authority, The Director of Community Development will be final arbiter in the event of a dispute.

2.3 CITY OF LAKE ELSINORE COMMUNITY DEVELOPMENT DEPARTMENT

The City of Lake Elsinore Community Development Department will serve as the program administrator, responsible for overall program management, mitigation monitoring clearances and coordination of the arbitration committee/responsible agencies, and the mitigation monitoring committee. The Department is responsible for review of all monitoring reports, enforcement actions, and document disposition.

2.4 MITIGATION MONITORING COMMITTEE

The mitigation monitoring committee is responsible for the day-to-day monitoring activities and reporting, and includes a representative from the landowner, construction manager, and the mitigation monitor. The monitoring committee holds regularly scheduled meetings to coordinate mitigation measure implementation, review compliance reports, and resolve in-field disputes. Unresolved disputes are forwarded to the arbitration committee.

2.5 MITIGATION MONITORING TEAM

The mitigation monitoring team, consisting of the environmental monitor manager and technical subconsultants (EIR consultant, geologist/environmental assessor, project engineer, biologist, noise consultant, traffic consultant, and archaeologist), is responsible for monitoring the implementation/



2. *Mitigation Monitoring Process*

compliance with all adopted mitigation measures and conditions of approval. A major portion of the team's work is in-field monitoring and compliance report preparation. Implementation disputes are brought to the committee for resolution by the monitor, and if required, to the arbitration committee.

The following summarizes key positions in the monitoring program and their respective functions:

Monitoring Team

- **Technical Advisors:** Responsible for monitoring in respective areas of expertise (EIR consultant, geologist/environmental assessor, project engineer, noise consultant, and traffic consultant). Directly reports to the environmental monitor.
- **Monitoring Committee:** Responsible for report review, and first phase of dispute resolution.
- **Lake Elsinore Community Development Department:** Principal manager of the monitoring program. Responsible for coordination of mitigation monitoring committee, technical consultants, report preparation and dispute resolution. Responsible for overall program administration, participation on arbitration committee and document/report clearinghouse.
- **Lake Elsinore Department of Public Works:** Responsible for review of final engineering plans in conformance with the Tentative maps, technical support, and compliance report preparation.
- **City Council:** Responsible for implementation of corrective action, stop work orders and final arbitrator of disputes.

2.6 RECOGNIZED EXPERTS

The use of recognized experts, as a component of the monitoring team and arbitration committee, is required to ensure compliance with scientific and engineering based mitigation measures. While the mitigation monitoring teams recognized experts assess compliance with required mitigation measures, responsible agency recognized experts consult with the arbitration committee regarding disputes.

2.7 ARBITRATION/DISPUTE RESOLUTION

If the mitigation monitor identifies a mitigation measure which, in the opinion of the monitor, has not been implemented, or has not been implemented correctly, the problem will be brought for resolution before the mitigation monitoring committee for resolution. If the problem cannot be satisfactorily resolved by the committee, it will be brought before the Director of Community Development for resolution. The decision of the Director of Community Development is final, unless appealed to the Director or Planning Commission. The Director of Community Development, acting through a final vote of the City Council, will have the authority to issue stop work orders until the dispute is resolved. In the case of situations involving potential risk of safety or other emergency conditions, the Director of Community Development is empowered to issue temporary stop work orders until such time as Planning Commission or City Council review of the particular stop work matter becomes final.

2.8 ENFORCEMENT

Public agencies may enforce conditions of approval through their existing police power, using stop work orders, fines, infraction citations, loss of entitlement, refusal to issue building permits or certificates of use and occupancy, or, in some cases, notice of violation for tax purposes. Criminal misdemeanor sanctions could be available where the agency has adopted an ordinance requiring compliance with the monitoring

2. *Mitigation Monitoring Process*

program, similar to the provision in many zoning ordinances which state the enforcement power to bring suit against violators of the ordinance's provisions.

Additional enforcement provisions could include required posting of a bond or other acceptable security in the amount of the required mitigation measures. In the event of non-compliance, the City could call the bond and complete the required mitigation measures.



2. *Mitigation Monitoring Process*

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3. *Mitigation Monitoring Requirements*

3.1 PRE-MITIGATION MEETING

A pre-monitoring meeting will be scheduled to review mitigation measures, implementation requirements, schedule conformance, and mitigation monitoring committee responsibilities. Committee rules are established, and the entire mitigation monitoring program is presented and any misunderstandings resolved.

3.2 CATEGORIZED MITIGATION MEASURES/MATRIX

Project-specific mitigation measures and conditions of approval have been categorized in matrix format, as shown in Table 3.1-1. As shown, the matrix identifies the environmental factor, specific mitigation measures, schedule, and monitor. The mitigation matrix will serve as the basis for scheduling the implementation of, and compliance with, all mitigation measures and conditions of approval.

3.3 IN-FIELD MONITORING

Project monitors and technical subconsultants shall exercise caution and professional practices at all times when monitoring implementation of mitigation measures. Protective wear (hard hat/glasses) shall be worn at all times in construction areas. Injuries shall be immediately reported to the mitigation monitoring committee.

3.4 DATA BASE MANAGEMENT

All mitigation monitoring reports, letters, memos, shall be prepared utilizing Microsoft Word 2000 software on IBM compatible PC (currently in use by the Lake Elsinore Community Development Department).

3.5 COORDINATION WITH CONTRACTORS

The construction manager is responsible for coordination of contractors, and is responsible for contractor completion of required mitigation measures.

3.6 LONG-TERM MONITORING

Long-term monitoring relating to several mitigation measures will be required, including fire safety inspections. Post-construction fire inspections are conducted on a routine basis by the Riverside County Fire Department (RCFD).



3. *Mitigation Monitoring Requirements*

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3. Mitigation Monitoring Requirements

Timing	Table 3.1-1 Mitigation Measure	Responsible for Monitoring	Completion																																
AESTHETICS																																			
5.1-1	<p>The proposed project shall, during construction, include control measures for light emission and light pollution associated with new construction and associated light fixtures. The proposed project shall adhere to the County of Riverside Ordinance No. 665 – Regulating Light Pollution, and implement the following measures:</p> <ol style="list-style-type: none"> 1. On-site buildings shall use low reflective glass and building material to keep daytime glare to a minimum. 2. All exterior lights shall be shielded where feasible and focused to minimize spill light into the night sky or adjacent properties. 3. New exterior lighting used for security purposes in the evening would be limited to low-wattage, energy-conserving night lighting. 4. New lights would be situated and arranged so that no direct beam would leave the project site. Luminaries shall be provided with filtering louvers and hoods. During installation, the luminaries shall be aimed and corrected by a field crew to aim the lights away from viewers. 	Public Works Department/Engineering Division, Community Development Department/Building Division																																	
HYDROLOGY AND WATER QUALITY																																			
5.2-1	<p>Under the Statewide General Construction NPDES Permit (Order 92-08-DWQ), the project proponent must submit a Notice of Intent (NOI) to the State Water Resources Control Board prior to the commencement of construction activities. In addition, a SWPPP must be prepared and implemented at the project site, and revised as necessary as administrative or physical conditions change. The SWPPP must describe Best Management Practices (BMPs) that address pollutant source reduction and provide measures/controls necessary to mitigate potential pollutant sources. The general categories of BMPs include erosion controls, sediment controls, tracking controls, wind erosion control, non-storm water management, and materials and waste management (i.e., good housekeeping practices). The SWPPP shall identify construction BMPs necessary to mitigate project impacts, including but not limited to, any construction BMPs which are as follows:</p> <table border="0"> <tr> <td colspan="4">EROSION CONTROLS</td></tr> <tr> <td>EC-1</td><td>Scheduling</td><td>EC-8</td><td>Wood Mulching</td></tr> <tr> <td>EC-2</td><td>Preservation of Existing Vegetation</td><td>EC-9</td><td>Earth Dikes and Swales</td></tr> <tr> <td>EC-3</td><td>Hydraulic Mulch</td><td>EC-10</td><td>Velocity Dissipation Devices</td></tr> <tr> <td>EC-4</td><td>Hydroseeding</td><td>EC-11</td><td>Slope Drains</td></tr> <tr> <td>EC-5</td><td>Soil Binders</td><td>EC-12</td><td>Streambank Stabilization</td></tr> <tr> <td>EC-6</td><td>Straw Mulch</td><td>EC-13</td><td>Polyacrylamide</td></tr> <tr> <td>EC-7</td><td>Geotextiles and Mats</td><td></td><td></td></tr> </table>	EROSION CONTROLS				EC-1	Scheduling	EC-8	Wood Mulching	EC-2	Preservation of Existing Vegetation	EC-9	Earth Dikes and Swales	EC-3	Hydraulic Mulch	EC-10	Velocity Dissipation Devices	EC-4	Hydroseeding	EC-11	Slope Drains	EC-5	Soil Binders	EC-12	Streambank Stabilization	EC-6	Straw Mulch	EC-13	Polyacrylamide	EC-7	Geotextiles and Mats			Public Works Department	
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3. Mitigation Monitoring Requirements

Timing	Table 3.1-1 Mitigation Measure		Responsible for Monitoring	Completion
	SEDIMENT CONTROLS SE-1 Silt Fence SE-2 Desilting Basin SE-3 Sediment Trap SE-4 Check Dam SE-5 Fiber Rolls SE-6 Gravel Bag Berm WIND EROSION CONTROLS WE-1 Wind Erosion Control TRACKING CONTROLS TC-1 Stabilized Construction Entrance/Exit TC-2 Stabilized Construction Roadway TC-3 Entrance/Outlet Tire Wash NON-STORM WATER MANAGEMENT CONTROLS NS-1 Water Conservation Practices NS-2 Dewatering Operations NS-3 Paving and Grinding Operations NS-4 Temporary Stream Crossing NS-5 Clear Water Diversion NS-6 Illicit Connection/Discharge DETECTION AND REPORTING NS-7 Potable Water/Irrigation NS-8 Vehicle & Equipment Cleaning WASTE MANAGEMENT AND MATERIALS WM-1 Material Delivery & Storage WM-2 Material Use WM-3 Stockpile Management WM-4 Spill Prevention and Control WM-5 Solid Waste Management Moreover, the following text provides narrative examples of activities related to common activities to maintain construction BMPs. <ul style="list-style-type: none"> Sediment from areas disturbed by construction shall be retained on site using structural controls (erosion and sediment controls) and sediment debris basins (first flush basin will serve this function during construction activities) to the maximum extent practicable. 			
	SE-7 Street Sweeping	SE-8 Sandbag Barrier		
	SE-9 Straw Bale Barrier	SE-10 Storm Drain Inlet Protection		
	SE-11 Chemical Treatment			
	NS-9 Vehicle & Equipment Fueling	NS-10 Vehicle & Equipment Maintenance		
	NS-11 Pile Driving Operations	NS-12 Concrete Curing		
	NS-13 Concrete Finishing	NS-14 Material Use Over Water		
	NS-15 Demolition Over Water	NS-16 Temporary Batch Plants		
	WM-6 Hazardous Waste	WM-7 Contaminated Soil		
	WM-8 Concrete Waste	WM-9 Sanitary/Septic Waste		

3. Mitigation Monitoring Requirements

Timing	<p align="center">Table 3.1-1 Mitigation Measure</p>	Responsible for Monitoring	Completion
	<p>Streets adjacent to the site entrance and exits shall be free of sediment and debris from the project site and shall be swept as directed by the City.</p> <ul style="list-style-type: none"> • Stockpiles of soil shall be properly contained to minimize sediment transport from the site to streets, drainage facilities or adjacent properties via runoff, vehicle tracking, wind, or water. • Appropriate BMPs for construction-related materials, wastes, and spills shall be implemented to minimize transport from the site to streets, drainage facilities, or adjoining properties by wind or runoff. • Runoff from equipment and vehicle washing shall be contained at construction sites unless treated to reduce or remove sediment and other pollutants. • All construction contractor and subcontractor personnel are to be made aware of the required best management practices and good housekeeping measures for the project site and any associated construction staging areas. • At the end of each day of construction activity all construction debris and waste materials shall be collected and properly disposed in trash or recycle bins. • Construction sites shall be maintained in such a condition that an anticipated storm does not carry wastes or pollutants off the site. Discharges of material other than storm water can occur only when necessary for performance and completion of construction practices and where they do not cause or contribute to a violation of any water quality standard; cause or threaten to cause pollution, contamination, or nuisance; or contain a hazardous substance in a quantity reportable under federal regulations 40 CFR parts 117 and 302. • Potential pollutants include but are not limited to: solid or liquid chemical spills; wastes from paints, stains, sealants, glues, limes, pesticides, herbicides, wood preservatives and solvents; asbestos fibers, paint flakes or stucco fragments; fuels, oils, lubricants, and hydraulic, radiator or battery fluids; fertilizers, vehicle/equipment wash water and concrete wash water; concrete, detergent or floatable wastes; wastes from any engine/equipment steam cleaning or chemical degreasing and super-chlorinated potable water line flushing. During construction, the permittee shall dispose of such materials in a specified and controlled temporary area on-site, physically separated from potential storm water runoff, with ultimate disposal in accordance with local, state and federal requirements. • Dewatering of contaminated groundwater, or discharging contaminated soils via surface erosion is prohibited. Dewatering of non-contaminated groundwater requires an NPDES permit from the local Regional Water Quality Control Board. • The permittee and contractor shall inspect the erosion control work to insure that the work is in accordance with the approved plans. • The permittee shall notify all general contractors, subcontractors, material suppliers, lessees, and property owners: that dumping of chemicals into the storm drain system is prohibited. • Equipment and workers for emergency work shall be made available at all times during the rainy season. Necessary materials shall be available on site and stockpiled at convenient locations to facilitate rapid construction of temporary devices when rain is imminent. 		

3. Mitigation Monitoring Requirements

Timing	Table 3.1-1 Mitigation Measure	Responsible for Monitoring	Completion
5.2-2	<p>Prior to issuance of precise grading permits, the applicant shall develop a WQMP in accordance with the requirements of the MSW Permit and the DAMP and shall submit the WQMP for review to the City. The City shall approve the WQMP prior to the granting of the precise grading permit for the proposed development. In accordance with the DAMP, the WQMP shall: 1) describe the routine and special post construction BMPs to be used at the proposed development site (including both structural and non structural measures); 2) describe responsibility for the initial implementation and long term maintenance of the BMPs; 3) provide narrative with the graphic materials as necessary to specify the locations of the structural BMPs; and 4) certify that the project proponent will seek to have the WQMP carried out by all future successors or assigns to the property.</p> <p>The WQMP shall identify source control BMPs to be incorporated into the proposed project including, but not limited to:</p> <ul style="list-style-type: none">• Efficient irrigation systems including rain shutoff devices and flow reducers.• Minimization of pesticide and fertilizer application and proper landscape training.• Street sweeping of all impervious streets• Routine maintenance of all catch basin inserts, grate inlets, etc. for debris and litter removal.• Storm drain stenciling or signage on all catch basins with highly visible source control messages.• Educational materials related to urban runoff for field HOA employees distributed on an annual basis.• Education and training of all applicable maintenance/landscaping HOA staff to identify and incorporate BMPs into routine maintenance practices on annual basis• Litter control for the entire project area, as performed by the maintenance crew• BMP maintenance schedules including maintenance requirements of all treatment control BMPs (i.e., first flush basin and catch basin inserts) as prescribed in the Final Project WQMP.	Community Development Department/Building Division	
NOISE			
5.4-1	<p>Prior to issuance of grading permits, the applicant shall incorporate the requirements of the Noise Ordinance as a note on the grading plan cover sheet, for review and approval by the Director of Community Development. Construction related activities are limited to the hours of 7:00 a.m. to 7:00 p.m. on Monday through Friday, and prohibits work on Sundays and holidays, unless prior approval is received from the City of Lake Elsinore. In addition, the Noise Ordinance requirements shall be discussed at the pre-grade meeting, and implemented during construction.</p>	Community Development Department/Building Division	

3. Mitigation Monitoring Requirements

Timing	Table 3.1-1 Mitigation Measure	Responsible for Monitoring	Completion
	5.4-2 Prior to issuance of each grading permit, the applicant shall incorporate the following measures as a note on the grading plan cover sheet to ensure that the greatest distance between noise sources and sensitive receptors during construction activities has been achieved. <ul style="list-style-type: none"> a) Construction equipment, fixed or mobile, shall be maintained in proper operating condition with approved noise mufflers. b) Construction staging areas shall be located away from off-site receptors and occupied buildings on site during the later phases of project development. c) Stationary equipment shall be placed such that emitted noise is directed away from residential areas to the greatest extent feasible. d) Construction access routes shall be selected to minimize truck traffic near existing residential uses where reasonably feasible. 	Public Works Department/Engineering Division	
	5.4-3 Prior to grading, an acoustic engineer shall be hired to evaluate and prescribe building specific acoustic measures to ensure that noise levels would comply with the State's interior noise standard.	Community Development Department/Building Division	
TRANSPORTATION/TRAFFIC			
	5.5-1 Prior to issuance of building permits, the project applicant shall re-draw the entrance of the proposed project site to restrict project access to right turn in/out and left turn in only. As an alternative, project access shall be restricted to right turn in/out only to maintain acceptable LOS levels.	Public Works Department/Engineering Division	
	5.5-2 Prior to issuance of building permits, the project applicant shall re-draw the entrance of the proposed project site to allow 100 feet of distance between the access gate and Riverside Drive to allow for adequate queuing of cars. As an alternative, project access shall be restricted to right turn in/out only and the access gate will remain where it is proposed.	Public Works Department/Engineering Division	

3. Mitigation Monitoring Requirements

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4. *Mitigation Monitoring Reports*

Mitigation monitoring reports are required to document compliance with the Mitigation Monitoring Program, and dispute arbitration enforcement resolution. Specific reports include:

- Field Check Report
- Plan Check Conformance Reports
- Implementation Compliance Report
- Arbitration/Enforcement Report

4.1 FIELD REPORTS

Field reports are required to record in-field compliance and conditions.

4.2 PLAN CHECK CONFORMANCE REPORTS

Plan check conformance reports are completed by the Community Development Department, the Department of Public Works and the mitigation monitor to evaluate final engineering compliance with mitigation measures outlined in the Final EIR.

4.3 IMPLEMENTATION COMPLIANCE REPORT (ICR)

The ICR is prepared to document the implementation of mitigation measures on a phased basis and is shown in Table 3.1-1. The report summarizes implementation compliance including mitigation measures, date completed, and monitor's signature.

4.4 ARBITRATION/ENFORCEMENT REPORT (AER)

The AER is prepared to document the outcome of arbitration committee review, and becomes a portion of the implementation compliance report.



4. *Mitigation Monitoring Reports*

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5. *Community Involvement*

5.1 **COMMUNITY COORDINATION**

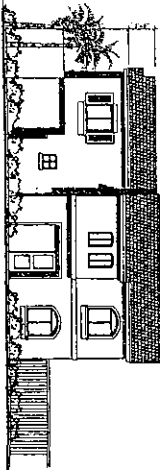
Monitoring reports are public documents, and available for review by the general public. Discrepancies in monitoring reports can be taken to the arbitration committee by the general public.



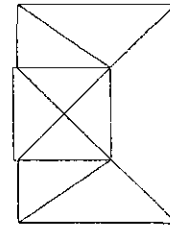
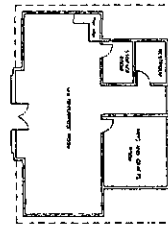
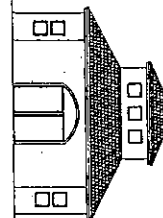
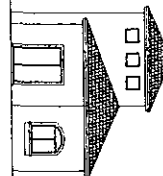
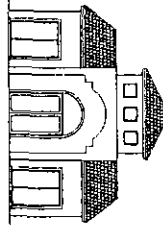
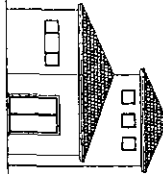
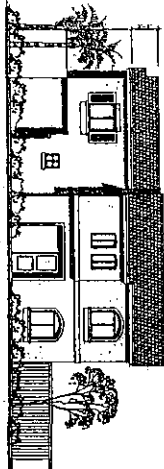
5. *Community Involvement*

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SIDE ELEVATION



SIDE ELEVATION



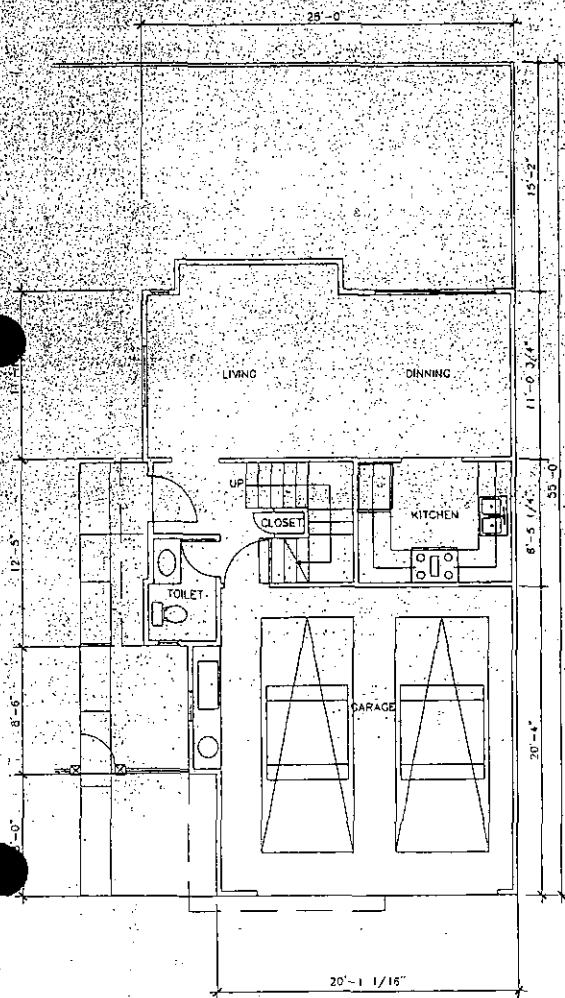
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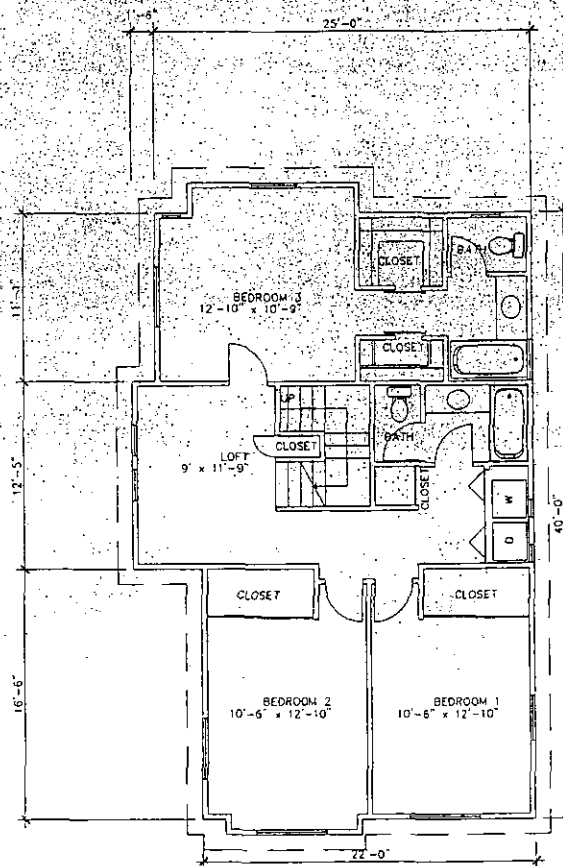
CIVIL ENGINEER/LAND PLANNER
LAWRENCE D. MC DERMOTT
18075 LAVENTANA
HURRIETA, CA. 92562
909-304-0111 Fax 909-696-5218
e mail lncd007@earthlink.net

NO. DATE REVISION

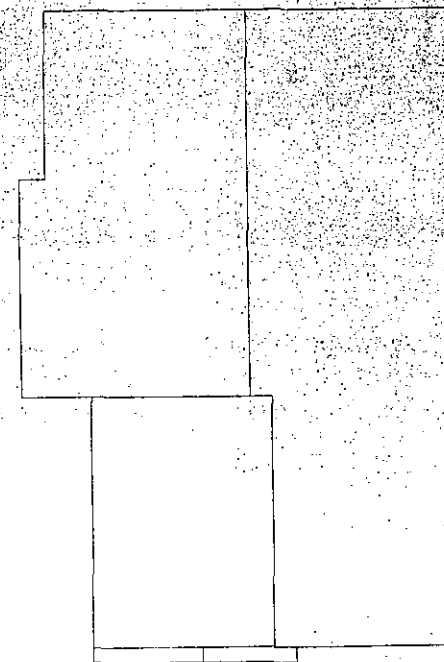
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OF: 1
SHEETS: 1



FIRST FLOOR PLAN



SECOND FLOOR PLAN



ROOF PLAN

LIVING AREA: 1535 S.F.
GARAGE: 427 S.F.

SCALE: 1/4" = 1'

CIVIL ENGINEER/LAND PLANNER
LAWRENCE O. MC BERNETT
MURRIETA, CA 92562
909-304-0111 For 309-696-3218
e-mail: lmc007@earthlink.net

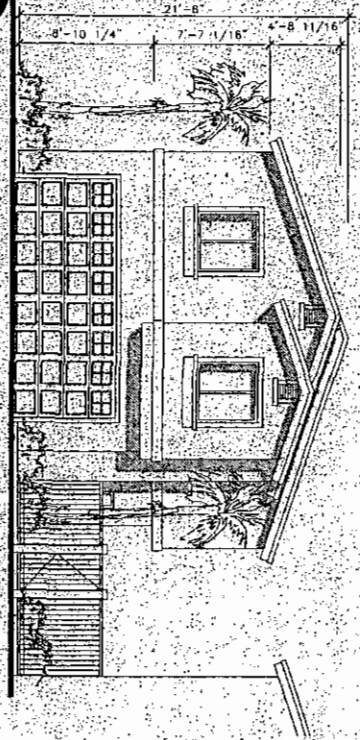


RIVERLAKE VILLAS

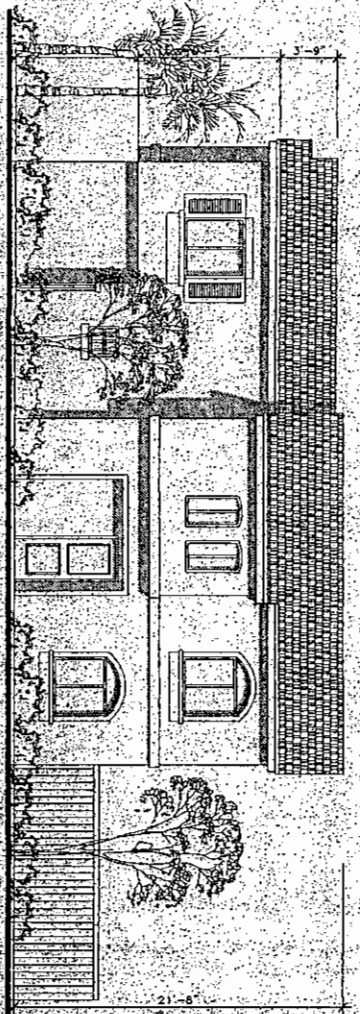
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DATE
DRAWN-BY

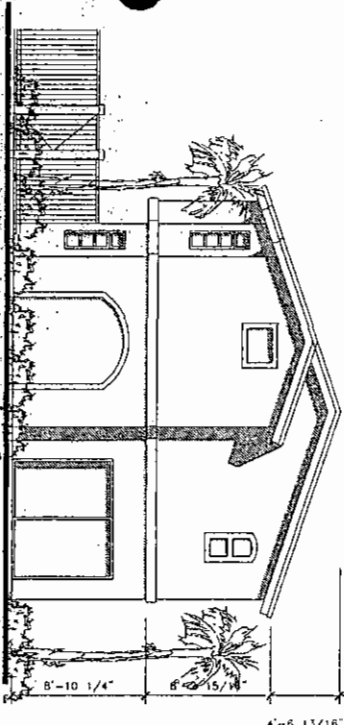
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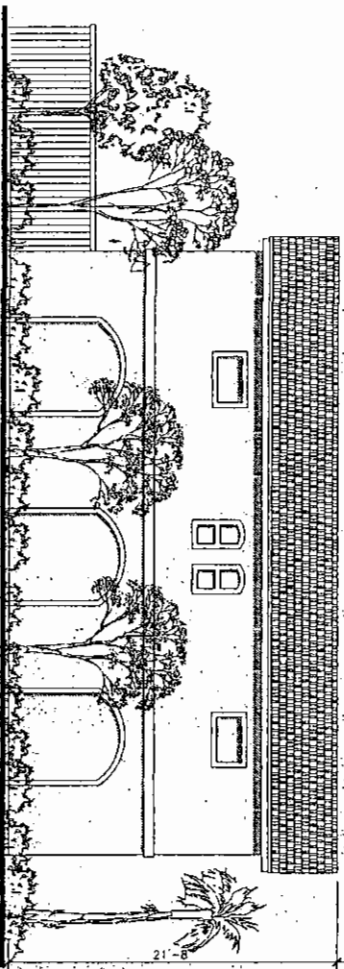
FRONT ELEVATION



SIDE ELEVATION

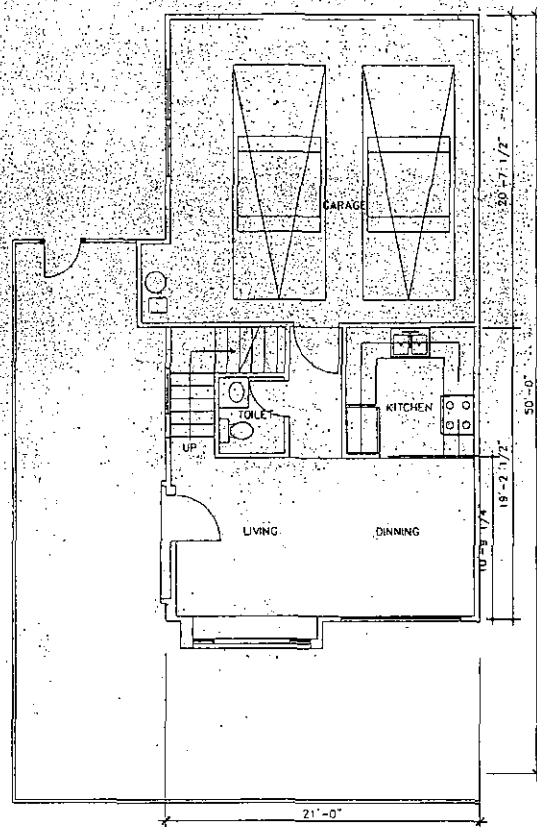


REAR ELEVATION

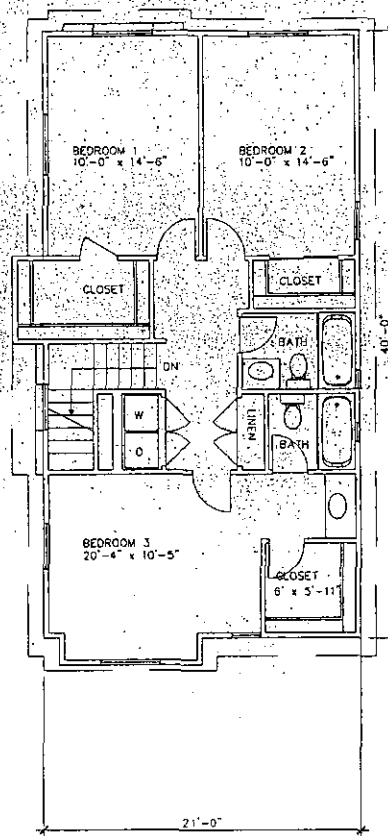


ZERO LINE ELEVATION

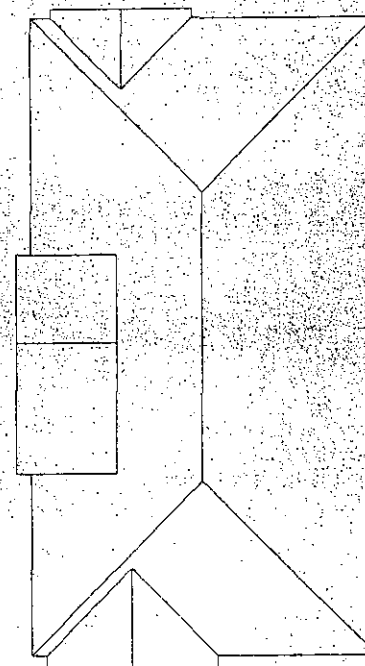
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FIRST FLOOR PLAN



SECOND FLOOR PLAN

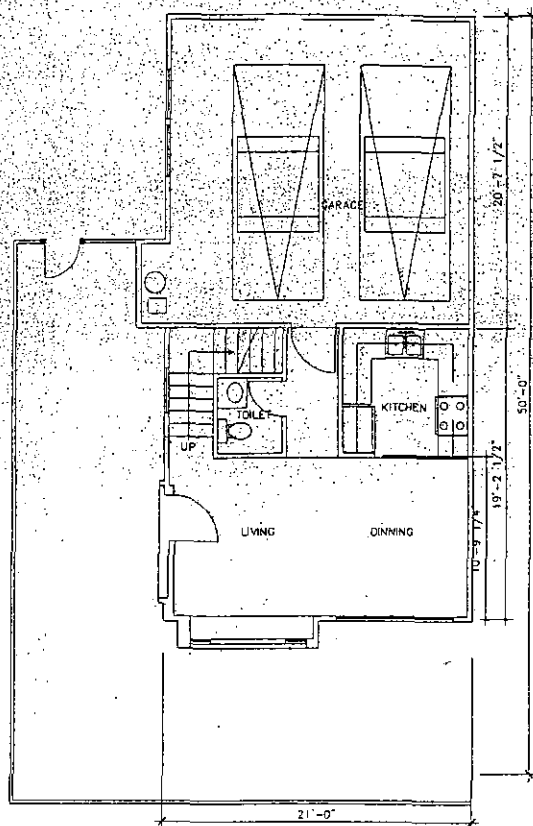


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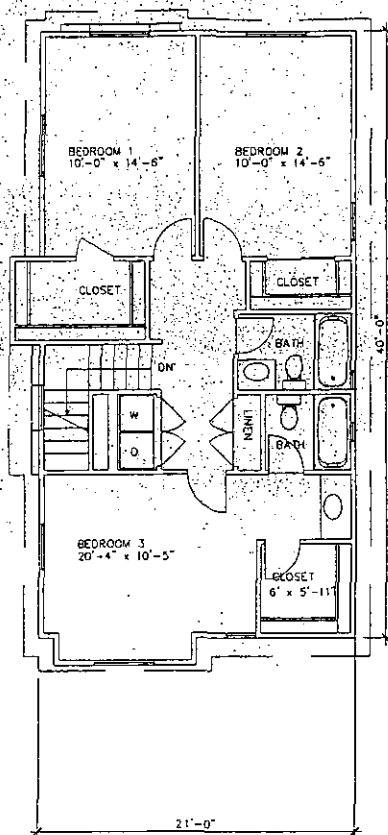
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GARAGE: 430 S.F.

SCALE: 1/4" = 1'

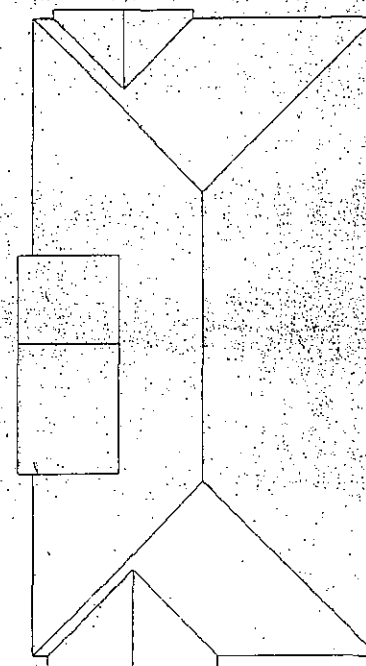
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FIRST FLOOR PLAN



SECOND FLOOR PLAN

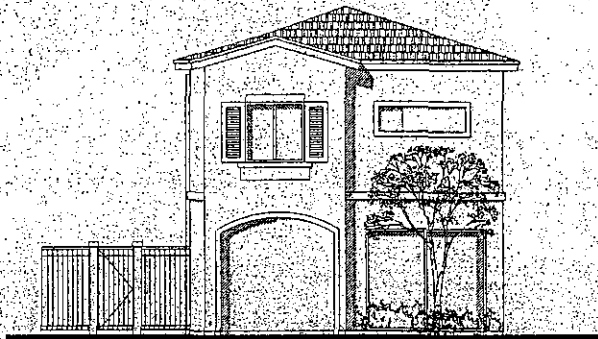


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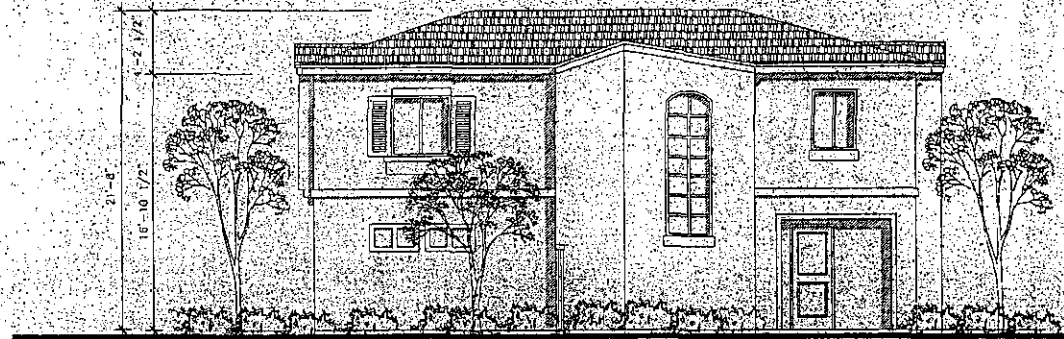
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GARAGE: 430 S.F.

SCALE: 1/4" = 1'

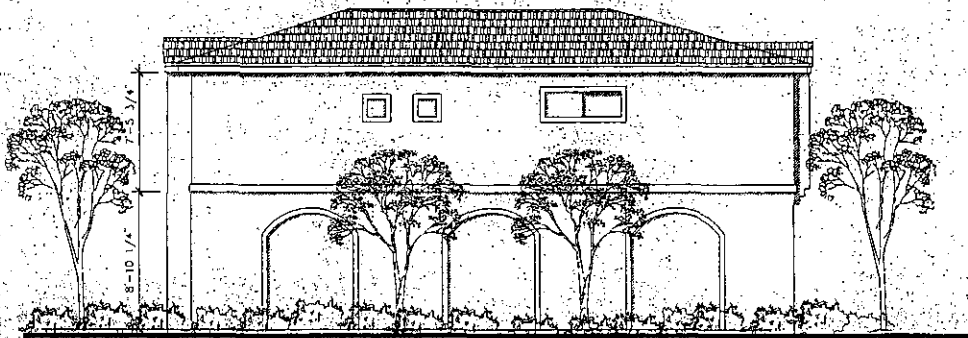
RIVERLAKE VILLAS	FLOOR PLAN UNIT "B"			DATE	REVISION
CIVIL ENGINEER/LAND PLANNER LAWRENCE O. MC DERMOTT 18075 LORENTANA HUNTERA, CA 92542 Tel: 951-551-5216 Fax: 951-551-5216 E-mail: lmc007@aol.com		DPC-10 DATE DRAWN BY A O			



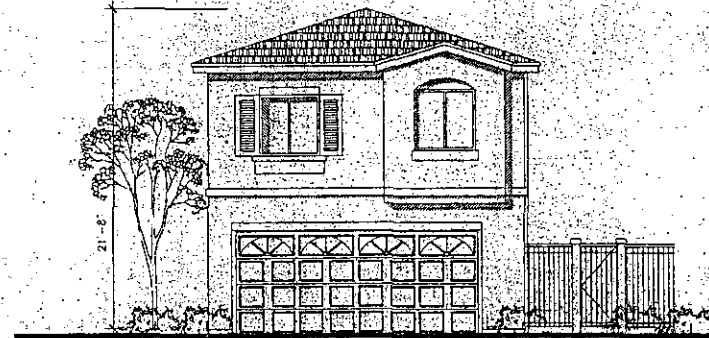
FRONT ELEVATION



SIDE ELEVATION



ZERO LINE ELEVATION



REAR ELEVATION

SCALE: 1/4" = 1'-0"

CIVIL ENGINEER AND PLANNER
LAWRENCE O. MC DERMOTT
18075 LAVENTANA
MURRETTA, CA 92562
PHONE: (951) 899-5219
FAX: (951) 899-5219



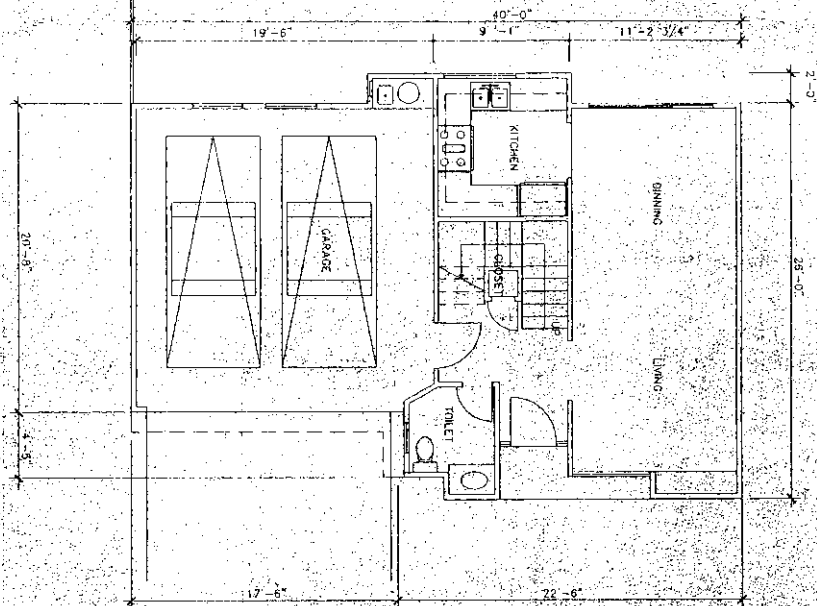
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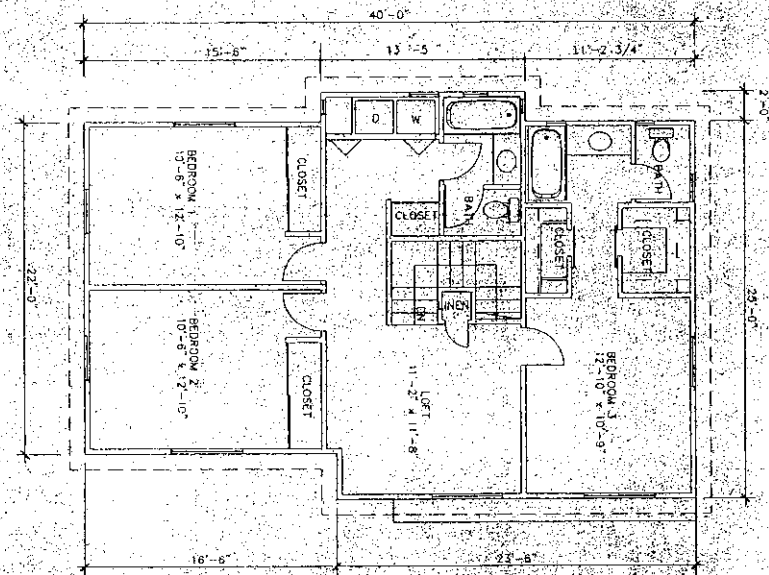
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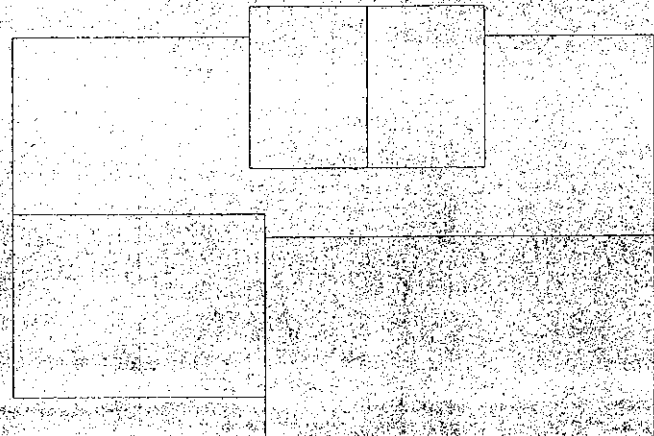
FIRST FLOOR PLAN



SECOND FLOOR PLAN



ROOF PLAN



LIVING AREA - 1165.2 SF
BATH AREA - 412.5 SF

SCALE: 1/4" = 1'-0"

RIVERLAKE VILLAS

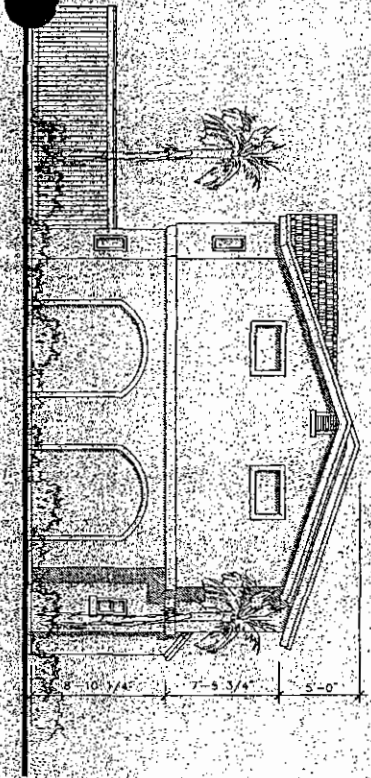
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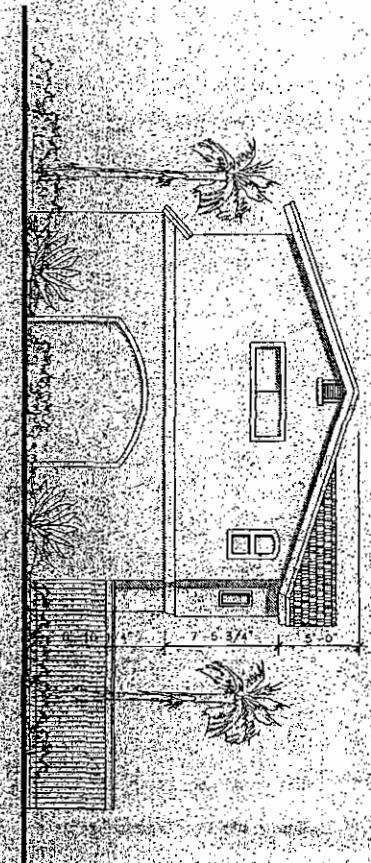
CIVIL ENGINEER/LAND PLANNER
LAWRENCE D. MC DERMOTT
18075 LOVENTANA
MORRIS, CA 92562
909-304-0141 Fax 909-696-5218
e mail lmd@lmd.net

NO.	DATE	REVISION

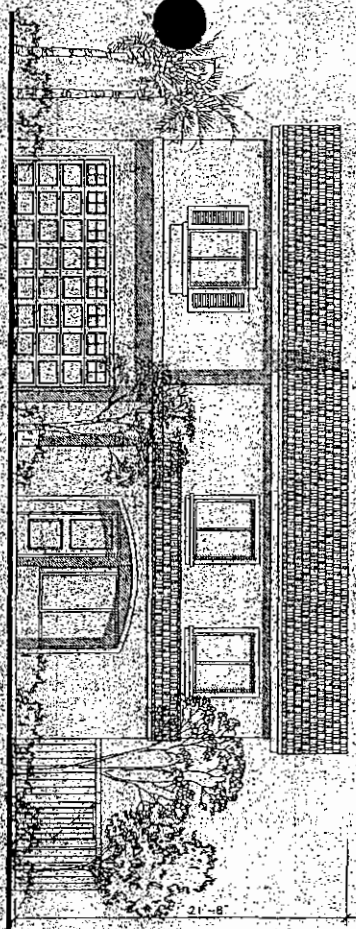
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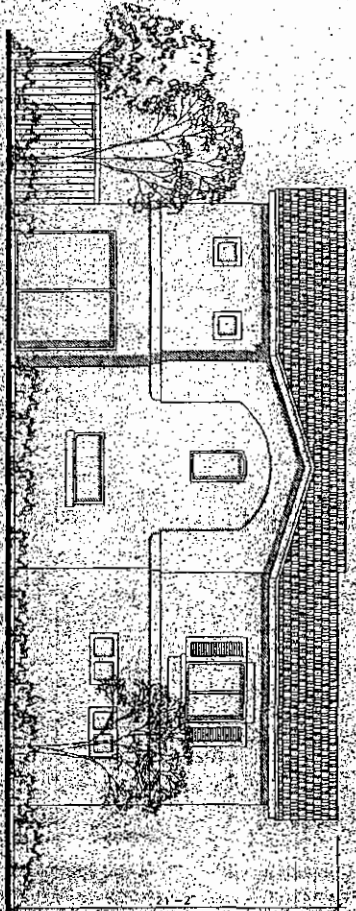
SIDE ELEVATION



FRONT ELEVATION



REAR ELEVATION



RIVERLAKE VILLAS

ELEVATIONS UNIT "C"

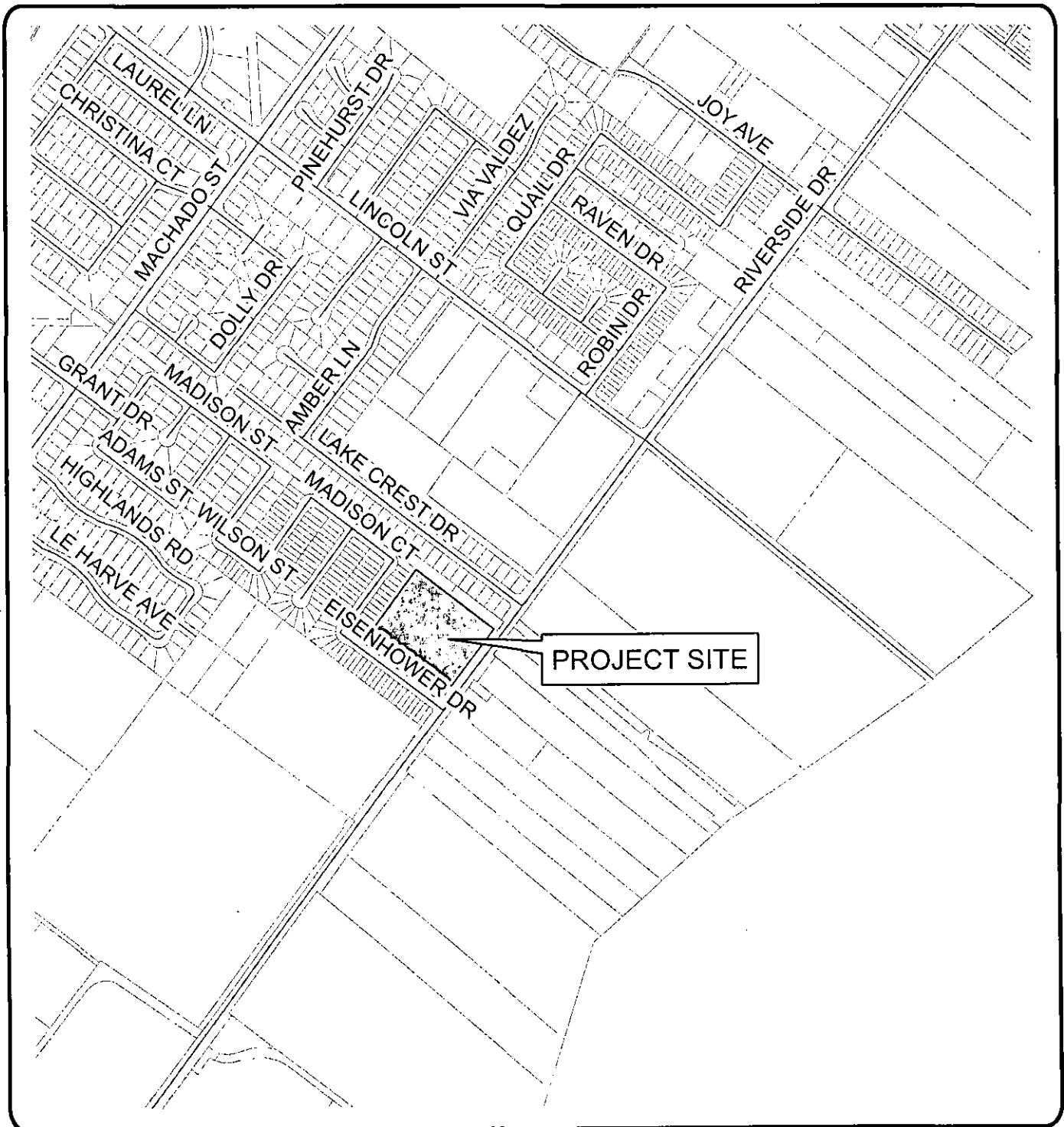


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MURRIETA, CA 92567
909-304-0111 FAX 909-696-3218
e mail lmc0007@earthlink.net

NO.	DATE	REVISION

VICINITY MAP

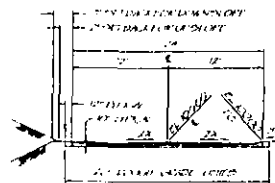
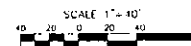
MIT. NEG. DEC. NO. 2005-04, GPA NO. 2004-10,
TPM NO. 32674 (FOR CONDOMINIUM PURPOSES),
CUP NO. 2004-27, RESIDENTIAL DESIGN REVIEW NO. 2004-11



PLANNING COMMISSION
JULY 5, 2005

MAP PREPARED JUNE, 2004

223 WEST MARKHAM STREET



TYPICAL SECTION, INTERIOR STREET

As 210-41

OWNER:
JOHN LEE
1800 SOUTH MENLO
LOS ANGELES, CA 90006
1(858)292-5185

APPROVED BY	IN	DATE	APPROVED BY
MANAGING DIRECTOR			
FINANCIAL DIRECTOR			
PROPERTY DIRECTOR			
OTHER OFFICERS			
			DATE

SHEET 1 OF 2

FIG. 10.



CIVIL ENGINEER/LAND PLANNER
LAWRENCE O. MC DERMOTT
18075 LOVENTANA
MURRIETA, CA. 92562
909-304-0111 Fax 909-696-5218
e mail lmcd007@earthlink.net

ENGINEER IN
RESPONSIBLE CHARGE

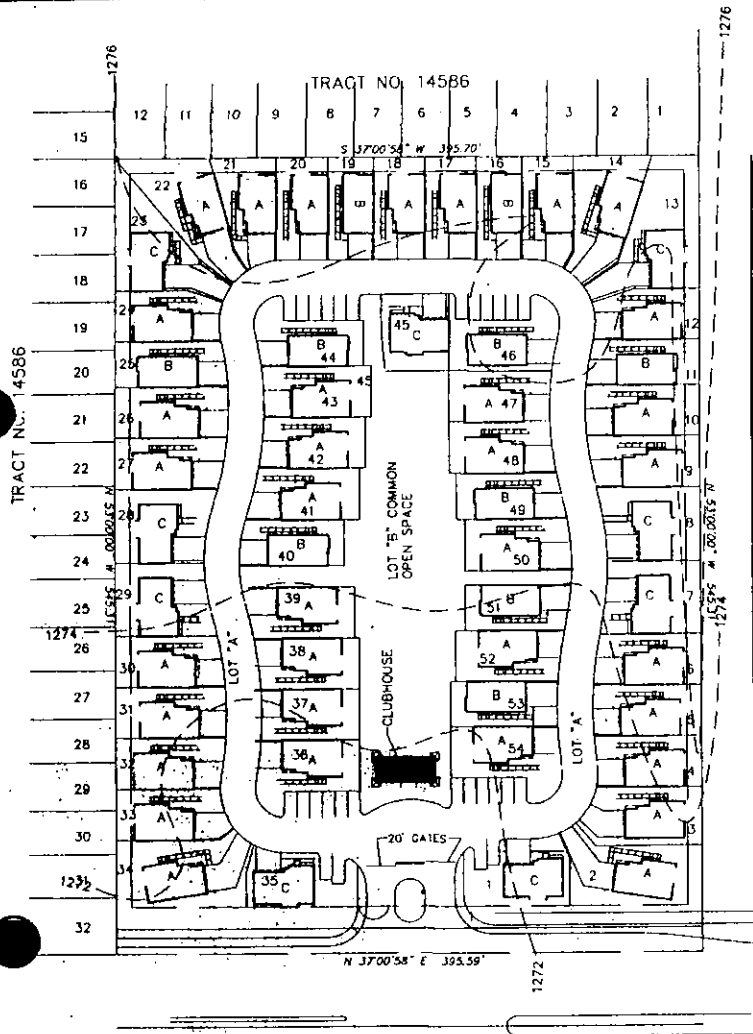
LAWRENCE O. McDERMOTT
RCE No 23107 original 12/31/70
DATE _____

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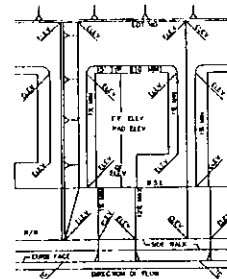
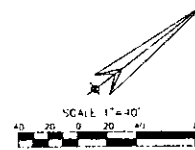
TENTATIVE TRACT 32674

FOR CONDOMINIUM PURPOSES

A SUBDIVISION OF LOT 54 IN TRACT NO. 13779 PER MAP
RECORDED IN BOOK 111 PAGES 59 TO 63.
CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE
STATE OF CALIFORNIA



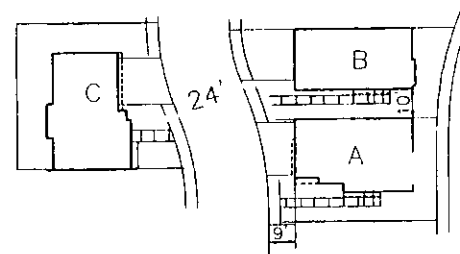
CONDOMINIUM SITE PLAN



TYPICAL LOT FINISH GRADING

NOTES

1. SWALES TO BE CUT IN AT 18 MPH AT ROUGH GRADE AND PRIOR TO BUILDING CONSTRUCTION.
2. A PAVED DRAINAGE SWALE, CATCH BASIN, PIPE, OR OTHER DRAINAGE DEVICE IS REQUIRED WHEN A STUCK, IMPERMEABLE OR PORTION OF THE BUILDING EXTENDS WITHIN MINIMUM ESTABLISHED DRAINAGE SWALES.



TYPICAL UNITS



CIVIL ENGINEER/PLANNER
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18075 LOVELAND AVE.
MURRIETA, CA 92562
909-304-0111 Fax 909-696-5218
e mail lmc007@earthlink.net

ENGINEER IN
RESPONSIBLE CHARGE

LAWRENCE O. MC DERMOTT
P.E. No. 27160 expires 12/31/01

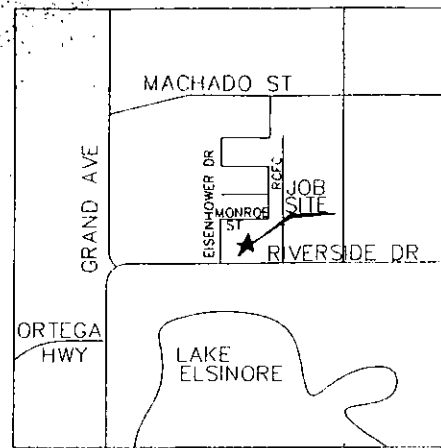
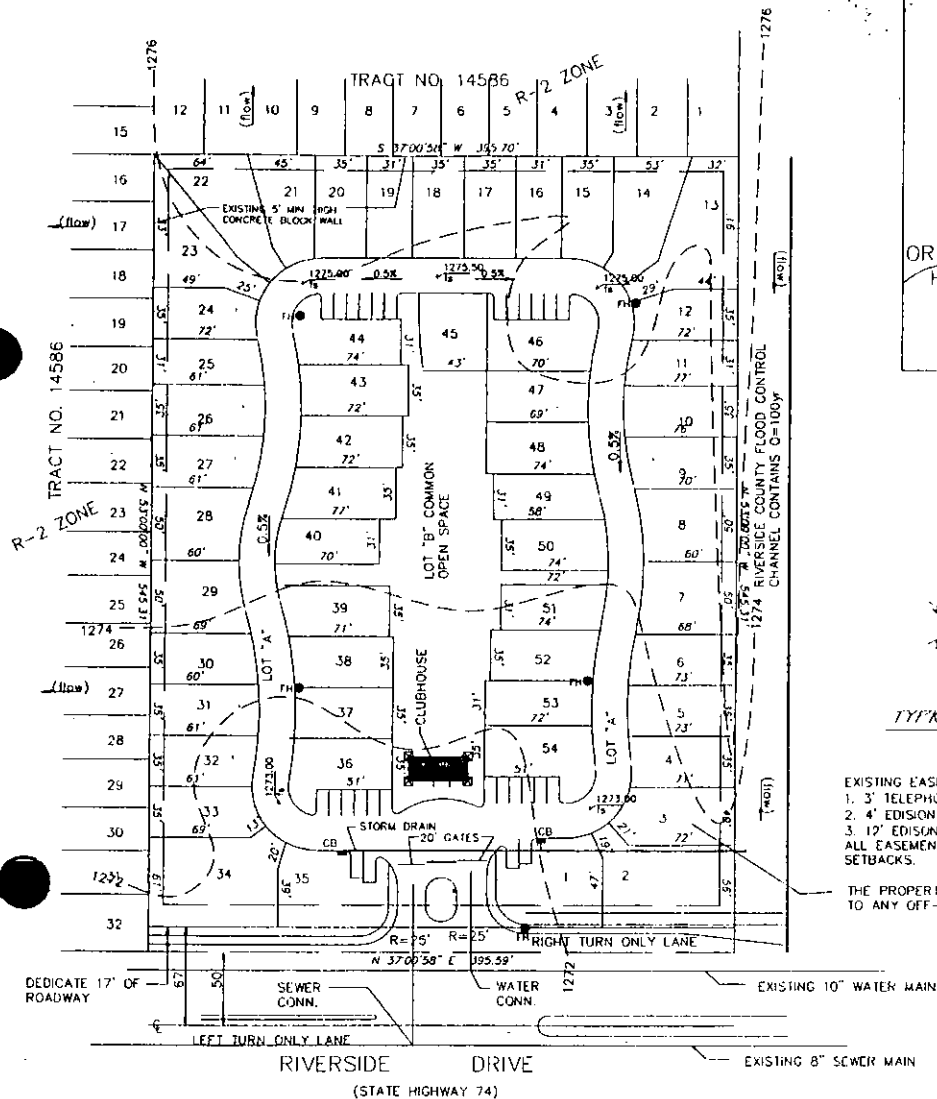
DATE

CITY OF LAKE ELSINORE, CALIFORNIA PLANNING DEPARTMENT			
DESIGNED BY	DATE	APPROVED BY	DATE
DRAWN BY	DATE	PLANNING DIRECTOR	DATE
CHECKED BY	DATE		
DATE			

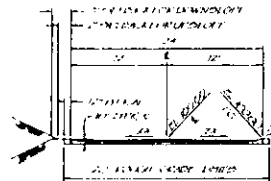
RIVERLAKE VILLAS

PROJECT NO. R-0000
SHEET 2 OF 2
FILE NO.

HORIZONTAL SCALE: 1" = 40' VERTICAL SCALE: 1" = 4'



VICINITY MAP



TYPICAL SECTION, INTERIOR STREET

EXISTING EASEMENT:
 1. 3' TELEPHONE ON NELLY, NWLY & SWLY
 2. 4' EDISON ON ALL SIDES
 3. 12' EDISON ON NELLY AND NWLY SIDES.
 ALL EASEMENT ARE WITHIN THE BUILDING SETBACKS.

THE PROPERTY IS NOT SUBJECT TO ANY OFF-SITE DRAINAGE.

SITE ADDRESS
 32281 RIVERSIDE DRIVE
 LAKE ELSINORE, CA. 92530-7820

LEGAL DESCRIPTION
 LOT 154 IN TRACT NO. 13799 AS PER MAP RECORDED IN BOOK 111, PAGES 59 TO 63 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA.

DEVELOPER:
 SPATCO
 4994 MURPHY CANYON ROAD
 SUITE # 402
 SAN DIEGO, CA. 92123
 (858)292-5185

OWNER:
 JOHN LEE
 1800 SOUTH MENLO
 LOS ANGELES, CA 90006
 (858)292-5185

TENTATIVE TRACT 32674

FOR CONDOMINIUM PURPOSES

A SUBDIVISION OF LOT 54 IN TRACT NO. 13799 PER MAP RECORDED IN BOOK 111 PAGES 59 TO 63. CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE STATE OF CALIFORNIA

MAP PREPARED JUNE, 2004

GENERAL NOTES

APN 379/315-033

EXISTING ZONE - R-3
 GENERAL PLAN DESIGNATION - GENERAL COMMERCIAL

AREA - 4.95 ACRES
 NUMBER OF LOTS - 54 (HOMES)
 LOT "A" - PRIVATE ROADWAY AND PUBLIC UTILITIES.

LOT "B" - COMMON AREA OPEN SPACE

AVERAGE LOT SIZE 2,450 S.F. +/-

DENSITY - 10.9 UNITS/ACRE

35 - "A" UNITS

10 - "B" UNITS

9 - "C" UNITS

PARKING COVERED	REQUIRED	PROVIDED
OPEN @ 1 1/3	54	108
TOTAL	72	136
	126	244

PRIVATE OPEN SPACE 5,400 S.F. 60,294 S.F.

COMMON OPEN SPACE 13,500 S.F. 21,593 S.F.

ALL STRUCTURES TO BE REMOVED FROM SITE.

FEES TO BE PAID IN-LIEU OF PARK LAND

UTILITY PROVIDERS
 ELECTRIC - SO. CALIF. Edison
 GAS - THE GAS COMPANY
 TELEPHONE - VERIZON
 SEWER - ELSINORE VALLEY MUNICIPAL WATER DISTRICT.
 WATER - ELSINORE VALLEY MUNICIPAL WATER DISTRICT
 TELEVISION CABLE - COMCAST CABLE
 556 BIRCH STREET
 LAKE ELSINORE, CA. 888-255-5789
 TRASH COLLECTION - CR&R
 223 WEST MARKHAM STREET
 PERRIS, CA. 909-943-1991



CIVIL ENGINEER/LAND PLANNER
 LAWRENCE O. MC DERMOTT
 18075 LOVENTANA
 MURRIETA, CA. 92562
 909-304-0111 Fax 909-696-5218
 e mail lmc007@earthlink.net

ENGINEER IN RESPONSIBLE CHARGE

LAWRENCE O. MC DERMOTT
 REC No. 23104 signed 12/21/03

CITY OF LAKE ELSINORE, CALIFORNIA PLANNING DEPARTMENT			
APPROVED BY	BY	DATE	APPROVED BY
PLANNING DEPARTMENT			RECORDS DEPARTMENT
APPROVED BY	BY	DATE	RECORDS DEPARTMENT
APPROVED BY	BY	DATE	RECORDS DEPARTMENT

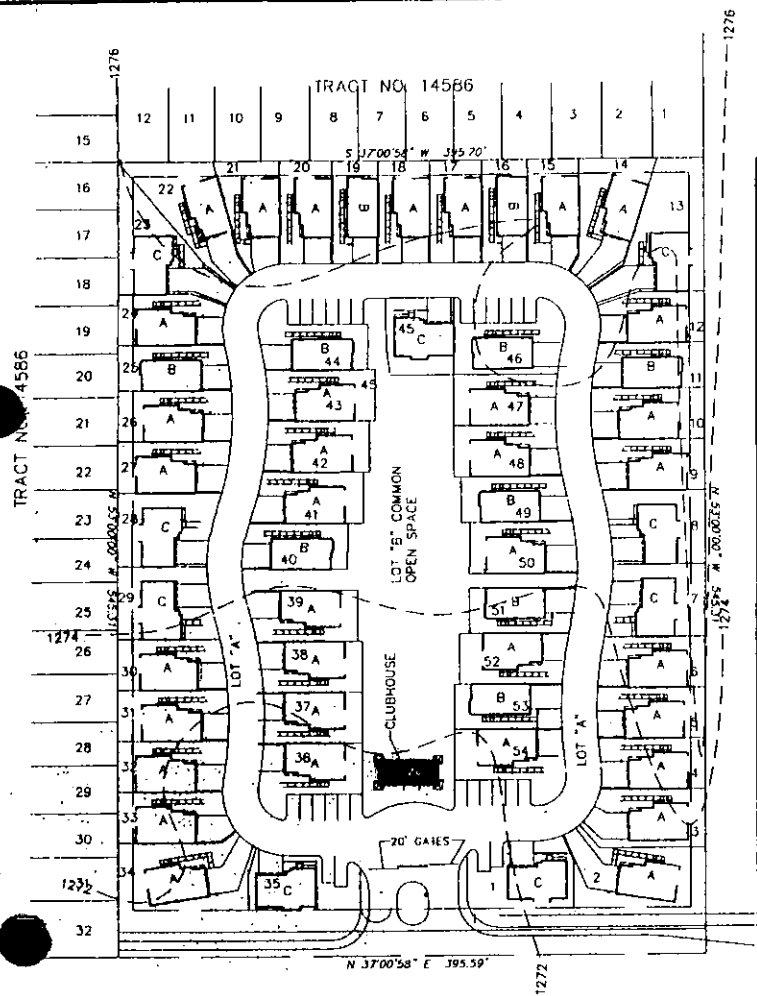
RIVERLAKE VILLAS

REC NO. 001-02789-00000-0000
R-0000
SHEET 1 OF 2
FILE NO.

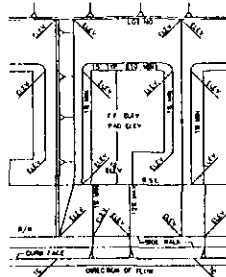
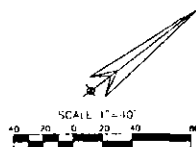
TENTATIVE TRACT 32674

FOR CONDOMINIUM PURPOSES

A SUBDIVISION OF LOT 54 IN TRACT NO. 13779 PER MAP
RECORDED IN BOOK 111 PAGES 59 TO 63.
CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE
STATE OF CALIFORNIA



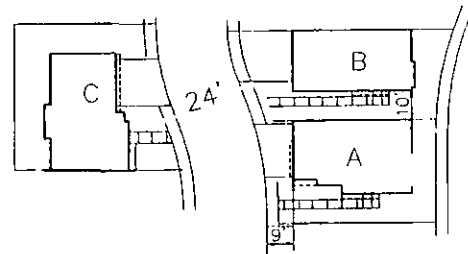
CONDOMINIUM SITE PLAN



TYPICAL LOT FINISH GRADING

NOTES

1. SWALES TO BE CUT IN AT 18" MIN AT ROUGH GRADE AND PRIOR TO BUILDING CONSTRUCTION.
2. A TYPED DRAINAGE SWALE, CATCH BASIN & PIPE, OR OTHER SWALE DRAINAGE DEVICE IS REQUIRED WHEN A STEEP SLOPE OR PORTION OF THE BUILDING EXTENDS WITHIN MINIMUM ESTABLISHED DRAINAGE SLOPES.



TYPICAL UNITS



CIVIL ENGINEER/LAND PLANNER
LAWRENCE O. MCDERMOTT
18075 LOVENTANA
MURRIETA, CA 92562
909-304-0111 Fax 909-696-5218
e mail lmc0070@earthlink.net

ENGINEER IN RESPONSIBLE CHARGE

LAWRENCE O. MCDERMOTT
P.E. No. 21487 Expires 12/31/08
DATE

REVISION	DATE	BY	CHK

CITY OF LAKE ELSINORE, CALIFORNIA PLANNING DEPARTMENT

APPROVED BY	DATE

RIVERLAKE VILLAS

HORIZ. SCALE: 1" = 40' VERT. SCALE: 1" = 4'

PROJECT NO. 040-0000-0000-0000	R-0000
SHEET 2 OF 2	FILE NO.



City of Lake Elsinore
Planning Division
130 S. Main Street
Lake Elsinore, CA 92530
(909) 674-3124
(909) 471-1419 fax

CITY OF LAKE ELSINORE
RECEIVED
JUL 15 2005

PLANNING DEPT.

Notice of Public Hearing/Meeting

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Lake Elsinore will hold a Public Hearing in the LAKE ELSINORE CULTURE CENTER - 183 NORTH MAIN STREET, Lake Elsinore, California, on Tuesday, July 5, 2005 @ 6:00 PM to solicit input, ideas, and comments on the subject project.

From: Linda Miller, Project Planner
(951) 674 3124, ext. 209

Project Title: Mitigated Negative Declaration No. 2005-04, General Plan Amendment No. 2004-10, Tentative Parcel Map No. 32674 (For Condominium Purposes), Conditional Use Permit No. 2004-27, and Residential Design Review No. 2004-11

Applicant: Spathco, 4995 Murphy Canyon Road, Unit 402, San Diego, California 92123,
Attention: Teofilo Hamui

Project Description: Mitigated Negative Declaration No. 2005-04. The applicant requests the Planning Commission consider the adequacy of the Draft Mitigated Negative Declaration and ultimately recommend that the City Council certify Mitigated Negative Declaration No. 2005-04. Mitigated Negative Declaration No. 2005-04 was prepared pursuant to Article 6 (Negative Declaration Process) and Section 15070 (Decision to Prepare a Negative Declaration) of the California Environmental Quality Act (CEQA).

General Plan Amendment No. 2004-10. The applicant is requesting approval to amend the General Plan Land Use Designation from General Commercial to Medium High Density. This request will bring the General Plan Land Use Designation into conformance with the current zoning of R-3. The review is pursuant to Government Code, Article 6. Preparation, Adoption and Amendment of the General Plan, Section (s) 65350 and 65362, the Lake Elsinore General Plan and Chapter 17.92 (Hearings) of the Lake Elsinore Municipal Code (LEMC).

Tentative Parcel Map No. 32674 (For Condominium Purposes). The applicant is requesting approval of Tentative Parcel Map 32674 (For Condominium Purposes) pursuant to Section 16 "Subdivisions" of the Lake Elsinore Municipal Code (LEMC), and Chapter 17.39 (Condominiums and Condominium Conversions), LEMC, and Section(s) 66424 and 66427 of the California Subdivision Map Act (CSMA).

Conditional Use Permit No. 2004-27. The applicant is requesting the approval of a conditional use permit to allow for the development of the 54 individually owned single family detached condominium unit development. The review and analysis is pursuant to Chapter 17.74, Condominium & Condo Conversion and 17.74 (Conditional Use Permits), and applicable chapters of the LEMC.

Residential Design Review No. 2004-11. The applicant is requesting approval of a 54 unit single family detached condominium project on an approximately 4.9 acre site. The review and analysis is pursuant to Chapter 17.82, (Design Review), and applicable chapters of the LEMC.

Project Location: The approximately 5.4 acre proposed project is located at 32281 Riverside Drive, Assessor Parcel Number 379-315-033.

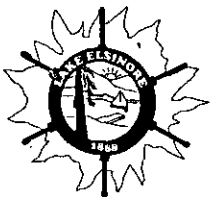
"If you challenge the (nature of the proposed) action in Court, you may be limited to raising only those issues you or someone else at the public hearing questioned, that was described in this notice, or that was written correspondence delivered to the Planning Commission at, or prior to, the public hearing/meeting."

ALL INTERESTED PERSONS are invited to attend this hearing/meeting and express opinions upon the item listed above, or to submit written comments to the Planning Division prior to this date.

FURTHER INFORMATION on this item may be obtained by contacting the Planning Division, at City Hall (909) 674-3124, where all agenda materials are available for review.

DATE: June 22, 2005

PUBLISH: June 24, 2005



City of Lake Elsinore
Planning Division
130 S. Main Street
Lake Elsinore, CA 92530
(909) 674-3124
(909) 471-1419 fax

Notice of Intent to Adopt Mitigated Negative Declaration

(In compliance with Section 15072 of the Public Resources Code)

Filed With: ☒ Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

☒ County Clerk of Riverside County
2724 Gateway Drive
Riverside, CA 92507

Subject: Filing of Notice of Intent to Adopt a Mitigated Negative Declaration and Notice of Availability, in compliance with Section 21092.3 of the Public Resources Code.

Project Title: General Plan Amendment No. 2004-10
Tentative Parcel Map No. 32674 (For Condominium Purposes)
Conditional Use Permit No. 2004-27
Residential Design Review No. 2004-11

Project Location: The approximately 5.4 acre proposed project site is located at 32281 Riverside Drive, Assessor Parcel Number 379-315-033.

Project Description: The Proposed Project is a request to amend the General Plan Land Use Map to change the land use designation of the parcel from GC (General Commercial) to MHD (Medium High Density Residential, maximum 18 dwelling units/acre); a Tentative Parcel Map No. 32674 (For Condominium Purposes); a Conditional Use Permit No. 2004-27 to allow for the development of 54 individually owned single family detached condominium units; and Residential Design Review No. 2004-11 requesting approval of the 54 unit single family detached condominium project. The General Plan Amendment will bring the projects current zoning into compliance with the proposed General Plan Designation request of MHD (Medium High Density).

Name of Lead Agency: City of Lake Elsinore, Community Development Department, Planning Division

Lead Agency Contact Person: Linda M. Miller, AICP, Project Planner **Telephone Number:** (909) 674-3124 x 209

Proposed Review Process: This notice is to advise that the City of Lake Elsinore has determined that a Mitigated Negative Declaration is the appropriate CEQA determination for the proposed project. After public review of the Initial Study and proposed Mitigated Negative Declaration is completed, the City proposes to adopt a Mitigated Negative Declaration in accordance with City and State CEQA Guidelines. The City Planning Commission proposes to hold a public hearing tentatively scheduled for July 5, 2005, to discuss and possibly recommend approval of the project to the City Council. The proposed MND will be available for public review and comment from June 24, 2005 through July 25, 2005. A copy of the Initial Study and Technical Appendices are available for viewing at the City of Lake Elsinore,

Address where document may be obtained: City of Lake Elsinore, 130 South Main Street, Lake Elsinore, CA 92530

Public Review Period: Begins: June 24, 2005 Ends: July 25, 2005

Tentative Public Hearing Dates(s):
No. 1 Date: July 5, 2005 (Planning Commission)
No. 2 Date: July 26, 2005 (City Council)
Location: Cultural Center -- 183 North Main Street, Lake Elsinore, California

Anyone interested in this matter is invited to comment on the document by written response or by personal appearance at the hearing. Persons wishing to appear at the hearing should call:

Signed: Linda M. Miller Title: Project Planner
Linda M. Miller, AICP

Signed: Rolfe M. Preisendanz Title: Planning Manager
Rolfe M. Preisendanz



City of Lake Elsinore

130 SOUTH MAIN STREET
LAKE ELSINORE, CA 92530



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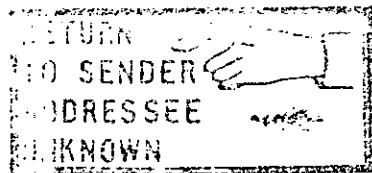
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379-315-015

Mark J Bacher

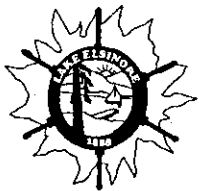
3804 Eisenhower Dr

Lake Elsinore, CA 92530-5225



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DATE: June 22, 2005

PUBLISH: June 24, 2005



City of Lake Elsinore
Planning Division
130 S. Main Street
Lake Elsinore, CA 92530
(909) 674-3124
(909) 471-1419 fax

Notice of Intent to Adopt Mitigated Negative Declaration

(In compliance with Section 15072 of the Public Resources Code)

Filed With: ☒ Office of Planning and Research
1400 Tenth Street, Room 121
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☒ County Clerk of Riverside County
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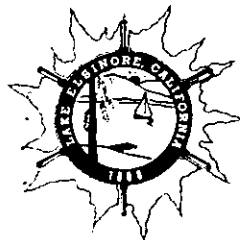
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Linda M. Miller, AICP

Signed: Rolfe M. Preisendanz Title: Planning Manager
Rolfe M. Preisendanz



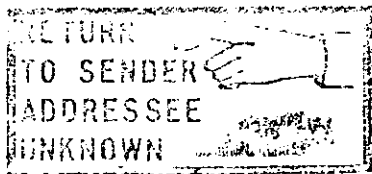
City of Lake Elsinore

130 SOUTH MAIN STREET
LAKE ELSINORE, CA 92530



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MAILED FROM ZIP CODE 92530

379-315-011
Trevor G Capon
1120 Monroe St
Lake Elsinore, CA 92530-5303



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92530-4109 10

