**MWD**

METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA

September 24, 1992

*To:* Board of Directors (Water Problems Committee--Action)

*From:* General Manager

*Subject:* Formal Terms and Conditions for Concurrent Annexation of Thirty-Third Fringe Area to Western Municipal Water District of Riverside County and The Metropolitan Water District of Southern California

Report

The Western Municipal Water District (Western) Board of Directors has requested consent to annex certain territory designated "Thirty-Third Fringe Area" to The Metropolitan Water District of Southern California (Metropolitan) concurrently with the annexation of said area to Western. The request to annex the uninhabited territory which comprises 79.30 acres was made to Metropolitan by Western's Resolution 1780 which was adopted by Western's Board on June 17, 1992.

Metropolitan's Board, at its July 9, 1991 meeting granted informal approval of the Thirty-Third Fringe Area Annexation. This area is currently zoned as rural residential. The proposed development is 50 single family homes on one acre lots. Informal approval was granted for this proposed annexation based on condition that Western submit a revised plan for compliance with the water use efficiency guidelines. The needed documents have been received, reviewed and determined to adequately address the requirements of these guidelines.

On March 26, 1992 Riverside Local Agency Formation Commission (LAFCO) approved this annexation by their Resolution No. 22-92, a copy of which is attached hereto.

Pursuant to the provisions of the California Environmental Quality Act (CEQA), the City of Lake Elsinore, acting as Lead Agency, has prepared an Environmental Impact Report (EIR) for a project which includes the proposed annexation to the Metropolitan Water District. Your Board and its advisory committees are required to review and consider the information contained in the EIR prior to reaching a decision on the proposed action. Pertinent pages from the EIR are attached to this letter to facilitate your review of the document. The full EIR is available for review in the Executive Secretary's office. Metropolitan, as a "Responsible Agency, has responsibility for mitigating or avoiding only the

direct or indirect effects of those parts of the overall project which it decides to carry out, finance, or approve" (CEQA Guidelines, Section 15096 (g)(1)). In this case, the City of Lake Elsinore has adopted the necessary mitigation measures. No further environmental documentation is required for your Board to act on this project.

The annexation charge has been calculated pursuant to Section 3300 of Metropolitan's Administrative Code. Utilizing the \$832 per acre rate and the sum of \$3,000 for processing costs, the annexation charge amounts to \$68,977.60.

Transmitted herewith is a form of resolution fixing the terms and conditions for the annexation, including a cash payment of \$68,977.60 if completed by June 30, 1993. The resolution includes Metropolitan's standard provisions.

#### Board Committee Assignment

This letter was referred for action to the Water Problems Committee because of its authority to review and consider requests for annexation, pursuant to Administrative Code Sections 2481 (g) and 3102.

#### Recommendation

#### Water Problems Committee for Action

It is recommended that your Board and any committees acting upon this request (1) consider the environmental effects of the proposed annexation as shown on the attached pages from the EIR, in reaching a decision on this action; and (2) adopt the transmitted resolution granting Western's request to the concurrent annexation of Thirty-Third Fringe Area to Western and Metropolitan and fixing Metropolitan's terms and conditions for the annexation, including a cash payment of \$68,977.60, if completed by June 30, 1993. The resolution includes Metropolitan's standard provisions.

  
Carl Boronkay

GWW/rebb3

Enclosures

RESOLUTION

RESOLUTION OF THE BOARD OF DIRECTORS OF  
THE METROPOLITAN WATER DISTRICT  
OF SOUTHERN CALIFORNIA CONSENTING TO THE  
ANNEXATION OF THIRTY-THIRD FRINGE AREA  
UPON CONCURRENT ANNEXATION TO  
WESTERN MUNICIPAL WATER DISTRICT  
AND FIXING THE TERMS AND CONDITIONS OF SAID  
ANNEXATION TO THE METROPOLITAN WATER DISTRICT OF  
SOUTHERN CALIFORNIA

A. WHEREAS, the Board of Directors of Western Municipal Water District (Western), situated in the County of Riverside, State of California pursuant to Resolution No. 1780 adopted June 17, 1992, in accordance with the provisions of the Metropolitan Water District Act, has applied to the Board of Directors of The Metropolitan Water District of Southern California (Metropolitan) for consent to annex thereto certain uninhabited territory situated in the County of Riverside, more particularly described in an attachment to Riverside Local Agency Formation Commission resolution adopted March 26,, 1992, (therein and hereinafter referred to as Thirty-Third Fringe Area Annexation), concurrently with the annexation thereof to Western, such annexation to Metropolitan to be upon such terms and conditions as may be fixed by the Board of Directors of Metropolitan; and

B. WHEREAS, on March 26, 1992, the Riverside County Local Agency Formation Commission approved the proposed annexation by Resolution No. 22-92; and

C. WHEREAS, the Board of Directors of Metropolitan has considered the information contained in the environmental documentation in relation to the proposed Thirty-Third Fringe Area Annexation; and

D. WHEREAS, it appears to this Board of Directors that such application should be granted, subject to the terms and conditions hereinafter set forth;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of Metropolitan considered the information in the environmental documentation; and subject to the following terms and conditions does hereby grant the application of the governing body of Western for consent to annex Thirty-Third Fringe Area to Metropolitan and does hereby fix the terms and conditions of such annexation;

Section 1. The annexation of said area to Western shall be made concurrently with the annexation thereof to Metropolitan, and all necessary certificates, statements, maps, and other documents required to be filed by or on behalf of Western to

Section 2. Prior to filing a request for a certificate of completion of the annexation proceeding with the Riverside Local Agency Formation Commission, shall pay to Metropolitan, in cash, the sum of \$68,977.60.

Section 3.

a. Metropolitan shall be under no obligation to provide, construct, operate, or maintain feeder pipelines structures, connections, and other facilities required for the delivery of water to said area from works owned or operated by Metropolitan.

b. Western shall not be entitled to demand that Metropolitan deliver to Western for use, directly or indirectly, within said area, any Metropolitan water, except for domestic or municipal use therein.

c. The delivery of all water by Metropolitan, regardless of the nature or time of use of such water, shall be subject to regulations promulgated from time to time by Metropolitan.

d. Except upon terms and conditions specifically approved by the Board of Directors of Metropolitan, water sold and delivered by Metropolitan shall not be used in any manner which intentionally or avoidably results in the direct or indirect benefit of areas outside Metropolitan or use thereof within Metropolitan in substitution for other water used outside Metropolitan.

e. BE IT FURTHER RESOLVED that the Executive Secretary be and she hereby is, directed to transmit forthwith to the governing body of Western a certified copy of this resolution.

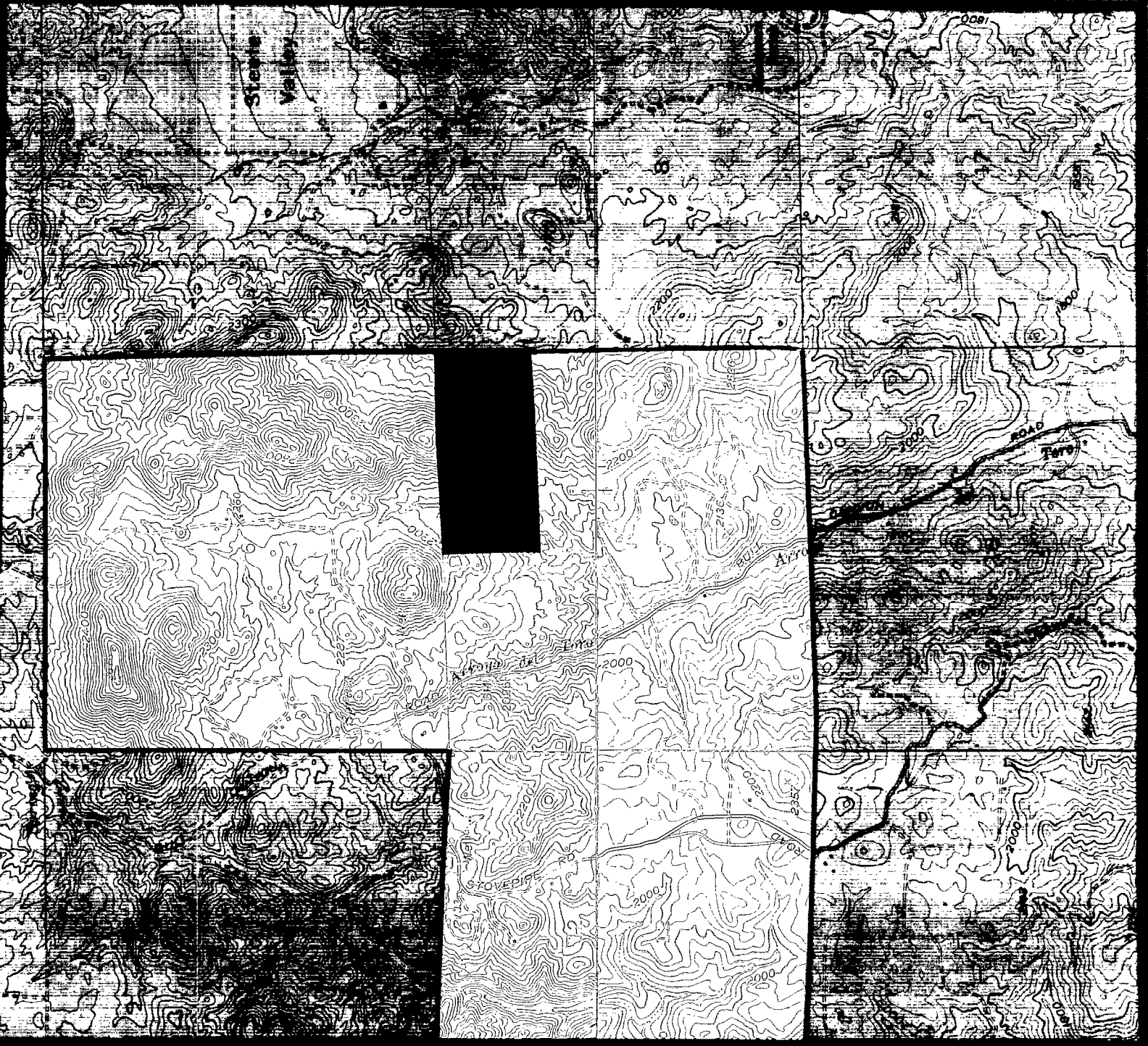
I HEREBY CERTIFY, that the foregoing is a full, true, and correct copy of a resolution adopted by the Board of Directors of The Metropolitan Water District of Southern California at its meeting held October 13, 1992.

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Executive Secretary  
The Metropolitan Water District  
of Southern California

PROPOSED THIRTY-THIRD FRINGE AREA  
TO WESTERN MWD

WESTERN MUNICIPAL WATER DISTRICT



September 23, 1992  
PLAN FOR IMPLEMENTING WATER USE EFFICIENCY  
GUIDELINES FOR WESTERN MUNICIPAL WATER DISTRICT'S  
33rd FRINGE ANNEXATION TO THE  
METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA

General Description of Annexing Area

The area proposed for annexation is located in the Steele Valley area and consists of 79.3 acres of undeveloped land. The proposed annexation area is a part of the 1,964 acre North Peak Planned Community located northeast of the City of Lake Elsinore (City) along Highway 74 (the remainder of the site is already within the Metropolitan Water District). Elsinore Valley Municipal Water District (Elsinore) is the water purveyor in this area.

The developer is proposing the construction of 50 single family homes on one acre lots. It is expected that construction will begin in another five (5) years. No specific commercial, industrial, or other types of uses have been proposed.

Annual Water Use

The projected total demand in the annexation area will be about 20 million gallons per year (61.4 AFY). The annexation area will receive water from Metropolitan through the Auld Valley Pipeline and from Western via the Western/Metropolitan WR-18A (Canyon Lake) connection. Some local groundwater will also be used, but the extent of such use has not yet been determined.

Peak Water Use

The projected peak day demand in the annexation area is estimated to be about 110,000 gallons (0.17 cfs).

Reclaimed Supplies

Elsinore's reclaimed/non-potable water master plan addresses water reclamation and reuse within its service area. This Master Plan serves as a planning tool to direct proposed development within Elsinore's service jurisdiction for construction of the core distribution system. The appropriate master plan element is required to be incorporated into the project's landscape and irrigation systems design. However, at the present time there are no reclaimed wastewater facilities in or near the proposed annexation area. Elsinore conditions proposed developments by stating that to the extent practicable a separate irrigation system shall be constructed for future connection when a reclaimed system becomes available. The use of reclaimed water for irrigation and construction (grading) purposes shall be enforced at the time of development.

### Water Conservation

Elsinore has established by Ordinance No. 78 (adopted February, 1991) and Ordinance No. 79 (adopted March, 1991) strict water conservation measures. These ordinances have four stages of mandatory conservation measures dealing with the discouragement of ornamental landscaping and swimming pools to the use of ultra low flush toilets and low flow shower heads. At present a moratorium exists on the installation of retail meters and construction meters, as well as restrictions on landscape meters. Elsinore also has education and public information programs which promotes the community to collectively participate in water conservation.

With respect to the annexing area and the Best Management Practices (BMP's), Western in conjunction with Elsinore agrees to:

- (a) Apply its current conservation activities to the annexing area;
- (b) Require the developers to have at least one model home constructed in each new development demonstrating water conserving landscaping;
- (c) Inspect all new housing for compliance with applicable plumbing codes and require installation of ultra low flush toilets and low flow shower heads as a condition of service.
- (d) Work with the developers to maximize irrigation efficiencies where there may be large greenbelt areas;
- (e) Require meters on all new construction along with separate landscape meters for the and larger landscape areas, if constructed,
- (f) Furnish information on low-water-using landscapes to all new customers.

### Water Delivery Curtailment

The full North Peak site has been planned utilizing three on site water storage tanks totaling 5 million gallons. These tanks will be supplied by a series of 12" and 16" main lines that are interconnected to a main 20" line which extends up Highway 74. Through the use of resource management, system interconnections, local storage and groundwater production, Elsinore has the ability to provide continuous service to the annexation area during a 7-day interruption of Metropolitan's supplies.

### Compliance

Western along with Elsinore accepts responsibility for compliance with these guidelines. Periodic inspection will be made of water use in this area to make sure that the commitments made and Metropolitan's requirements are being followed.



WESTERN  
MUNICIPAL  
WATER  
DISTRICT

Donald L. Harriger  
General Manager

Frances J. Nelson  
President

Donald L. Schroeder  
Vice President

Wayne C. Keith  
Secretary/Treasurer

Wayne H. Holcomb  
Director

John M. Mylne III  
Director

June 22, 1992

Mr. Tom Drescher, Director  
Right-of-Way and Land  
Metropolitan Water District  
of Southern California  
P.O. Box 54153  
Los Angeles, Ca. 90054

**PROPOSED 33RD FRINGE ANNEXATION TO WESTERN MUNICIPAL WATER DISTRICT, METROPOLITAN WATER DISTRICT, AND ELSINORE VALLEY MUNICIPAL WATER DISTRICT, NORTH PEAK DEVELOPMENT**

Enclosed is a certified copy of Resolution 1780 as adopted by the Board of Directors of Western Municipal Water District at its regular meeting held on June 17, 1992.

This Resolution requests formal terms and conditions from the Board of Directors of Metropolitan for the annexation of certain territory known as the 33rd Fringe Area Annexation to Metropolitan and this District. The Local Agency Formation Commission (LAFCO) approved this annexation on March 26, 1992, as outlined in their enclosed resolution (Exhibit "A" to Western's resolution). Please note that this resolution contains the legal description which reflects 79.30 acres to be annexed to Metropolitan, Western and Elsinore Valley Municipal Water District. The boundaries and legal description of the territory have been approved by the Riverside County Surveyor and are to be used in all further actions regarding this proposal.

Also enclosed is a copy of a map showing the location of this proposed 33rd Fringe Annexation, and per the terms of MWD's informal terms and conditions, an amendment to the Water Use Efficiency Guidelines, Reclaimed Supplies.

As you know, this request for annexation has been in process for considerable time. In December 1990, we first requested informal terms which were granted in June 1991. LAFCO was notified on July 23, 1991 of Western's intent to annex this property. LAFCO approved the proposed annexation on March 26, 1992, yet did not forward copies of their signed resolution until June 15, 1992.

Because of delays beyond Western's control and since the proposal has been in process for over two years, Western is requesting that MWD grant formal terms and conditions as soon as possible.



DONALD L. HARRIGER  
General Manager

DLH/cb

Enc.

c: Elsinore Valley Municipal Water District



## RESOLUTION 1780

RESOLUTION OF THE BOARD OF DIRECTORS  
OF WESTERN MUNICIPAL WATER DISTRICT  
OF RIVERSIDE COUNTY MAKING APPLICA-  
TION TO THE BOARD OF DIRECTORS OF THE  
METROPOLITAN WATER DISTRICT OF SOUTHERN  
CALIFORNIA FOR IMPOSITION OF FORMAL  
TERMS AND CONDITIONS FOR THE ANNEXATION  
OF CERTAIN TERRITORY TO WESTERN MUNICI-  
PAL WATER DISTRICT OF RIVERSIDE COUNTY  
AND TO THE METROPOLITAN WATER DISTRICT  
OF SOUTHERN CALIFORNIA

WHEREAS, Western Municipal Water District of Riverside County (sometimes referred to herein as "Western") is duly organized and exists under and pursuant to the provisions of the Municipal Water District Law of 1911; and

WHEREAS, this Board of Directors by its Resolution 1744 enacted July 17, 1991, pursuant to Section 57000 of the Government Code of the State of California, initiated application for the annexation of certain territory to Western, said area being hereinafter designated as "Thirty-third Fringe Area"; and

WHEREAS, said territory, consisting of 79.30 acres, is now uninhabited in that less than 12 voters reside therein, consists of unincorporated territory only, lying wholly within the County of Riverside, and does not include the corporate area of any city; and

WHEREAS, said territory lies contiguous to the boundaries of Western, Metropolitan Water District of Southern California and Elsinore Valley Municipal Water District; and

WHEREAS, after consideration by the Local Agency Formation Commission of the County of Riverside of said application initiated by Western, said Commission on March 26, 1992 adopted its resolution approving said annexation without notice and hearing by Western, and transmitted to this District a certified copy of said resolution, a copy of which marked Exhibit "A" is attached hereto and incorporated herein

by reference; and

WHEREAS, it is the desire of the Board of Directors of this District, in keeping with the Proceedings referred to above, to accomplish the annexation to Western of that territory designated as Thirty-third Fringe Area;

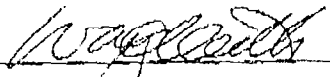
NOW, THEREFORE, BE IT RESOLVED that this Board of Directors in the name of and on behalf of Western Municipal Water District of Riverside County apply, and it does hereby apply, to the Board of Directors of Metropolitan for consent to concurrently annex to Western and Metropolitan the said Thirty-third Fringe Area, pursuant to Section 372 of the Metropolitan Water District Act of 1969.

BE IT FURTHER RESOLVED that this Board request, and it does hereby request, the Board of Directors of Metropolitan to fix the terms and conditions upon which said annexation may be accomplished

The territory herein referred to as Thirty-third Fringe Area is situated entirely within the County of Riverside, State of California; is uninhabited; and its exterior boundaries are described in Exhibit "B" attached hereto.

BE IT FURTHER RESOLVED that the Deputy Secretary of this District be hereby authorized and directed to transmit to the Board of Directors of Metropolitan a duly certified copy of this resolution.

ADOPTED this 17th day of June 1992.

  
\_\_\_\_\_  
Wayne C. Keith  
Secretary-Treasurer

June 17, 1992

I HEREBY CERTIFY that the foregoing is a full, true and correct copy of Resolution 1780 adopted by the Board of Directors of Western Municipal Water District of Riverside County at its Regular Meeting held June 17, 1992.



DONALD L. HARRIGER  
Deputy Secretary-Treasurer

EXHIBIT "A"

Local Agency Formation Commission

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RESOLUTION NO. 22-92  
APPROVING THE PROPOSED REORGANIZATION TO INCLUDE  
CONCURRENT ANNEXATIONS TO  
WESTERN MUNICIPAL WATER DISTRICT,  
ELSINORE VALLEY MUNICIPAL WATER DISTRICT AND  
THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA  
LAFCO NO. 91-49-5

BE IT RESOLVED AND DETERMINED by the Local Agency Formation Commission in regular session assembled on March 26, 1992 that the Reorganization to Include Concurrent Annexations to Western Municipal Water District, Elsinore Valley Municipal Water District and The Metropolitan Water District of Southern California, as more particularly described in Exhibits "A" and "B", attached hereto and made a part hereof, is approved.

BE IT FURTHER RESOLVED, DETERMINED AND FOUND that:

1. Commission proceedings were commenced by resolution of application by the Western Municipal Water District.

2. This reorganization is proposed to provide a logical extension of district boundaries and the provision of essential water and sewer services to the territory to be reorganized.

3. The short form designation of the proposed reorganization is LAFCO No. 91-49-5, Reorganization to Include Concurrent Annexations to Western Municipal Water District and

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The Metropolitan Water District of Southern California.

4. The Environmental Impact Report and Statement of Overriding Considerations was prepared by the City of Lake Elsinore, as lead agency, in accordance with the California Environmental Quality Act, and has been reviewed and considered.

5. The boundaries of the territory as set forth in Exhibits "A" and "B", attached hereto and incorporated herein by this reference, have been approved by the County Surveyor, and are approved.

7. The territory to be annexed is uninhabited there being fewer than 12 registered voters residing therein.

8. This reorganization is consistent with the sphere of influence of Western Municipal Water District and the spheres of influence of all other affected local agencies.

9. The Western Municipal Water District is designated conducting authority.

10. The Executive Officer is directed to transmit a certified copy of this resolution to the above-designated conducting authority, to the chief petitioners if different from the conducting authority, and to each affected agency.

*Rena "Pat" Murphy*   
\_\_\_\_\_  
RENA "PAT" MURPHY, Chair

I certify the above resolution was passed and adopted by the Local Agency Formation Commission of Riverside County on March 26, 1992.

*George J. Spiliotis*   
\_\_\_\_\_  
GEORGE J. SPILIOTIS  
Executive Officer

MAY 03 1992  
By *[Signature]*  
Secretary

5/92

06/10/92 10:15

002

LAFCO NO.91-49-5

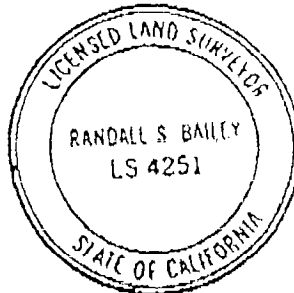
EXHIBIT "B"  
SPHERE OF INFLUENCE AMENDMENT TO  
ELSINORE VALLEY MUNICIPAL WATER DISTRICT  
AND CONCURRENT ANNEXATIONS TO  
ELSINORE VALLEY MUNICIPAL WATER DISTRICT,  
AND WESTERN MUNICIPAL WATER DISTRICT,  
AND THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA

LEGAL DESCRIPTION

Being a portion of Section 7, Township 5 South, Range 4 West, San Bernardino Base & Meridian, described as follows: The North Half of the Northeast Quarter of said Section 7, more particularly described as follows:

BEGINNING at the common corner of said section 7 and Sections 6, 5, and 8;  
THENCE South 88° 08' 13" West, 2626.32 feet along the North line of said Section 7 to the Northwest corner of said North Half;  
thence South 0° 13' 03" West, 1315.46 feet along the West line of said North Half to the Southwest corner, thereof;  
THENCE North 88° 13' 03" East, 2617.79 feet along the South line of said North Half to the Southeast corner thereof;  
THENCE North 0° 34' 54" East, 1319.46 feet along the East line of said North Half to the POINT OF BEGINNING.

The above described Parcel contains 79.30 acres more or less.



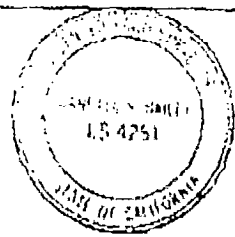
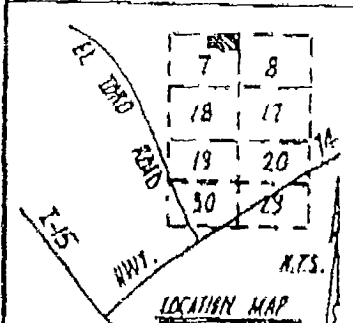
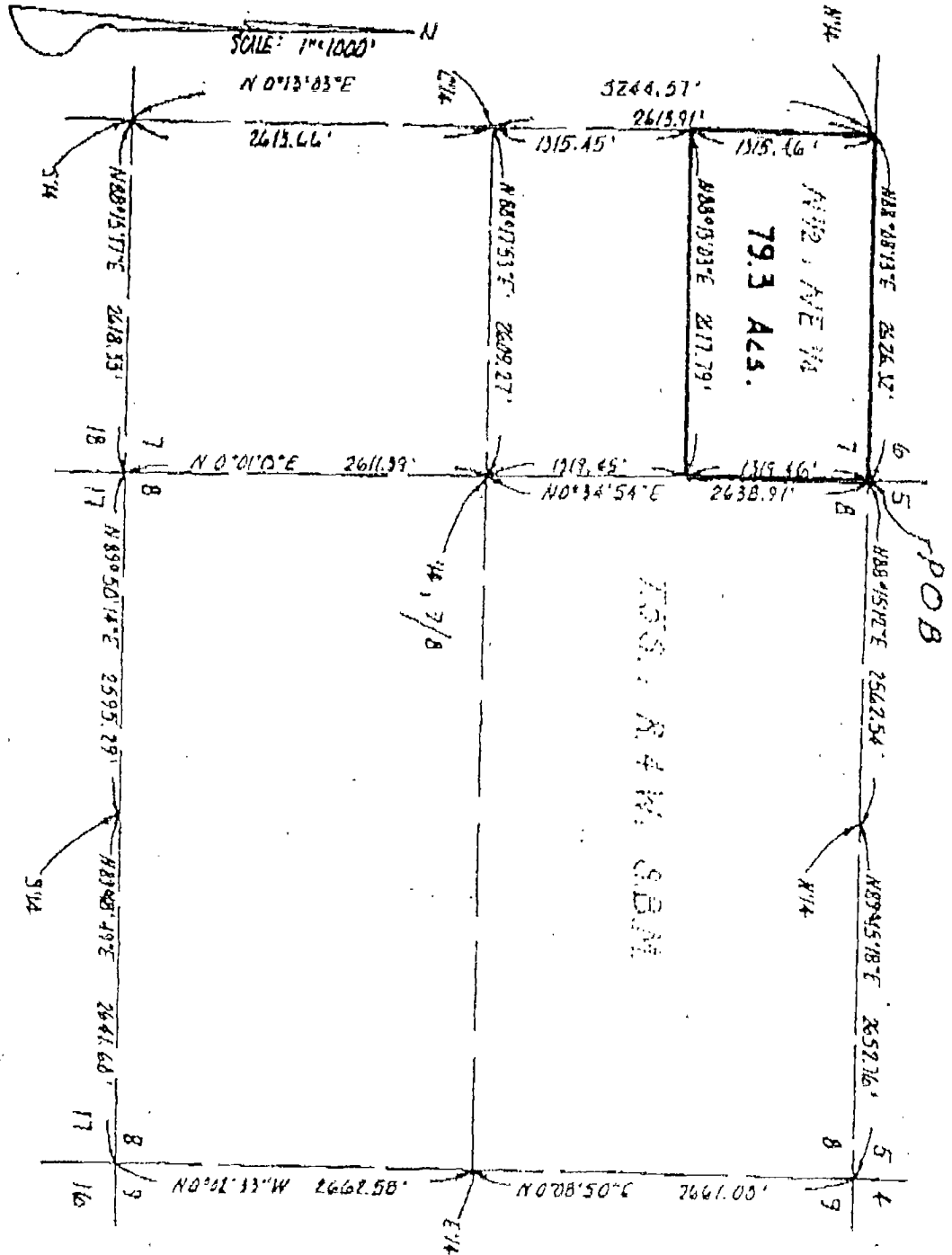
Randall S. Bailey  
Randall S. Bailey, LS 4258  
THE KEITH COMPANIES/BUTTERFIELD  
DATED: SEPTEMBER 9, 1991

THIS LEGAL DESCRIPTION APPROVED

Sept 17, 1991  
BY RIVERSIDE COUNTY SURVEYOR  
BY Mark S. Bernar

NOTE: THIS DRAWING DOES NOT REPRESENT A LAND SURVEY. IT'S ONLY INTENT IS TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

SHEET OF SHEET.



RANDALL S. BAILEY  
LS 4251 ECP-6-30-92

(EXHIBIT "B")

SPHERE OF INFLUENCE AMENDMENT TO  
ELGINORE VALLEY MUN. WATER DIST. AND  
CONCURRENT ANNEXATIONS TO ELGINORE  
VALLEY MUN. WATER DIST., WESTERN MUN.  
WATER DIST., AND THE METROPOLITAN  
WATER DIST. OF SOUTHERN CALIFORNIA

PARTION OF SECTION 7, T.5.S.,  
R.4.W., S.B.M.

**BUTTERFIELD ENGINEERING & SURVEYING**  
A DIVISION OF THE 25TH COMPANY

PLANNING CIVIL ENGINEERING ENVIRONMENTAL SERVICES  
ARCHITECTURE LANDSCAPE ARCHITECTURE LAND SURVEYING

L.A.F.C.O. # 91-49-3  
THIS MAP APPROVED  
SEP 17 1991  
BY RIVERSIDE COUNTY SURVEYOR

DRAFT EIR (ACCEPTED August 2, 1990)  
FINAL EIR (CERTIFIED February 12, 1991)  
RESOLUTION NO. 91-2  
ORDINANCE NO. 908

STATE CLEARINGHOUSE NUMBER: 90020487

VOLUME I

FINAL ENVIRONMENTAL IMPACT REPORT

FOR

NORTH PEAK ANNEXATION  
GENERAL PLAN AMENDMENT AND  
SPECIFIC PLAN ADOPTION

EIR PREPARED BY:

CITY OF LAKE ELSINORE  
130 SOUTH MAIN STREET  
LAKE ELSINORE, CA 92330

AND

LSA ASSOCIATES, INC.  
1 PARK PLAZA, SUITE 500  
IRVINE, CA 92714

PROJECT SPONSOR  
TMC DEVELOPMENT  
3080 BRISTOL STREET, SUITE 150  
COSTA MESA, CA 92626

ENVIRONMENTAL INFORMATION FOR USE BY  
CITY OF LAKE ELSINORE, CALIFORNIA

LEAD AGENCY

CITY OF LAKE ELSINORE  
130 South Main Street  
Lake Elsinore, California 92330  
Contact Person: Peri Muretta  
Telephone: (714) 730-4044



### 3.0 PROJECT DESCRIPTION

#### 3.1 PROJECT LOCATION

Situated in the foothills of Steele Peak and Wasson Canyon, the proposed project overlooks the City of Lake Elsinore (Figures 3.1.1 and 3.1.2). The project site is bounded by Steele Valley to the north, Wasson Canyon to the east, Highway 74 and the Lake Elsinore City limits to the south and El Toro Road to the west (Figure 3.1.2). As shown in Figure 3.1.1, Highway 74 abuts the southern boundary of the project, intersecting Interstate 15 approximately one mile southwest of the site.

The proposed project site is shown on Figure 3.1.2. Boundaries of the proposed approximately 1,964 acre North Peak Specific Plan (the area proposed for development) and of the larger approximately 2,250 acre annexation area are shown in Figure 3.1.2. Please note that the following definitions are used throughout this EIR:

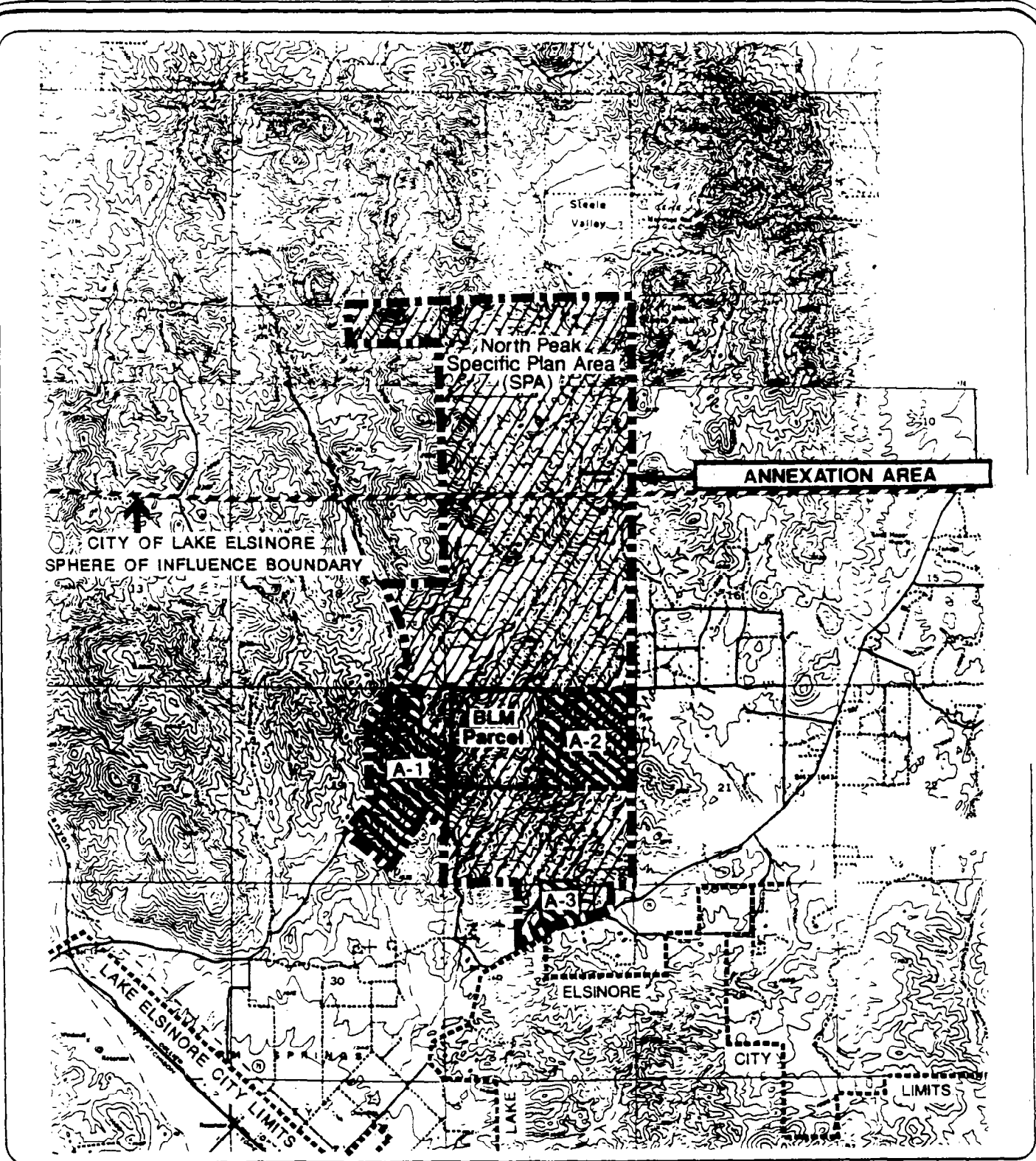
- The Specific Plan Area (SPA) is the 1,964 acres included within the North Peak Specific Plan owned by TMC Communities.
- The outparcels are three parcels (totalling approximately 286 acres) that are proposed to be annexed to the City of Lake Elsinore, but are not proposed for development at this time. These outparcels, which are labelled parcels A-1, A-2, and A-3 in Figure 3.1.2 are not owned by TMC Communities.
- The Annexation Area is the approximately 2,250 acres comprising the Specific Plan Area and the three outparcels.

The terms "project" and "proposed project" will be used to designate the entire set of actions addressed in this EIR, including the annexation, general plan amendment, and specific plan adoption.

#### 3.2 GENERAL DESCRIPTION AND COMPONENTS OF THE PROJECT

##### 3.2.1 Annexation Area

The 2,250 acre Annexation Area is currently located in the jurisdiction of the County of Riverside. Approximately two-thirds of the site (the southern portion) is within the Sphere of Influence of the City of Lake Elsinore. The North Peak Specific Plan Project Area is approximately 1,964 acres of this total area. Incorporation of the annexation area illustrated in Figure 3.1.2






Source: USGS 7.5' Quadrangles - Steele Peak & Elsinore, CA

FIGURE 3.1.2

**LEGEND**

**SCALE IN FEET**  
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	Specific Plan Area
	Outparcels
	Annexation Area

**LSA**  5/3/90:KF

**VICINITY MAP**

into the City will require review and approval by the Riverside County Local Agency Formation Commission (LAFCO).

### 3.2.2 Specific Plan

The North Peak Specific Plan (approximately 1,964 acres) contains three villages incorporating residential, commercial, recreational and open space components, as follows: 4,621 dwelling units, three distinctive commercial support retail cores, preservation of approximately 50% of the site as open space, provision of infrastructure and circulation improvements, and provision of public and private recreational facilities. The location of the Specific Plan Area is illustrated in Figure 3.1.2. These components are described in greater detail in Section 3.2.4 below.

### 3.2.3 Off-Site Improvements

The following off-site improvements may be required to implement the development outlined in the Specific Plan.

**State Route 74.** State Route 74 will be the major access road into the North Peak Specific Plan. Currently, State Route 74 is a two-lane undivided highway. The City of Lake Elsinore General Plan indicates that SR-74 (Central Avenue) will be a six lane primary arterial between I-15 and the eastern City limits, including its frontage along the annexation area. Improvements to SR-74 are required regional area improvements, as evidenced by SR-74's inclusion in Riverside County's one-half cent sales tax Transportation Improvement Program (Measure A) which designated future revenues for widening SR-74 to four lanes between Lake Elsinore and the City of Perris.

The widening of SR-74 is a regional level improvement, which will require separate environmental documentation. The North Peak Specific Plan and Outparcel Projects will be required to cooperate in developing the funding for SR-74. In addition, portions of the Specific Plan cannot proceed until some degree of improvement is made to SR-74.

Ultimate improvement of SR-74 in the vicinity of the project between I-15 and the project is likely to require right-of-way acquisition and partial realignment to eliminate current curves which do not meet Caltrans standards. No alignment has been set for this project. A potential alignment is shown in Figure 3.2.1. However, since improvement of SR-74 is a reasonably foreseeable consequence of the North Peak Specific Plan Project (and would possibly be a condition of any development on the three outparcels), the widening of SR-74

will be discussed in this document to the extent that information is available. Specific areas of discussion will include traffic, air quality and noise. It should be noted that full environmental clearance of the SR-74 improvements will require completion of a separate environmental document focusing specifically on that project.

Nichols Road. Implementation of portions of the Specific Plan will require extension of Nichols Road from the current termination of the Nichols/El Toro Road to the realignment of El Toro Road proposed in the SPA (Village II) (Figure 3.2.2). Currently, the Nichols/El Toro roadway abuts the western boundary of Outparcel A-1 and Village II.

The City of Lake Elsinore General Plan also indicates that Nichols Road will be constructed as a four lane arterial between I-15 and realigned El Toro Road within the SPA. Improvements to Nichols Road are required to serve several projects in the vicinity including the North Peak Specific Plan, Outparcels A-1 and A-2 and the Alberhill Ranch Specific Plan. The alignment of this roadway between I-15 and the SPA has not been set. The general alignment is shown in Figure 3.2.2.

The widening and realignment of Nichols Road is a citywide improvement, which will require separate environmental documentation. The North Peak Specific Plan and Outparcel Projects will be required to cooperate in developing the funding for Nichols Road. In addition, portions of the Specific Plan cannot proceed until some degree of improvement is made to Nichols Road.

Ultimate improvement of Nichols Road between I-15 and the project will require right-of-way acquisition and partial realignment to meet City standards. No alignment has been set for this project. However, since improvement of Nichols Road is a reasonably foreseeable consequence of the North Peak Specific Plan project (and would likely be a condition of any development on the three outparcels), the construction of Nichols Road will be discussed in this document to the extent that information is available. Specific areas of discussion include traffic and noise. It should be noted that full environmental clearance of the Nichols Road improvements will require completion of a separate environmental document focusing specifically on that project.

EVMWD Facilities. A 20 inch water main will be constructed within the SR-74 right-of-way to serve the project.

Mitigation Parcel. Implementation of the Specific Plan will require the removal of vegetation and animal species. Impacted riparian vegetation will be

replaced on-site, as described in Section 4.1. However, loss of habitat for the Stephens kangaroo rat (SKR) must be mitigated by preservation of off-site parcels due to the lack of suitable mitigation areas on-site.

**BLM Land Transfer.** Approximately 160 acres of the western portion of the Specific Plan are currently owned by the U.S. Department of the Interior, Bureau of Land Management (BLM). Implementation of the Specific Plan will require a land transfer between the property owner and BLM. Details of the Land Transfer are being finalized between the project proponent and the BLM.

### **3.2.4 Specific Plan Characteristics**

The detailed project description for the Specific Plan Area (SPA) is included in the North Peak Specific Plan, which is incorporated herein by reference. The following section summarizes key components of the project:

**Village Concept.** The North Peak Specific Plan is designed around a traditional village concept with three villages (North Peak Hills [Village I], North Peak Valley [Village II] and North Peak Highlands [Village III]), each with a distinctive core area surrounded by residential neighborhoods. Figure 3.2.3 illustrates the proposed land uses for the Specific Plan, and Table 3.2.A provides a land use summary for the entire Project Area. Passive and active use parks and preserved open space areas are also incorporated into the design of each village. Intravillage circulation will be by an interior arterial system and biking, hiking and pedestrian trails.

**Residential.** As shown in Figure 3.2.3 and Table 3.2.A, the Specific Plan includes 4,621 dwelling units, with a variety of housing types ranging from low density/rural residential units to higher density/multi-family units in the village cores. The majority of the housing, approximately 70%, will be either traditional single family type or estate neighborhoods.

**Commercial.** The non-residential uses will include two types of commercial land uses (Figure 3.2.3 and Table 3.2.A). The total square footage of the commercial uses within the SPA is approximately 380,000 square feet. The village-serving commercial centers form the nucleus of the village core and are designed to primarily serve the retail needs of each village. There are approximately eighteen total acres of village-serving commercial uses for all three villages.

Regional commercial uses, designated Highway Commercial in the Specific Plan, will be developed on Specific Plan parcels fronting State Route 74. Development of highway oriented retail development, business parks or other uses that would benefit from highway exposure are permitted within this designation.

Community Facilities. The Specific Plan designates three elementary school sites, one in each village (Figure 3.2.3 and Table 3.2.A). These sites have been designed so that a school and a park can be accommodated. This joint usage allows the residents a more efficient use of these public facilities.

Parks/Recreation/Open Space. Approximately 50% (996 acres) of the SPA is committed exclusively to recreational or open space uses. Approximately 717 acres of the Project Area will remain as public open space. The open space will be linked to urban areas within the villages by trails and passive use parks. A large passive recreation area is provided in the Wasson Canyon Nature Park, an existing on-site riparian and wildlife corridor that will be preserved as part of Specific Plan implementation. Active use recreational areas of between 14 and 17 acres are provided in each village (Figure 3.2.3 and Table 3.2.A).

Project Access. Interstate 15 is approximately one mile southwest of the site and State Route 74 (SR-74) abuts the southern boundary of the Project Area. The existing Nichols/El Toro roadway intersects the site at its western boundary.

Primary access to the SPA will be via the proposed four lane El Toro Road constructed into the site from SR-74 and a new two lane collector road from SR-74. In addition, Nichols Road will be extended into the Project Area from its current terminus west of the site. Nichols Road provides a direct connection to Interstate 15.

The backbone circulation system within the SPA consists of two major arterials, El Toro Road and Nichols Road (Figure 3.2.4). El Toro Road begins at the southern entrance of the Project Area at SR-74, extends through Villages I and II, then crosses Nichols Road and extends to the western SPA boundary. Nichols Road is projected to enter the site at its western boundary and intersect El Toro Road near the middle of Village II. Nichols Road transitions to a collector road after its intersection with El Toro Road and loops around the northern portion of the Project Area, as shown in Figure 3.2.4. Access to residential areas will be facilitated by provision of collector roads in addition to the two primary arterials. Due to the project's remote location from major highways, no on-site park and ride facility is proposed.

Water Facilities. The project includes the construction of three water reservoirs totalling approximately five million gallons with associated distribution facilities.

### 3.2.5 Outparcel Actions

The annexation area also includes the three outparcels adjacent to the North Peak Specific Plan Area. These outparcels, which total approximately 286 acres, are not owned by TMC Communities, and are not proposed for development at this time. However, because they are contiguous to the North Peak property, the City of Lake Elsinore desires to include these three parcels in the same annexation as North Peak.

The outparcels would be given General Plan designations consistent with those of the North Peak Specific Plan. Outparcels A-1 and A-2, which abut residential areas in the Specific Plan, would be given a General Plan designation of "Specific Plan," with a density of 2.5 du/acre. Outparcel A-3, which abuts State Route 74, would be given a General Plan designation of "Highway Commercial." The City's Zoning Map would be amended consistent with these designations. No development plans for these properties would be adopted at this time; such plans would be the subject of future discretionary approvals.

As discussed in the preceding paragraph, the City wishes to annex these parcels along with the SPA. Unless the Lake Elsinore General Plan is updated prior to the certification of this EIR, a General Plan Amendment will be required (see Section 4.4), and according to CEQA, the level of environmental analysis for the outparcels must be to a General Plan Level. Therefore, environmental impacts and mitigation measures at the General Plan Level are listed for the outparcels in each of the following sections. However, any future specific plans filed for the outparcels may be required to conduct more detailed environmental review.

## 3.3 OBJECTIVES OF THE PROPOSED PROJECT

### 3.3.1 Objectives of the Specific Plan

The objectives of the Specific Plan are outlined below:

1. Provide attractive neighborhoods which offer a wide range of housing opportunities.

2.0 SUMMARY OF IMPACTS, MITIGATION MEASURES  
AND LEVEL OF SIGNIFICANCE AFTER MITIGATION

The following is a summary of the impacts of the proposed project, mitigation measures to reduce the effects of those impacts and the level of significance after mitigation. The City wishes to annex the outparcels along with the SPA. Unless the Lake Elsinore General Plan is updated prior to the certification of this EIR, a General Plan Amendment will be required (see Section 4.4) and, according to CEQA, the level of environmental impacts and mitigation measures must be to a General Plan level. Therefore, the impacts and mitigation measures for the outparcels are at the General Plan level. Any future Specific Plans filed for the outparcels may be required to conduct more detailed environmental review.



IMPACT

BIOLOGICAL RESOURCES

Impacts to Listed Rare or Endangered Species

1-1. Reduction in the range or number of Stephens kangaroo rat.

MITIGATION MEASURE

1-1. Prior to development of property within the Annexation Area, the developer shall comply with the requirements of the Federal Endangered Species Act (FESA). Within the SPA, all mitigation requirements imposed by the USFWS following consultation under Section 7 of the ESA shall be met. Mitigation for significant impacts to Stephens kangaroo rat consists of preservation of habitat occupied by this species within the SPA and dedication of natural open space areas occupied by this species elsewhere/off-site, the two equalling an acre for acre dedication of occupied habitat. Off-site dedication will be accomplished through land exchanges, in-lieu fee dedication, etc. These lands will be managed by the BLM or BLM's designee.

LEVEL OF SIGNIFICANCE AFTER MITIGATION

This mitigation does not fully mitigate impacts to Stephens kangaroo rat to below the level of significance, since the range and number of this endangered species will undergo a net decrease. However, for the USFWS to approve the loss of Stephens kangaroo rat habitat under the provisions of the ESA, the Service must find that the project (including mitigation) does not jeopardize the existence of the species.

IMPACT

Impacts to Category 2  
Species Located on Site

1-2. Reduction in habitat and loss of individuals of the following sensitive animal species: Orange-throated whiptail, San Diego horned lizard and California gnat-catcher. These impacts are best quantified by the extent of impact to their required habitats. This impact is outlined as follows:

- CSS-1, CSS-1/G: 105 acres direct impact
- CSS-2, CSS-2/G: 171 acres direct impact.

MITIGATION  
MEASURE

1-2. Mitigation for these impacts consists of preservation of natural open space within the SPA contiguous with off-site natural open space areas as follows:

- CSS-1, CSS-1/G: 32 acres
- CSS-2, CSS-2/G: 80 acres.

In addition to the on-site mitigation, the off-site mitigation parcels for Stephens kangaroo rat will also contain portions of coastal sage scrub. The amount will be determined upon final identification of the mitigation parcels. This preservation will also reduce the impacts above.

LEVEL OF SIGNIFICANCE  
AFTER MITIGATION

The preservation mitigates impacts to Category 2 species located on-site to below a level of significance.

**IMPACT**

1-3. Loss of one population of Munz's onion, as a result of project implementation.

**MITIGATION  
MEASURE**

1-3. Prior to issuance of a grading permit, the project proponent shall ensure that a relocation program for Munz's onion be conducted. All of the bulbs in the population shall be relocated per the protocol identified below:

1-3.1 All work to be conducted by a qualified botanist familiar with the most successful techniques for bulb relocation.

1-3.2 All plants in the population will be located and mapped during the spring flowering period and monitored on a regular basis in order to perform the relocation at the proper stage in the flowering cycle.

1-3.3 Relocation will take place at the end of the spring flowering period, and will consist of careful removal of all bulbs located.

1-3.4 The bulbs will be transferred to a qualified institution (e.g. botanic garden) for controlled propagation and eventual relocation of later generations to appropriate dedicated open space areas. The Rancho Santa Ana Botanic Gardens is a qualified institution which has expressed interest in receiving the transplanted bulbs.

**LEVEL OF SIGNIFICANCE  
AFTER MITIGATION**

Relocation of Munz's onion bulbs mitigates the loss of existing habitat to below a level of significance.

**IMPACT**

**Potential Direct Impacts to Category 2 Species That May be Located On-Site**

1-4. Arroyo toad, a sensitive species which may occur in streambed riparian habitat on the project site, may suffer reduction in habitat or loss of individuals as a result of project implementation. These impacts, if any, will occur in R-2, R-3 and R-4 streambed riparian areas.

**MITIGATION MEASURE**

1-4. Mitigation for this potential impact consists of riparian streambed replacement on an acre-for-acre basis, as outlined in Mitigation Measure 1-5, below.

**LEVEL OF SIGNIFICANCE AFTER MITIGATION**

Replacement of streambed riparian habitat mitigates the potential impact to arroyo toad below the level of significance.

IMPACT

Impacts to Wetland Habitats

1-5. Streambed riparian habitat shall be impacted as a result of project implementation.

MITIGATION MEASURE

1-5. Prior to the issuance of a grading permit, the project proponent shall ensure through a replacement habitat program that there is no net loss of wetland acreage or habitat value. The wetland habitat replacement program shall be approved as part of the federal Section 404 permit and CDFG Streambed Alteration Agreement. In addition, wetland resources may exist on the Stephens kangaroo rat mitigation parcels. Any wetland mitigation sites shall be in close proximity to existing wetland resources.

LEVEL OF SIGNIFICANCE AFTER MITIGATION

Replacement of wetland habitat mitigates the impact to streambed riparian habitats below the level of significance.

**IMPACT**

**MITIGATION  
MEASURE**

**LEVEL OF SIGNIFICANCE  
AFTER MITIGATION**

**General Wildlife Impacts**

1-6. Impacts to wildlife will occur as a result of the loss of habitat. Wildlife impacts resulting from the proposed project include: 1) impeding the movement of wildlife through the area; 2) reduction in population numbers for small rodents and reptile species; and 3) loss of foraging area for animals with large feeding territories, including raptors and mammalian predators.

1-6. Incorporated into Project Design. The land use plan of the SPA preserves large blocks of habitat in the natural open space.

Additional Mitigation Measure 1-6.1. Prior to the issuance of a grading permit, the project proponent shall demonstrate through project design and landscape plans that natural open space movement corridors shall be maintained, to the maximum extent feasible, for scrub requiring bird species and larger predators between undeveloped areas of scrub vegetation within the project boundaries and open space areas adjacent to the site. In areas where roads divide areas of coastal sage scrub, corridors of coastal sage scrub habitat shall be included in the revegetation of graded areas up to the edge of the right-of-way. The minimum width of such corridors shall be 30 feet. This revegetation program shall be designed and monitored by the City in order to ensure successful establishment of the habitat.

The mitigation measures reduce these impacts of the project below a level of significance.

**IMPACT**

**General Plant Community Impacts**

1-7. Implementation of the project will result in the loss of 624 acres of chaparral, CSS-3 and annual grasslands. This contributes to the cumulative loss of native and naturalized plant cover in the area, and the ongoing loss of large tracts of native/naturalized plant communities in western Riverside County.

**MITIGATION MEASURE**

1-7. The project proponent shall demonstrate in project landscape plans that native species will be utilized extensively in all landscaping of natural open areas which are adjacent to natural open space areas, including buffer zones and fuel modification zones. All landscaping/fuel modification plant palettes should be reviewed by a qualified biologist familiar with the possibilities of landscaping with native stock.

**LEVEL OF SIGNIFICANCE AFTER MITIGATION**

This measure aids in minimizing impacts to native/naturalized habitats but does not mitigate the cumulative impact to below a level of significance.

**IMPACT**

**MITIGATION  
MEASURE**

**LEVEL OF SIGNIFICANCE  
AFTER MITIGATION**

**Incidental Impacts**

1-8. Humans and their pets will disturb the wildlife in undisturbed areas adjacent to the development.

1-8. The project proponent shall demonstrate on project design and fencing plans that suitable buffers will be constructed between proposed development areas and the Nature Park. Access to this area shall be restricted for bicycles, motorcycles and off-road vehicles, and signage shall be erected to deter these and other uses incompatible with the purposes of the Nature Park and its functions as wildlife habitat/mitigation site. Buffers shall include fencing or other physical barriers and appropriate landscaping materials (primarily native plants), with a primary goal of controlling human and pet encroachment in this area. The buffers shall be of sufficient width to minimize indirect impacts associated with human activities.

Implementation of this measure will reduce the impact to below a level of significance.

1-9. Nocturnal or crepuscular animal activity will be reduced as a result of nighttime lighting in the immediate vicinity of the project site.

1-9. The project proponent shall demonstrate in the project lighting plans that outdoor lighting shall be designed and located so that direct rays are confined to the property to the maximum extent possible while fulfilling all City lighting requirements.

Implementation of this measure should reduce impacts associated with outdoor lighting to below a level of significance.



**IMPACT**

1-10. Exotic (non-native) plant species introduced on-site could potentially invade the remaining natural habitat and displace some native species.

**MITIGATION  
MEASURE**

1-10. In order to minimize the possibility of invasion of native habitats by non-native invasive plant species, the project proponent shall demonstrate on the project landscape plans that no such plant species are used in landscape plans, fuel modification zones or other buffer zones. Known invasive species include the following:

- Giant reed (*Arundo donax*)
- Hottentot-fig (*Carpobrotus edulis*)
- Garland chrysanthemum (*Chrysanthemum coronarium*)
- Pampas grass (*Cortaderia atacamensis*)
- French broom (*Cytisus monspessulans*)
- Scotch broom (*Cytisus scoparius*)
- Bermuda buttercup (*Oxalis pes-caprae*)
- German ivy (*Senecio mikanooides*)
- Pink periwinkle (*Vinca major*)
- Tamarisk (*Tamarix* spp.)
- Gorse (*Ulex europaeus*)

**LEVEL OF SIGNIFICANCE  
AFTER MITIGATION**

This measure mitigates potential impacts to below a level of significance.

**IMPACT**

1-11. Implementation of the proposed project will result in construction related impacts to biological resources.

**MITIGATION  
MEASURE**

1-11. Prior to issuance of grading permits, the project proponent shall ensure that the following measures are implemented in order to protect biological resources during construction:

1-11.1. To the extent permitted by other constraints to the grading schedule, vegetation clearing should be limited or avoided during the nesting season (March-June).

1-11.2. A qualified monitor will be present at any pregrade conference, during any mass grading, and periodically during construction, to ensure that preserved sensitive resources are properly fenced or otherwise protected.

1-11.3. During construction, preserved riparian areas that are adjacent to grading areas will be temporarily fenced off or otherwise protected, to prevent grading, or storage of heavy equipment or building materials in these habitats.

**LEVEL OF SIGNIFICANCE  
AFTER MITIGATION**

Implementation of these mitigation measures will mitigate this impact to below a level of significance.

**IMPACT**

**MITIGATION  
MEASURE**

**LEVEL OF SIGNIFICANCE  
AFTER MITIGATION**

- 1-11.4. Where cut and fill slopes encroach on wetland habitats, the slope angles should be designed to be as steep as feasible to minimize lateral encroachment.
- 1-11.5. Grading material or spoils should not be placed or stored near any riparian area.
- 1-11.6. Removal of native vegetation should be avoided wherever possible, and the amount of habitat removed will be limited to the minimum required for construction.
- 1-11.7. Where feasible, construction should be conducted along wetland areas during dry weather.
- 1-11.8. Drainage plans shall minimize erosion and cutting to drainage courses, as required by the grading regulations, and outlined in the Hydrology section of this EIR.
- 1-11.9. Toxic and hazardous materials on the project site will be controlled during construction. Spills of hazardous materials will be promptly and completely cleaned up.

**IMPACT**

**MITIGATION  
MEASURE**

**LEVEL OF SIGNIFICANCE  
AFTER MITIGATION**

**HYDROLOGY**

**On-Site Drainage**

2-1. Development of the SPA will result in modifications to on-site drainage.

2-1. Prior to the issuance of a tentative tract map for development of each Village of the SPA, the project proponent shall submit to the City of Lake Elsinore, Director of Community Development, a Master Drainage Improvement Plan, indicating the nature and sizing of the final drainage improvements.

This mitigation measure reduces impacts to a level of insignificance.

**Off-Site Drainage**

2-2. Post development off-site discharges for the SPA will increase by less than ten percent.

2-2. Prior to issuance of a grading permit for any Planning Area within the SPA, the developer shall submit documentation to the City of Lake Elsinore City Engineer demonstrating whether downstream drainages can accommodate this increase. If the downstream drainages cannot accommodate this increase, then measures will be incorporated into the project design (i.e., downstream improvements or retention basins) to ensure that downstream flows are accommodated.

This mitigation measure reduces impacts to a level of insignificance.

IMPACT

Erosion

2-3. Construction activities could cause a short term increase in erosion.

MITIGATION  
MEASURE

2-3. Prior to the issuance of a grading permit for development of each Planning Area of the SPA or outparcels, the developer shall submit to the City of Lake Elsinore City Engineer, a construction erosion control plan to prevent excessive runoff and erosion during project construction. Measures to be included in such a plan may include, but are not limited to, the use of temporary perimeter control measures, timely replanting of graded areas and the scheduling of grading during the non-rainy season.

LEVEL OF SIGNIFICANCE  
AFTER MITIGATION

This mitigation measure reduces project impacts on erosion to a level of insignificance.

IMPACT

Urban Pollutants in Downstream Runoff

2-4. Development of the Annexation Areas will cause an increase in urban pollutants in downstream runoff.

MITIGATION MEASURE

2-4. Incorporated Into Project Design. Riparian wetland habitat areas will be enhanced and/or constructed at two on-site discharge points. Such wetland habitat areas act as filters for urban pollutants and will reduce the amount of urban pollutants flowing downstream. The wetland area along Arroyo del Toro will be completed prior to any occupancy of any development in Village I. The wetland area in Wasson Canyon will be completed prior to occupancy of any development in Village III.

LEVEL OF SIGNIFICANCE AFTER MITIGATION

Any balance of urban pollutants leaving the site is anticipated to be small and typical of developments in the area. Project impacts are therefore mitigated to a level of insignificance.

IMPACT

Development of the Outparcels

2-5. Development of the outparcels may result in modifications to on-site drainage, increases in off-site discharge, short-term increases in erosion from construction activities and increases in urban water pollutants.

MITIGATION MEASURE

2-5. When a specific development proposal has been submitted for development of the outparcels, the City shall ensure that the development is in compliance with all General Plan policies governing drainage, discharge, erosion and impacts on water quality. The City also shall impose further mitigation measures (through CEQA review or through the City's discretionary approval process) to ensure that drainage, discharge, erosion and impacts on water quality are fully mitigated. The City shall apply mitigation measures 2-1 through 2-4, as necessary to mitigate the impacts of specific development proposals.

LEVEL OF SIGNIFICANCE AFTER MITIGATION

This measure will ensure that there will be no adverse impacts on hydrology and water resources due to development of the outparcels.

IMPACT

MITIGATION  
MEASURE

LEVEL OF SIGNIFICANCE  
AFTER MITIGATION

GEOLOGY/TOPOGRAPHY

Landform Alteration

3-1. Grading for the Annexation Area will change the landform character of the site.

3-1. Prior to the approval of a grading plan, the Director of Community Development shall ensure that the following measures have been incorporated into the project:

3-1.1. Recontouring of the existing landforms to provide a smooth and gradual transition between graded slopes and existing grade.

3-1.2. Contour grading of final slopes so that contours, elevations and gradients of finished slopes are blended with adjacent natural terrain to achieve a consistent grade and natural appearance.

3-1.3. Variation and combination of slopes 2:1, 3:1, and 4:1 to create a more natural character whenever possible within the graded areas.

3-1.4. Planting of cut and fill slopes with native vegetation in order to prevent erosion.

These mitigation measures reduce the impacts to landform alteration to the greatest degree possible. However, development of the SPA and outparcels will result in the permanent alteration of existing landform features. Adverse unavoidable impacts will remain significant after implementation of measures.



IMPACT

MITIGATION  
MEASURE

LEVEL OF SIGNIFICANCE  
AFTER MITIGATION

3-1.5. Obscuring slope drainage structures with a variety of plant materials.

3-1.6. Incorporation of architectural and design techniques into the project in order to minimize grading and enhancement of off-site views such as split levels, clustering, etc.

3-1.7. Preservation of visual opportunities from hillsides by providing for panoramic views from selected locations such as view corridors, sensitive landscape placement, etc.

IMPACT

MITIGATION  
MEASURE

LEVEL OF SIGNIFICANCE  
AFTER MITIGATION

Grading Conditions

3-2. The project will encounter a wide range of geologic conditions during grading of the Annexation Areas.

3-2. All projects within the Annexation Area will comply with grading codes of the City of Lake Elsinore. In particular, the grading plans will address the following geologic conditions:

Impacts are reduced to a level of insignificance.

3-2.1. The developer shall ensure that site preparation, excavation and earthwork completion operations will be performed under the observation and testing of a soils engineer.

3-2.2. All grading within the SPA will be done in accordance with the grading requirements contained in the Specific Plan. Detailed grading plans further defining earthwork requirements for the SPA will be developed prior to the approval of each tract map. These plans will be subject to the review and approval of the City of Lake Elsinore. A geotechnical review of the detailed grading plans (1":40' or 1":80' scale) for the SPA will be necessary. Additional subsurface investigation will be conducted during subsequent planning levels in order to provide specific design recommendations for the project area.

IMPACT

MITIGATION  
MEASURE

LEVEL OF SIGNIFICANCE  
AFTER MITIGATION

3-2.3. Grading Plans for the outparcels will be reviewed and approved by the City of Lake Elsinore prior to approval of any development in these areas.

3-2.4. Concentrated runoff will not be allowed to drain into unprotected natural drainage courses, especially at the bases of natural hillsides with adverse bedding or weathering conditions. Proper design of non-erosive surficial drainage devices by the project civil engineer is required.

Seismicity

3-3. Primary and secondary seismic hazards of ground-shaking, liquefaction and rock fall are present in the Annexation Area.

3-3.1. All structures will be designed to resist earthquake forces in accordance with the latest Uniform Building Code adopted by the City of Lake Elsinore.

Impacts are reduced to a level of insignificance.

IMPACT

MITIGATION  
MEASURE

LEVEL OF SIGNIFICANCE  
AFTER MITIGATION

3-3.2. Further geotechnical analyses, based on site specific groundwater and soil data, will be conducted in certain areas of the northeastern portion of the SPA, as well as the valley separating the granitic terrain from the metasediments, to adequately address the liquefaction potential, seismically induced settlement and ground lurching in alluvial areas. These analyses are to be conducted by a licensed geotechnical firm, and will be completed, prior to tentative map approval.

3-3.3. The removal and recompaction of alluvium and slopewash deposits shall be conducted (during grading) for areas with significant liquefaction potential prior to fill placement for habitable structures. Deepened foundation systems and the incorporation of subsurface drainage devices shall be included as necessary.

3-3.4. Spherically weathered boulders will be evaluated for seismic roll-out hazard potential by the geotechnical firm, and either the boulders or the planned structures shall be moved or a structural safety setback shall be implemented and approved by the Director of Community Development, City of Lake Elsinore.

**IMPACT**

**Bedrock Stability in Manufactured Slopes**

3-4. Local variations in rock structure and natural slopes can impact bedrock stability in manufactured slopes.

**Rock Fall**

3-5. Spherically weathered boulders in the Annexation Area could impact during grading or due to gravity.

**Oversize Materials**

3-6. Oversize material is likely to be encountered during grading and generated during blasting.

**MITIGATION MEASURE**

3-4.1. Local variations in bedrock structure in the SPA will be inspected and mapped in detail by the project geotechnical firm prior to tentative map approval.

3-4.2. Any manufactured slopes in the outparcels will comply with the requirements of the City of Lake Elsinore grading code.

3-5. Prior to approval of the grading plan, spherically weathered boulders will be evaluated for roll-out hazard potential by a qualified geotechnical firm. If the boulders present a hazard, then either the boulders or planned structures shall be moved or a structural safety setback shall be implemented and approved by the Director of Community Development, City of Lake Elsinore.

3-6. Oversized materials shall be handled by being placed in structural fills and/or crushed or used as decorative stone.

**LEVEL OF SIGNIFICANCE AFTER MITIGATION**

Impacts are reduced to a level of insignificance.

Impacts are reduced to a level of insignificance.

Impacts to oversize materials during grading and blasting are reduced to a level of insignificance.

IMPACT

Compressible/Expandable  
Soils

3-7. Compressible and expandable soils are located on-site.

MITIGATION  
MEASURE

3-7.1. Removal of compressible materials will be required in all areas planned for the placement of structural fill in order to minimize settlement potential. Topsoil, colluvium, alluvium and highly weathered bedrock materials will be removed and recompactd during project grading per the City of Lake Elsinore Grading Ordinance in order to reduce the potential for lateral spreading and seismically induced settlement.

3-7.2. Selective grading will be used to blend highly expansive soils (if encountered on the Annexation Area) with soils of low expansibility potential. Incorporation of special foundation design which accommodates the expansion potential of soils will be included as needed in affected areas.

LEVEL OF SIGNIFICANCE  
AFTER MITIGATION

Impacts as a result of compressible and expandable soils are reduced to a level of insignificance.

**IMPACT**

**MITIGATION  
MEASURE**

**LEVEL OF SIGNIFICANCE  
AFTER MITIGATION**

**LAND USE**

**Compatibility with Jurisdictional Planning**

4-1. The Annexation Area General Plan designations are inconsistent with the existing City General Plan land use designation for the site.

4-1. Incorporated into Project Design. The City's General Plan may be amended prior to the approval of the project to designate the Annexation Area as "Specific Plan" with a density of 2.5 du/ac for the SPA and Out-parcels A-1 and A-2 and Highway Commercial for Outparcel A-3. In the event that this does not occur, a separate amendment to the current General Plan is needed to include the same designations for the Annexation Area as proposed by the General Plan Update. This amendment shall be approved prior to the adoption of the Specific Plan.

The project will be consistent with appropriate jurisdictional planning, and no adverse land use impacts will result.

**Compatibility with Adjacent Land Uses**

4-2. The project could be incompatible with adjacent land uses.

4-2. Incorporated into Project Design. With the implementation of the provisions of the Specific Plan, transition areas consisting of open space and lower densities will be provided between the project development and surrounding areas.

Impacts to adjacent land uses are mitigated to a level of insignificance.

IMPACT

MITIGATION  
MEASURE

LEVEL OF SIGNIFICANCE  
AFTER MITIGATION

Additional Mitigation Measure 4-2.1. Outparcels A-1 and A-2 shall provide similar densities adjacent to the existing development. Outparcel A-3, designated Highway Commercial, is adjacent to and consistent with Highway Commercial uses in the Specific Plan Area.

Population

5-1. The project will result in a substantial local increase in population of approximately 14,858 people. However, this increase is consistent with the goals and policies contained in the Housing Element of the City of Lake Elsinore General Plan and is therefore not considered significant impact.

None Required

This population increase is not considered a significant adverse impact.



IMPACT

MITIGATION  
MEASURE

LEVEL OF SIGNIFICANCE  
AFTER MITIGATION

Housing

5-2. The project will result in a local increase in housing stock of 5,369 units (SPA and outparcels). However, this increase is consistent with the goals and policies contained in the Housing Element of the City of Lake Elsinore General Plan and is therefore not considered a significant impact.

None Required

This housing stock increase is not considered a significant adverse impact.

Jobs/Housing Balance

5-3. The project does not increase the region's or the City's job/housing balance. (However, according to the Draft General Plan Update, the City shall continue its efforts to increase the jobs/housing balance in the City by promoting commercial and industrial development in appropriate locations in the City.)

5-3. Incorporated Into Project Design. The on-site Highway Commercial and village level commercial increases the jobs/housing balance of the project from that for a "residential only" project of this size and intensity.

There is no significant adverse impact on the jobs/housing balance.

**IMPACT**

**TRAFFIC/CIRCULATION**

**SR-74 Improvements and  
Nichols Road Extension.**

6-1. Development of the North Peak Specific Plan will add 12,700 daily trips to SR-74.

**MITIGATION  
MEASURE**

6-1.1. Fair Share Funding for SR-74 Improvements - A fair share funding mechanism shall be established to provide funding of the widening of SR-74. Fees shall be assessed to projects based on traffic contributions to SR-74. Prior to the issuance of grading permits, the developers of the SPA and outparcels shall dedicate the necessary half section (67 foot half section, per Caltrans) for improvements adjacent to their properties.

6-1.2. Widening of SR-74 - Widening of SR-74 will be required as follows:

- a. SR-74 shall be widened to four lanes between I-15 and Conard Avenue prior to occupancy of any North Peak development.
- b. SR-74 shall be widened to six lanes between I-15 and Dexter Avenue prior to occupancy of 1,700 North Peak residential units.

**LEVEL OF SIGNIFICANCE  
AFTER MITIGATION**

This impact is reduced to a level of insignificance.

IMPACT

MITIGATION  
MEASURE

LEVEL OF SIGNIFICANCE  
AFTER MITIGATION

- c. SR-74 shall be widened to six lanes between Dexter Avenue and Riverside Street prior to occupancy of 2,000 North Peak residential units.

Unless funding has been otherwise committed for such improvements, the developer shall be responsible for installing such improvements prior to occupancy. If the cumulative cost of such improvements exceeds the fair share allocation defined in mitigation measure 6-1.1 above, then the developer and the City shall enter into a reimbursement agreement whereby the developer would be reimbursed for improvements in excess of his or her fair share. Reimbursement shall occur at such time as funds are obtained under the City's funding program.

IMPACT

MITIGATION  
MEASURE

LEVEL OF SIGNIFICANCE  
AFTER MITIGATION

6-1.3. Fair Share Funding for Nichols Road Improvements - A fair share funding mechanism shall be established to provide funding for the construction of the Nichols Road Extension between its current terminus and the North Peak project area. Fees shall be assessed to projects based on traffic contributions to Nichols Road.

6-1.4. Nichols Road Extension - The Nichols Road Extension between I-15 and North Peak will be constructed prior to occupancy of 3,000 North Peak residential units.

Unless funding has been otherwise committed for such improvements, the developer shall be responsible for installing such improvements prior to occupancy. This will ensure that the roadway is installed prior to need. If the cumulative cost of such improvements exceeds the fair share allocation defined in mitigation measure 6-1.3 above, then the developer and the City shall enter into a reimbursement agreement whereby the developer would be reimbursed for improvements in excess of his or her fair share. Reimbursement shall occur at such time as funds are obtained under the City's funding program.

**IMPACT**

**MITIGATION  
MEASURE**

**LEVEL OF SIGNIFICANCE  
AFTER MITIGATION**

**I-15 Northbound Ramps/SR-74**

6-2. Development of the North Peak Specific Plan will result in significant impacts at the intersection of I-15 northbound ramps/SR-74.

6-2. Prior to completion of Village II, North Peak shall provide for construction of a free westbound right turn lane from SR-74 to northbound I-15.

This impact is reduced to a level of insignificance.

**I-15 Northbound Ramps/  
Nichols Road**

6-3. Development of the North Peak Specific Plan will result in significant impacts at the intersection of I-15 northbound ramps/Nichols Road.

6-3. Prior to completion of Village III, North Peak shall provide for construction of a free westbound right turn lane from Nichols Road to northbound I-15.

This impact is reduced to a level of insignificance.

**IMPACT**

**NOISE**

**Noise Levels Along State Route 74**

7-1. Development of the SPA and outparcels, in combination with cumulative and regional traffic, will cause noise levels to increase along SR-74 between I-15 and Riverside Street. These noise increases are likely to exceed Caltrans' standards for noise sensitive uses adjacent to the roadway. As noted in Mitigation Measure 6-1.2, SR-74 must be widened prior to occupancy of any units in the SPA. The alignment of SR-74 will be set through subsequent studies. Since the alignment of SR-74 has not been set, the precise noise impacts cannot be determined at this time. Standard City and Caltrans

**MITIGATION MEASURE**

7-1. Prior to approval of the first tentative map for the SPA or grading plans for the outparcels, the project proponent shall submit evidence to the Director of Community Development that noise levels along State Route 74 between I-15 and Riverside Street will be mitigated to applicable State criteria.

**LEVEL OF SIGNIFICANCE AFTER MITIGATION**

Implementation of standard City and State noise level requirements on improvements to State Route 74 will ensure that impacts are mitigated to a level of insignificance.

**IMPACT**

review procedures will require that precise noise contours be determined once an alignment is set and mitigation (e.g., noise walls) installed where noise levels exceed State and City criteria.

**Noise Levels Along Nichols Road**

7-2. Development of the SPA and outparcels, in combination with cumulative and regional traffic, will cause noise levels to increase along Nichols Road between I-15 and the SPA. These noise increases are likely to exceed City standards for noise sensitive uses adjacent to the roadway. As noted in Mitigation Measure 6-1.4, Nichols Road must be widened prior to occupancy of 3,000 units in the SPA. The alignment of Nichols Road will be set through subsequent studies.

**MITIGATION MEASURE**

7-2. Prior to approval of the tentative map for the 3,000th unit in the SPA, the project proponent shall submit evidence to the Director of Community Development that noise levels along Nichols Road between I-15 and the SPA will be mitigated to applicable City criteria.

**LEVEL OF SIGNIFICANCE AFTER MITIGATION**

Implementation of standard City noise level requirements to improvements to Nichols Road will ensure that impacts are mitigated to a level of insignificance.

**IMPACT**

Since the alignment has not been set, the precise noise impacts cannot be determined at this time. Standard City review procedures will require that precise noise contours be determined once an alignment is set and mitigation (e.g., noise walls) installed where noise levels exceed City criteria.

**Noise Levels within the SPA**

7-3. Noise levels for residences within the SPA may exceed City criteria.

**MITIGATION  
MEASURE**

7-3. All on-site residential lots and dwellings shall be sound attenuated against projected noise, so as not to exceed an exterior standard of 65 dB CNEL in outdoor living areas and an interior standard of 45 dB CNEL in all habitable rooms, as follows:

**LEVEL OF SIGNIFICANCE  
AFTER MITIGATION**

On-site noise levels will be mitigated to a level of insignificance.



IMPACT

MITIGATION  
MEASURE

LEVEL OF SIGNIFICANCE  
AFTER MITIGATION

7-3.1. Prior to the issuance of Grading Permits, an acoustical analysis report shall be submitted to the City of Lake Elsinore for approval. The report shall describe in detail the exterior noise environment and preliminary on-site mitigation measures. Acoustical design features to achieve interior noise standards may be included in the report, in which case it may also satisfy 7-3.2 below.

7-3.2. Prior to the issuance of any building permits, an acoustical analysis report describing the acoustical design features of the structures required to satisfy the exterior and interior noise standards shall be submitted to the City for approval along with satisfactory evidence which indicates that the sound attenuation measures specified in the approved acoustical report(s) have been incorporated into the design of the project.

**IMPACT**

**MITIGATION  
MEASURE**

**LEVEL OF SIGNIFICANCE  
AFTER MITIGATION**

**Construction Noise Levels**

7-4. Noise levels will increase during construction of the project.

7-4.1. Construction within 1,000 feet of existing residential development (including any previously developed residential areas of the Annexation Area) shall be limited to the hours of 7 a.m. to 7 p.m. on Monday through Friday. Adjacent to such residential areas, construction shall not be allowed on weekends or federal holidays.

7-4.2. In order to ensure adequate noise control at construction sites, machinery maintenance areas shall be physically separated from residential uses.

Construction noise levels will be mitigated to a level of insignificance.

**IMPACT**

**AIR QUALITY**

**Short-term Construction**

8-1. Construction of the project will result in short-term increases in localized levels of fugitive dust, TSP and PM10.

**MITIGATION  
MEASURE**

8-1. Prior to issuance of grading permits for any Planning Area within the SPA or any of the outparcels, the project proponent shall demonstrate compliance with SCAQMD Rule 403 in the erosion control plan for the project (Mitigation Measure 2-3). Fugitive dust suppression measures included in the control plan shall include:

8-1.1. Construction equipment, wheels and bodies, shall be rinsed prior to traveling on paved roadways.

8-1.2. Grading and earth movement shall be halted if wind speed exceeds 25 miles per hour.

8-1.3. At least one of the following means shall be implemented on unpaved roads to reduce fugitive dust: watering, paving, chemical stabilization or speed control.

**LEVEL OF SIGNIFICANCE  
AFTER MITIGATION**

Construction impacts will be reduced to below the level of significance after mitigation.

IMPACT

MITIGATION  
MEASURE

LEVEL OF SIGNIFICANCE  
AFTER MITIGATION

8-2. Construction of the project will result in increased localized exhaust emissions from construction vehicles and equipment, such as ROG, CO and NOx.

8-1.4. Graded areas shall be kept damp through watering down in the late morning and after work is completed for the day. Watering can be accomplished through the use of water trucks or temporary sprinkler systems.

8-2. The specifications of the construction contract for any Planning Area within the SPA or any of the outparcels shall require that the contractor ensure that both of the following measures are implemented:

Construction impacts will be reduced to below the level of significance after mitigation.

8-2.1. Each internal combustion engine used for any purpose on the construction site or related to construction will be equipped with a muffler of a type recommended by the manufacturer of the vehicle or equipment. No internal combustion equipment shall be operated on the project without said muffler.

8-2.2. Construction will be discontinued during SCAQMD second stage smog alerts.

**IMPACT**

**MITIGATION  
MEASURE**

**LEVEL OF SIGNIFICANCE  
AFTER MITIGATION**

**Long-term**

8-3. Implementation of the project will result in significant emissions of criteria pollutants (ROG, NO<sub>x</sub>, and CO) within the City and its sphere. The South Coast Air Basin is anticipated to exceed federal and State project standards for ROG with or without this project.

8-3. See mitigation measure 8-5 below.

The cumulative impact on emissions within the South Coast Air Basin will remain significant after mitigation.

8-4. CO levels at the four locations monitored will exceed the State eight hour standard and one location will exceed the State one hour standard (I-15 northbound ramps/Nichols Road). This impact is due to both project and cumulative traffic.

8-4. Incorporated into Project Design. Mitigation Measures 6-1.1 and 6-1.3 require improvements to Nichols Road and State Route 74 to reduce congestion along these routes, thereby reducing emissions.

The impact on local CO levels will remain a significant cumulative impact after mitigation.

Additional Mitigation Measure 8-4.1. See Mitigation Measure 8-5 below. (Roadway improvements reduce these levels.)

**IMPACT**

8-5. The SPA is consistent with the job/housing goals of SCAG's Growth Management Plan, however to conform to the AQMP, applicable Tier I control measures must be incorporated into the project design.

**MITIGATION  
MEASURE**

8-5. Incorporated into Project Design. The following measures are incorporated into the design of the project.

8-5.1. The use of alternate transportation modes will be encouraged by promoting public transit usage and providing secure bicycle and pedestrian facilities.

8-5.2. Mass transit accommodations will be provided, including but not limited to, bus turnout lanes and bus shelters along SR-74.

Additional Mitigation Measures. The project proponent shall incorporate the following measures into the project design, where feasible and appropriate.

8-5.3. A number of control measures have been proposed in the draft 1989 AQMP relating to residential water/heating systems. If these control measures are adopted as binding regulations prior to residential approvals, the project proponent shall comply with such measures provided as AQMP measures.

8-5.4. The use of solar energy for water and space heating shall be encouraged. This shall be assessed during the plan check process for each tract.

**LEVEL OF SIGNIFICANCE  
AFTER MITIGATION**

Impacts will be reduced to below the level of significance after implementation of mitigation.

IMPACT

MITIGATION  
MEASURE

LEVEL OF SIGNIFICANCE  
AFTER MITIGATION

CULTURAL RESOURCES

Cultural (Prehistoric and  
Historic) and Paleonto-  
logical Resources

9-1. Archeological re-  
sources identified in the  
SPA will be impacted by  
site grading.

9-1. Prior to issuance of a grading permit, a qualified archaeologist shall be retained by the project proponent to perform a subsurface test level investigation and surface collection of prehistoric sites CA-Riv-2742, CA-Riv-2744, CA-Riv-2745, CA-Riv-2747, CA-Riv-2748, and CA-Riv-2750, and historic sites TMD-002-13H and CA-Riv-2750. The test level report evaluating the sites shall include discussion of significance (depth, nature, condition, and extent of the resources), final mitigation recommendations and cost estimates. The test level investigation includes site mapping, analysis of materials collected, review of the regional prehistory, and subsurface excavation to determine the sites's research potential. Based on the report recommendations, final mitigation shall be carried out according to a determination as to the site's disposition by the Director of Community Development. Possible determinations include, but are not limited to, preservation, salvage, partial salvage, or no mitigation necessary. Prior to

This impact is reduced to a  
level of insignificance.

IMPACT

MITIGATION  
MEASURE

LEVEL OF SIGNIFICANCE  
AFTER MITIGATION

9-2. Archeological resources proposed for preservation could be accidentally destroyed during site grading and construction.

the issuance of a grading permit, a qualified archaeologist shall be retained to conduct a detailed site documentation for sites TMD 002-9, CA-Riv-657, CA-Riv-2743, CA-Riv-2749. These sites represent milling stations and a quarry site. The detailed site documentation shall include photographs of the features, a comprehensive site map and feature drawing if appropriate, analysis of materials collected, and a description of the field methods used.

9-2. Prior to construction, prehistoric sites CA-Riv-2746, and CA-Riv-2751 shall be staked and flagged for avoidance of these areas by secondary impacts of the construction activities.

This impact is reduced to a level of insignificance.



**IMPACT**

9-3. Additional archaeological resources may be encountered during grading of the SPA.

**MITIGATION  
MEASURE**

9-3. Prior to issuance of a grading permit, the contractor shall provide written evidence to the Director of Community Development, or designee, that a qualified archaeologist has been retained and shall be present at the pre-grading conference. The archaeologist shall establish procedures for archaeological resource surveillance and shall establish, in cooperation with the contractor, procedures for temporarily halting or redirecting work to permit the sampling, identification and evaluation of the artifacts as appropriate. If additional or unexpected archaeological features are discovered, the archaeologist shall report such findings to the project proponent and to the Director of Community Development, or designee. If the archaeological resources are found to be significant, the archaeological observer shall determine appropriate actions, in cooperation with the project proponent, for exploration and/or salvage. These actions, as well as final mitigation and disposition of the resources, shall be subject to the approval of the Director of Community Development, or designee.

**LEVEL OF SIGNIFICANCE  
AFTER MITIGATION**

This impact is reduced to a level of insignificance.

**IMPACT**

9-4. Paleontological resources may be encountered during grading of the SPA.

9-5. Archeological resources may exist on portions of the three outparcels that have not been surveyed for archeological resources.

**MITIGATION  
MEASURE**

9-4. Prior to issuance of a grading permit, the contractor shall provide written evidence to the Director of Community Development, or designee, that a qualified paleontologist has been retained to monitor grading or other excavation activities in limestone lenses or less altered slates of the Santa Ana Formation present on the project site. The level of monitoring effort in MODERATE sensitivity areas shall be determined by the paleontologist evaluating the rock type, degree of alteration, cubic yardage being moved and whether fossils are being recovered. Areas delineated as NO or LOW sensitivity will not require monitoring.

9-5. Pursuant to CEQA review of the outparcels, the City shall apply the State CEQA guidelines (Appendix K) relating to archaeology as needed to the extent determined necessary when specific development projects have been proposed. Mitigation measures 9-3 and 9-4 shall be applied to the outparcels. A qualified archaeologist shall be retained by the project proponent to conduct this CEQA review.

**LEVEL OF SIGNIFICANCE  
AFTER MITIGATION**

Implementation of this mitigation measure reduces the impact of the project to a level of insignificance.

Implementation of this mitigation measure reduces the impact of the project to a level of insignificance.

**IMPACT**

**AESTHETICS**

**On-Site Views**

10-1. The on-site visual character of portions of the Annexation Area will change from rural to suburban.

**MITIGATION  
MEASURE**

10-1. Incorporated into Project Design. The following measures are incorporated into the project design to minimize the visual impacts:

10-1.1. Approximately 50% of the site will be retained in open space.

10-1.2. Approximately 70% of the riparian habitat is retained on-site.

10-1.3. Disturbed areas will be relandscaped with introduced species that have been historically located in the vicinity, including olive trees, eucalyptus trees and palm trees.

Additional Mitigation Measures.

10-1.4. Prior to approval of the first tentative map for the SPA, the City shall review and approve a master landscape plan for the North Peak Specific Plan Area.

10-1.5. Native species shall be incorporated as part of the landscape in the proposed palette transition zones between developed areas and preserved natural areas.

**LEVEL OF SIGNIFICANCE  
AFTER MITIGATION**

These mitigation measures will reduce the impacts of the project to on-site views. However, the project will continue to result in a significant adverse impact to the visual character of the site.

**IMPACT**

**MITIGATION  
MEASURE**

**LEVEL OF SIGNIFICANCE  
AFTER MITIGATION**

10-1.6. When a specific development proposal has been submitted for development of the outparcels, the City shall ensure that the development is in compliance with all General Plan policies governing visual impacts. The City also shall impose further mitigation measures (through CEQA review or through the City's discretionary approval process) to ensure that visual impacts are fully mitigated. An analysis of visual impacts shall be required prior to development plan approval.

**Off-Site Views**

10-2. Off-site views of the Annexation Area will change.

10-2. Incorporated into Project Design.

10-2.1 Major ridgelines and hills in the SPA are preserved so that the ridgelines seen from key view points into the project will not change.

Implementation of these mitigation measures will reduce the project impacts on off-site views to a level of insignificance.

IMPACT

MITIGATION  
MEASURE

LEVEL OF SIGNIFICANCE  
AFTER MITIGATION

10-2.2. Major development areas are concentrated in portions of the site that are mostly blocked from view from I-15 and SR-74.

Additional Mitigation Measures.

10-2.3. Prior to recordation of the final tentative map abutting State Route 74, the project proponent shall submit to the City and to Caltrans District No. 8, a Concept Landscape Plan for State Route 74 between I-15 and the eastern project boundary. Prior to the completion of the first SR-74 improvements (Mitigation Measure 6-1.2), this plan shall be reviewed by the Planning Commission and approved by Caltrans. The North Peak Specific Plan shall be responsible for implementing the approved Route 74 landscape plan where the roadway abuts their development area.

10-2.4. (Outparcels) - Mitigation Measure 10-1.3 addresses the impacts of the outparcels on off-site views.

**IMPACT**

**MITIGATION  
MEASURE**

**LEVEL OF SIGNIFICANCE  
AFTER MITIGATION**

**ENERGY**

11-1. Development of the Annexation Area will result in increased usage of energy resources.

11-1. Incorporated Into Project Design. The village form of development proposed for the SPA will reduce energy consumption by providing close-in commercial opportunities for residents. In addition, the Highway Commercial uses proposed along State Route 74 will "intercept" many trips that are already on the highway. This interception of existing trips decreases energy consumption by reducing the need for special or longer trips to access commercial services.

Implementation of the project will result in an incremental increase in the use of energy resources within the region. However, this increase is not considered a significant impact to energy consumption since the project is consistent with regional planning and incorporates additional measures in the project design to reduce energy consumption.

Additional Mitigation Measure 11-1.1: Prior to issuance of building permits, the project proponent shall provide evidence to the Director of Community Development, that all structures in the development will comply with the energy conservation standards set forth in Title of the California Administrative Code.

**Water Service**

12-1. The Specific Plan Project will generate a requirement for 5.46 million gallons of water storage.

12-1. Incorporated Into Project Design. The SPA will provide sufficient reservoirs to accommodate the needs of future residents and businesses.

These measures mitigate the SPA's impacts to water service to a level of insignificance.

IMPACT

MITIGATION  
MEASURE

LEVEL OF SIGNIFICANCE  
AFTER MITIGATION

Additional Mitigation Measures.

12-1.1. Prior to final tract map approval, plans for the reservoirs shall be submitted to the EVMWD and Riverside County Fire Department for approval. Prior to issuance of occupancy permits for each village, except for temporary construction or home sales facilities, these reservoirs shall be constructed to the specifications of the EVMWD and Riverside County Fire Department.

12-1.2. All conditions pertaining to water and wastewater requirements as specified by the Elsinore Valley Municipal Water District shall be followed.

12-1.3. Assurance for provision of adequate water and wastewater service shall be required prior to approval of a subdivision map, in accordance with the State Subdivision Map Act.

12-1.4. The project shall comply with Title 20, California Administrative Code Section 1604 (f) (Appliance Efficiency Standards), which establishes efficiency standards that set the maximum flow rate of all new shower-heads, lavatory faucets, etc., as well as Health and Safety Code Section 17621.3 which requires low-flush toilets and urinals in virtually all buildings.

IMPACT

MITIGATION  
MEASURE

LEVEL OF SIGNIFICANCE  
AFTER MITIGATION

12-2. Development of the outparcels will generate an increased water use.

12-1.5. All necessary water service improvements, including pipelines, booster stations, and other facilities, will be designed in conjunction with the final tract maps. These improvement plans shall be submitted to the Director, EVMWD, for approval prior to tract map approval.

12-2. 12-1.2 through 12-1.5 shall apply to the outparcels.

Impacts will be mitigated to a level of insignificance.

Sewer Service

12-3. The SPA will generate an additional 1.22 million gallons of sewage daily.

12-3. Incorporated Into Project Design. Sewage will be collected through a network of sewer lines and lift stations within the project. This will provide a means of collecting all sewage generated by the project and discharging it into a proposed off-site sewer main in SR-74. The off-site sewer main will be routed southerly along SR-74 to an existing 15 inch pipe at Collier Avenue, which flows directly to the existing EVMWD waste water treatment plant.

These measures mitigate the SPA's impacts to sewer service to a level of insignificance.



IMPACT

MITIGATION  
MEASURE

LEVEL OF SIGNIFICANCE  
AFTER MITIGATION

Additional Mitigation Measures.

12-3.1. Prior to the recordation of the first final tract map, the subdivider shall submit for approval by the Director, EVMWD, a Master Plan of water and wastewater facilities. The Master Plan shall include all on-site and off-site facilities necessary to serve the short-term and long-term needs of the project. The developer shall pay all hookup and other fees imposed by EVMWD.

12-3.2. All necessary sewer service improvements, including pipelines, pump stations, and other facilities will be designed in conjunction with final tract maps. These improvement plans shall be submitted to Director, EVMWD for approval, prior to final tract map approval.

12-4. Development of the outparcels will generate additional sewage.

12-4. Mitigation Measures 12-3.1 and 12-3.2 shall be applied to the development of the outparcels.

Mitigated to a level of insignificance.

**IMPACT**

**MITIGATION  
MEASURE**

**LEVEL OF SIGNIFICANCE  
AFTER MITIGATION**

**Solid Waste**

12-5. The SPA will generate an additional 175,980 pounds of refuse daily and will proportionately shorten the life span of the Mead Valley Landfill.

12-5.1. The Specific Plan will include a plan for evaluating ways to reduce the quantity of wastes being landfilled. These include source reduction, business and residential separation of recoverables, composting and high technology waste resource recovery.

Impacts are mitigated to a level of insignificance.

12-5.2 Development within the project area shall be designed to provide adequate storage for separating recyclable materials.

12-6. Development of the outparcels will create additional refuse and will proportionately shorten the life of the Mead Valley Landfill.

12-6. Mitigation Measures 12-5.1 and 12-5.2 will be applied to the outparcels.

Impacts are mitigated to a level of insignificance.

**Electricity, Gas, Telephone, Cable**

12-7. The Specific Plan will create an electrical demand of  $4.94 \times 10^7$  kilowatt hours per year.

12-7. Prior to the issuance of building permits, the project proponent will coordinate with service and utility providers in improving and expanding existing facilities during the construction phase of the project to avoid disruption of existing facilities.

Impacts are mitigated to a level of insignificance.

**IMPACT**

12-8. Development of the outparcels will create additional demand for electricity.

**Schools**

12-9. Based upon 2.5 du/acre, the SPA may generate the following number of students: 791 elementary school students, 120 intermediate and 162 high school students in the Lake Elsinore Unified School District; and 1,894 elementary school and 386 intermediate school students in Perris School District and 707 high school students in the Perris Union High School District.

**MITIGATION MEASURE**

12-8. Mitigation Measure 12-7 shall apply to the three outparcels.

12-9. Incorporated Into Project Design. Village I of the Specific Plan (within the Lake Elsinore Unified School District) reserves an elementary school site of approximately ten acres.

Within Villages II and III (located in the Perris School District), the Specific Plan reserves two elementary school sites of approximately ten acres each for the PSD.

**LEVEL OF SIGNIFICANCE AFTER MITIGATION**

Impacts are mitigated to a level of insignificance.

Through the collection of development fees, reservation of school sites and collaborative school site planning, impacts to schools are mitigated to a level of insignificance.

IMPACT

MITIGATION  
MEASURE

LEVEL OF SIGNIFICANCE  
AFTER MITIGATION

Additional Mitigation Measures.

12-9.1. A site in Village II shall be reserved as a third elementary school site within the Perris School District. This site shall be held in reserve until and unless the project applicant can demonstrate to the City of Lake Elsinore that two school sites will be sufficient.

12-9.2. The project proponent will discuss alternative funding methods, such as Mello-Roos, with each of the three school districts, in order to provide schools in a timely manner.

12-9.3. The project proponent shall pay all school fees as imposed by the LEUSD, PSD and PUHSD.

12-9.4. Prior to any submittal of a Specific Plan for Outparcels 1 and 2, the project proponent shall work with LEUSD to ensure adequate school capacity for the school children generated from these areas.

The outparcel areas are projected to generate the following number of students: 421 elementary school students, 63 intermediate school students, and 86 high school students. These students will all be within the LEUSD.

IMPACT

MITIGATION  
MEASURE

LEVEL OF SIGNIFICANCE  
AFTER MITIGATION

Parks

12-10. The SPA will generate a need for 74.3 acres of parkland.

12-10. Incorporated Into Project Design. The SPA proposes to satisfy this requirement by providing 49.0 acres of active use park in the form of general use parks near each Village Center, 15.0 acres of active use park associated with three elementary schools, and 230.0 acres of passive use nature park in the two northern Villages. The nature park is proposed to receive park credit for 20% of the area provided, or a total of 52.0 acres. The City of Lake Elsinore will determine whether credit for parks adjacent to schools and for the Nature Park is appropriate.

This measure reduces the SPA and outparcel impacts on parks to a level of insignificance.

Additional Mitigation Measures.

12-10.1. Prior to approval of any tentative tract maps for the SPA, the developer shall be conditioned to comply with City of Lake Elsinore Park Dedication requirements or in lieu fees.

12-10.2. Prior to approval of tentative maps for uses in Outparcels A-1 and A-2, the developer shall be conditioned to comply with the City of Lake Elsinore Park Dedication requirements.

IMPACT

PUBLIC HEALTH AND SAFETY

Fire Protection

13-1. Development of the Annexation Area will introduce residences and commercial structures in an area subject to fires.

MITIGATION  
MEASURE

13-1. All projects within the Annexation Area will comply with the requirements of the Riverside County Fire Department including the following:

13-1.1. Prior to approval of any tract map adjacent to or with common boundaries to an open space area, the developer shall prepare and submit to the Fire Department for approval a fire protection/vegetation management plan, that should include, but not be limited to, the following items:

- a. Fuel modification to reduce fire loading.
- b. Appropriate fire breaks according to fuel load, slope and terrain.
- c. Non-flammable fencing along common boundaries between rear yards and open space.
- d. Emergency vehicle access into open space areas shall be provided at intervals not to exceed 1,500 feet.

LEVEL OF SIGNIFICANCE  
AFTER MITIGATION

Adoption of these measures will reduce impacts to fire protection services to a level of insignificance.

IMPACT

MITIGATION  
MEASURE

LEVEL OF SIGNIFICANCE  
AFTER MITIGATION

e. A homeowner's association or appropriate service district shall be responsible for maintenance of all fire protection measures within the open space areas.

13-1.2. The required water system, including the hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material being placed on an individual lot.

13-1.3. All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the appropriate sections of Lake Elsinore City Ordinance and the project fire flow letter, subject to the approval of the Fire Department prior to installation.

13-1.4. Prior to issuance of building permits, the developer will submit to the Riverside County Fire Department proof of incorporation of standard subdivision requirements for fire department access and fire protection.

IMPACT

MITIGATION  
MEASURE

LEVEL OF SIGNIFICANCE  
AFTER MITIGATION

13-1.5. Prior to recordation of each tract map, the project proponent will submit a construction phasing plan for approval by the Fire Department. The purpose of this review is to evaluate the adequacy of emergency vehicle access and water supply for the number of dwelling units served.

13-1.6. Prior to recordation of each tract map, the project proponent will offer an irrevocable fire protection access easement as required by the Fire Services Department for any private roadways within the development. The easement will be continuous with the travelway for the private drives as shown on the approved use permit, and will be dedicated to the County.



**IMPACT**

13-2. Development of the Annexation Area will introduce residences and commercial structures into High Fire Hazard Areas.

**MITIGATION  
MEASURE**

13-2. All projects within the Annexation Area that are within a High Fire Hazard Area as designated by the Riverside County General Plan Public Facilities and Services Element will comply with the following requirements:

13-2.1. Prior to the issuance of building permits, the project proponent shall demonstrate that the roofs, eaves and sidings of structures will be constructed with Class B fire retardant resistant roofing.

13-2.2. Prior to the issuance of building permits, the project proponent shall demonstrate that all water facilities improvements will meet Riverside County requirements.

**LEVEL OF SIGNIFICANCE  
AFTER MITIGATION**

Adoption of these measures will reduce impacts to fire protection services to a level of insignificance.

**IMPACT**

13-3. The project will result in an increased need for fire protection facilities in the area.

**MITIGATION  
MEASURE**

13-3.1. Fair Share Funding for Fire Station Construction. A fair share funding mechanism shall be established to provide the funding for a three engine fire station. Fees shall be assessed to the project based on equivalent dwelling units.

13-3.2. The outparcels shall participate in the funding of fire facilities per the requirements of the City of Lake Elsinore and as provided by the County.

13-3.3. Prior to Tentative Tract Map approval for Phase III (Village II), the project proponents shall designate a fire station site in the 17-acre active park site located in the North Peak Valley area for the fire station referred to in Mitigation Measure 13-3.1. The site shall be a minimum 1.25 acres in size, with a minimum 200 foot lot frontage. The specific location shall be approved by both the City and the Fire Department.

**LEVEL OF SIGNIFICANCE  
AFTER MITIGATION**

Implementation of these measures will reduce impacts to fire services to a level of insignificance.

IMPACT

MITIGATION  
MEASURE

LEVEL OF SIGNIFICANCE  
AFTER MITIGATION

13-3.4. Prior to the occupancy of any dwelling units in Phase III, the project proponent shall dedicate, construct and equip a fire station facility on the above mentioned site. The service capability for the fire facility shall be determined by the City of Lake Elsinore and the Riverside County Fire Department, with ongoing costs for manpower, station and equipment maintenance, etc., reflected in the City budget. Any contribution to this station in excess of requirements specified in Mitigation Measure 13-3.1 shall be subject to reimbursement through an agreement between the City and the project proponent.

Police Protection

13-4. The SPA and outparcel projects will result in an increased need for police protection facilities in the area.

13-4.1. According to the Fiscal Impact Report, future taxes from the SPA area will provide sufficient revenues for police protection. In addition, at the time of building permit approval, the applicant shall pay development fees established by the City of Lake Elsinore on a citywide basis for police protection.

13-4.2. The outparcels shall meet all of police facilities requirements of the City of Lake Elsinore.

Implementation of these measures will reduce impacts to police services to a level of insignificance.

IMPACT

MITIGATION  
MEASURE

LEVEL OF SIGNIFICANCE  
AFTER MITIGATION

CUMULATIVE IMPACTS

C-1. Development of the cumulative projects in the Lake Elsinore region will result in a significant adverse change in the natural topography of the region.

C-2. Several rare, endangered, or other sensitive species are known to inhabit the region. Cumulative development will result in the loss of vegetation and habitat for sensitive species.

C-3. The landform modification noted in impact C-1, above, combined with increasing development of the region will result in significant adverse changes to the visual resources of the region.

C-1. Adherence to General Plan policies regarding landform modification will minimize these impacts.

C-2. Regional habitat preservation areas are being established for sensitive species.

C-3. Conformance with City General Plan policies will minimize cumulative visual impacts of ongoing development.

Significant cumulative impacts to landform will remain.

Significant cumulative impacts to sensitive species will remain.

Significant cumulative impacts to visual resources will remain.

**IMPACT**

C-4. Significant impacts to air quality will occur as a result of cumulative development.

[Note: Impacts identified in the Air Quality section are all cumulative in nature.]

**MITIGATION  
MEASURE**

C-4. Conformance with City General Plan policies and regional strategies to reduce emissions will reduce air quality impacts.

**LEVEL OF SIGNIFICANCE  
AFTER MITIGATION**

Significant cumulative impacts to air quality will remain.

### Areas of Controversy Known to Lead Agency

The following is a list of the major areas of controversy as expressed in comments by City staff and in response to the Notice of Preparation:

- Relationship of the project to proposed Steven's kangaroo rat preserves.
- Location and extent of public facilities required to service the project.
- Generation rate for school children
- Biological resources effects
- Visual resources effects
- Air Quality effects
- Relationship of the project to proposed General Plan Update

### Issues to be Resolved

This Environmental Impact Report (EIR), in combination with the information provided in the reports and analyses referenced by this EIR, provide a comprehensive and exhaustive study of project impacts, mitigation measures and project alternatives, consistent with CEQA Guidelines. There are no mitigation measures or alternatives that have not been thoroughly analyzed and discussed in these documents, consistent with the intent and purpose of CEQA.

The issues to be resolved include a determination by the City of Lake Elsinore as to whether the project, as mitigated, would produce any significant adverse environmental effects, whether there are additional feasible mitigation measures other than those already included in the project that should be required, and whether the project should be approved over other alternatives.