

RESOLUTION NO. 2018-__

**A RESOLUTION THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE,
CALIFORNIA, APPROVING A MITIGATED NEGATIVE DECLARATION FOR
PLANNING APPLICATION 2017-74 (COMMERCIAL DESIGN REVIEW NO.
2018-02; TENTATIVE PARCEL MAP NO. 37534; CONDITIONAL USE PERMIT
NO. 2017-18)**

Whereas, Tally CM has submitted an application for several entitlements which include a Tentative Tract Map for the consolidation of three (3) lots into one (1) lots and the reconfiguration of the adjacent right of way, a Conditional Use Permit to permit the operation of a vehicle sales and repair facility and a Commercial Design Review application for development of a 53,425 square foot of building.. The Project site is located on the southeast corner of the intersection of Collier and Crane Avenues in Lake Elsinore, California and is comprised of three parcels, totaling approximately 6.97 acres in size, and known as Assessor Parcel Numbers (APNs) 377-080-053, 377-080-057, and 377-080-079; and,

Whereas, the Project is subject to the provisions of the California Environmental Quality Act (Public Resources Code §§ 21000, et seq.: “CEQA”) and the State Implementation Guidelines for CEQA (14 California Code of Regulations Sections 15000, et seq.: “CEQA Guidelines”) because the Project involves an activity which may cause either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment, and involves the issuance of a lease, permit license, certificate, or other entitlement for use by one or more public agencies (Public Resources Code Section 21065); and

Whereas, pursuant to CEQA Guidelines Section 15063, the City conducted an Initial Study to determine if the Project would have a significant effect on the environment. The Initial Study revealed that the project would have potentially significant environmental impacts but those potentially significant impacts could be mitigated to less than significant levels; and

Whereas, based upon the results of the Initial Study, and based upon the standards set forth in CEQA Guidelines Section 15070, it was determined that it was appropriate to prepare and circulate Mitigated Negative Declaration (Environmental Review No. 2018-01) for the Project (the “Mitigated Negative Declaration”); and

Whereas, pursuant to CEQA Guidelines Section 15072, on February 17, 2017, the City duly issued a notice of intent to adopt the Mitigated Negative Declaration; and

Whereas, in accordance with CEQA Guidelines Section 15073, the Mitigated Negative Declaration was made available for public review and comment for a minimum of twenty days beginning on July 19, 2018, and ended on August 7, 2018 and

Whereas, a Mitigation Monitoring and Reporting Program (“MMRP”) (Exhibit A) for the Project has been prepared in accordance with Section 21081.6 of CEQA; and

Whereas, pursuant to LEMC Chapter 16.24 (Tentative Map), 17.186 (Conditional Use Permits), 17.184 (Design Review), and 17.196 (Signs – Advertising Structures) the Planning Commission has been delegated with the responsibility of making recommendations to the City Council pertaining to Design Review of residential projects; and

Whereas, on August 7, 2018, at a duly noticed public hearing the Planning Commission considered evidence presented by the Community Development Department and other interested parties with respect to this item and adopted a resolution recommending that the City Council adopt the Mitigated Negative Declaration.

Whereas, on March 28, 2017, at a duly noticed public hearing the City Council considered evidence presented by the Community Development Department and other interested parties with respect to this item.

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

Section 1. The foregoing recitals are true and correct and are hereby incorporated into these findings by this reference.

Section 2. The City Council evaluated all comments, written and oral, received from persons who have reviewed the Mitigated Negative Declaration. The City Council hereby finds and determines that all public comments have been addressed.

Section 3. The City Council hereby finds that the Mitigated Negative Declaration for the Project is adequate and has been completed in accordance with CEQA, the State CEQA Guidelines, and the City's procedures for implementation of CEQA; and recommends to the City Council that it make the same finding. The City Council has reviewed and considered the information contained in the Mitigated Negative Declaration and finds that the Mitigated Negative Declaration represents the independent judgment of the City.

Section 4. The City Council further finds and determines that none of the circumstances listed in CEQA Guidelines Section 15073.5 requiring recirculation of the Mitigated Negative Declaration are present and that it would be appropriate to adopt the Mitigated Negative Declaration as proposed to the City Council.

Section 5. The City Council hereby makes, adopts, and incorporates the following findings regarding the lack of potential environmental impacts of the Project and the analysis and conclusions set forth in the Mitigated Negative Declaration:

1. Revisions in the Project plans or proposals made by or agreed to by the applicant before a Mitigated Negative Declaration and Initial Study was released for public review and mitigation measures set forth in the Initial Study would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur.

Based upon the Initial Study conducted for the Project, there is substantial evidence suggesting that all potential impacts to the environment resulting from the Project can be mitigated to less than significant levels. All appropriate and feasible mitigation has been incorporated into the Project design. The Mitigation Monitoring and Reporting Plan contains an implementation program for each mitigation measure. After implementation of the mitigation contained in the Mitigation Monitoring and Reporting Plan, potential environmental impacts are effectively reduced to less than significant levels.

2. There is no substantial evidence, in the light of the whole record before the agency including the initial study and any comments received, that there is no substantial evidence that the Project will have significant effect on the environment.

Pursuant to the evidence received, including comment letters, and in the light of the whole record presented, the Project will not have a significant effect on the environment.

Section 6. Based upon the evidence presented, the above findings, and the attached conditions of approval, the City Council of the City of Lake Elsinore adopts the Mitigated Negative Declaration and the MMRP for Planning Application 2017-74 (Commercial Design Review NO. 2018-02; Tentative Parcel Map NO. 37534; Conditional Use Permit NO. 2017-18).

Section 7. This Resolution shall take effect from and after the date of its passage and adoption.

PASSED, APPROVED AND ADOPTED this 14th day of August 2018, by the following vote:

Natasha Johnson
Mayor

ATTEST:

Susan M. Domen, MMC
City Clerk

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.
CITY OF LAKE ELSINORE)

I, Susan M. Domen, MMC, City Clerk of the City of Lake Elsinore, California, do hereby certify that Resolution No. 2018-____ was adopted by the City Council of the City of Lake Elsinore, California, at the regular meeting of August 14, 2018, and that the same was adopted by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Susan M. Domen, MMC
City Clerk

Exhibit “A”

MITIGATION MONITORING AND REPORTING PROGRAM

PROJECT NAME: Lake Elsinore Honda: Planning Application 2017-74

DATE: August 2018

PROJECT MANAGER: Justin Kirk, Principal Planner

PROJECT DESCRIPTION: The proposed Project, Lake Elsinore Honda, will be a new automobile sales and service facility. The building will be 53,425 square feet, and it will be single story. Two new driveways are proposed on Collier Avenue. The northern driveway will provide vehicular access for sales customers. The southern driveway will provide access for employee parking and deliveries.

The building architecture comprised of Honda's iconic architectural standard including a blue metal entry cylinder, a blue metal “Wave”, off-white colored EIFS and clear glass in aluminum window framing.

Vehicle repair occurs within the fully enclosed air-conditioned building. Mechanical and air-conditioning equipment is roof mounted and screened from view by building parapet walls which match the architectural vocabulary.

PROJECT LOCATION: The Project site is located on the northern side of Collier Avenue in Lake Elsinore, California and is comprised of three parcels, totaling approximately 6.97 acres in size, and known as Assessor Parcel Numbers (APNs) 377-080-053, 377-080-057, and 377-080-079. The Project site is located within Section 31, Township 5S, Range 4W as shown on the Lake Elsinore, California 7.5 minute U.S. Geologic Survey (USGS) topographic map. The property is bound to the northeast by I-15, to the southeast by 3rd Street, to the southwest by Collier Avenue, and to the northwest by a currently vacant site that is in the process of constructing an extension of Crane Street. Surrounding properties are composed of vacant land, existing light industrial, and a retail commercial center currently under construction.

IS SECTION	MITIGATION MEASURE	Section SOURCE	RESPONSIBILITY FOR IMPLEMENTATION	VERIFICATION	COMMENTS
IV. BIOLOGICAL RESOURCES	MM BIO 1: MSHCP Fees. Prior to issuance of a grading permit, the applicant/developer shall pay the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) development mitigation fee for commercial development in effect at the time the permits are issued.	CEQA Initial Study/ <i>General Biological Resources Assessment</i>	Applicant	CITY OF LAKE ELSINORE Planning Division	

IS SECTION	MITIGATION MEASURE	SOURCE ^{Section}	RESPONSIBILITY FOR IMPLEMENTATION	VERIFICATION	COMMENTS
	<p>MM BIO 2: Focused Survey, Pre-Construction Survey, and Avoidance. Prior to receiving a final grading permit, the Project applicant shall conduct a focused survey for Burrowing Owl (BUOW) in accordance with the MSHCP provisions. Additionally, within 30 days prior to initiating ground-disturbance activities, the Project applicant shall retain a qualified biologist to complete a pre-construction take avoidance survey in accordance with the MSHCP. If the take avoidance survey is negative and BUOWs are confirmed to be absent, then ground-disturbing activities shall be allowed to commence, and no further mitigation would be required.</p> <p>If the surveys are positive and BUOWs are confirmed to be present on site, the Project applicant shall consult with the California Department of Wildlife (CDFW) and prepare and implement a Project-specific BUOW mitigation plan. The plan shall be reviewed and approved by the CDFW. To avoid take, any impacted individuals shall be relocated outside of the impact area by a qualified biologist using passive or active methodologies approved by CDFW. The Project applicant shall further mitigate BUOW-occupied habitat in accordance with the MSHCP.</p>	CEQA Initial Study/ <i>General Biological Resources Assessment</i>	Applicant and CDFW	CITY OF LAKE ELSINORE Planning Division	
	<p>MM BIO 3: Pre-Construction Nesting Bird Survey and Avoidance. Vegetation clearing should be conducted outside the nesting season, which is generally defined as February 15 to August 31. If vegetation clearing must take place during the nesting</p>	CEQA Initial Study/ <i>General Biological Resources Assessment</i>	Qualified biologist	CITY OF LAKE ELSINORE Planning Division	

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	<p>season, a qualified biologist shall perform a pre-construction survey for nesting birds no more than seven days prior to vegetation impacts.</p> <p>If active bird nests are confirmed to be present during the pre-construction survey, temporary avoidance of the nests shall be required until a qualified biologist has verified that the young have fledged, or the nest has otherwise become inactive.</p>				
V. CULTURAL RESOURCES	<p>MM Cult 1: UNANTICIPATED RESOURCES</p> <p>The developer/permit holder or any successor in interest shall comply with the following for the life of this permit:</p> <p>If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed:</p> <ol style="list-style-type: none"> 1. All ground disturbance activities within 50 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the Project Archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the Community Development Director or their designee to discuss the significance of the find. 2. The developer shall call the Community Development Director or their designee immediately upon discovery of the cultural resource to convene the meeting. 3. At the meeting with the aforementioned parties, the significance of 	<p>CEQA Initial Study/ <i>Cultural Resources Inventory</i></p>	<p>Applicant</p>	<p>CITY OF LAKE ELSINORE Planning Division</p>	

IS SECTION	MITIGATION MEASURE	SOURCE ^{Section}	RESPONSIBILITY FOR IMPLEMENTATION	VERIFICATION	COMMENTS
	the discoveries shall be discussed and a decision is to be made, with the concurrence of the Community Development Director or their designee, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resource.				
	<p>MM Cult 2: IF HUMAN REMAINS ARE FOUND</p> <p>In the event that human remains (or remains that may be human) are discovered at the project site during grading or earthmoving, the construction contractors, project archaeologist, and/or designated Native American Monitor shall immediately stop all activities within 100 feet of the find. The project applicant shall then inform the Riverside County Coroner and the City of Lake Elsinore Community and Economic Development Department immediately, and the coroner shall be permitted to examine the remains as required by California Health and Safety Code Section 7050.5(b). Section 7050.5 requires that excavation be stopped in the vicinity of discovered human remains until the coroner has made the necessary findings as to origin. If human remains are determined to be Native American, the applicant shall comply with the state law relating to the disposition of Native American burials that fall within the jurisdiction of the NAHC (PRC Section 5097). The coroner shall contact the NAHC within 24 hours and the NAHC will make the determination of most likely descendant(s). The MLD shall complete his or her inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site. Treatment</p>	CEQA Initial Study/ <i>Cultural Resources Inventory</i>	Applicant, archaeological monitor, and Native American monitor	CITY OF LAKE ELSINORE Planning Division	

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	<p>and disposition of the remains shall be determined in consultation with the most likely descendant(s) to determine the most appropriate disposition of human remains and any associated grave artifacts. In the event that the applicant and the MLD are in disagreement regarding the disposition of the remains, State law will apply and the mediation process will occur with the NAHC, if requested (see PRC Section 5097.98(e) and 5097.94(k)).</p> <p>The specific locations of Native American burials and reburials are confidential and may not be disclosed to the general public. The locations will be documented by the consulting archaeologist in conjunction with the various stakeholders and a report of findings will be filed with the Eastern Information Center. A Sacred Lands File form will be submitted to the NAHC by the project archaeologist and the Monitoring Tribe(s). According to the California Health and Safety Code, six or more human burials at one location constitutes a cemetery (Section 8100), and disturbance of Native American cemeteries is a felony (Section 7052).</p>				
	<p>MM Cult 3: ARCHAEOLOGIST/CRMP</p> <p>Prior to issuance of grading permits, the applicant/developer shall provide evidence to the Community Development Department, Planning Division, that a Secretary of Interior Standards qualified and certified Registered Professional Archaeologist (RPA) has been contracted to implement a Cultural Resource Monitoring Program (CRMP), in consultation with the Tribes, that addresses the details of all activities that must be completed and</p>	<p>CEQA Initial Study/ <i>Cultural Resources Inventory</i></p>	<p>Archaeological monitor and Native American monitor</p>	<p>CITY OF LAKE ELSINORE Public Works/Engineering Department</p>	

IS SECTION	MITIGATION MEASURE	SOURCE	RESPONSIBILITY FOR IMPLEMENTATION	VERIFICATION	COMMENTS
	<p>procedures that must be followed regarding cultural resources associated with this project. The CRMP document shall be provided to the Community Development Director or their designee for review and approval prior to issuance of the grading permit. The CRMP provides procedures to be followed and are to ensure that impacts on cultural resources will not occur without procedures that would reduce the impacts to less than significant. Archaeological Monitor - An adequate number of qualified monitors shall be present to ensure that all earth-moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist and if required, in consultation with the Tribal monitor.</p>				
	<p>MM Cult 4: Cultural Sensitivity Training — The Project Archaeologist and if required, a representative designated by the Tribe shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all Construction Personnel. Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event unanticipated cultural resources are identified, including who to contact and</p>	<p>CEQA Initial Study/ <i>Cultural Resources Inventory</i></p>	<p>Archaeological monitor and Native American monitor</p>	<p>CITY OF LAKE ELSINORE Public Works/Engineering Department</p>	

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	appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. This is a mandatory training and all construction personnel must attend prior to beginning work on the project site. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.				
	MM Cul 5: Tribal Monitoring. Prior to the issuance of a grading permit, the applicant shall contact the consulting Native American Tribe(s) that have requested monitoring through consultation with the City during the AB 52 and/or the SB 18 process ("Monitoring Tribes"). The applicant shall coordinate with the Tribe(s) to develop individual Tribal Monitoring Agreement(s). A copy of the signed agreement(s) shall be provided to the City of Lake Elsinore Planning Department prior to the issuance of a grading permit. The Agreement shall address the treatment of any known tribal cultural resources (TCRs) including the project's approved mitigation measures and conditions of approval; the designation, responsibilities, and participation of professional Tribal Monitors during grading, excavation and ground disturbing activities; project grading and development scheduling; terms of compensation for the monitors; and treatment and final disposition of any cultural resources, sacred sites, and human remains/burial goods discovered on the site per the Tribe(s) customs and traditions and the City's mitigation measures/conditions of approval. The Tribal Monitor will have the authority to stop and redirect grading in the immediate	CEQA Initial Study/ <i>Cultural Resources Inventory</i>	Applicant, archaeological monitor, and Native American monitor	CITY OF LAKE ELSINORE Public Works/Engineering Department	

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	area of a find in order to evaluate the find and determine the appropriate next steps, in consultation with the Project archaeologist.				
	<p>MM Cult 6: Unanticipated Resources In the event that previously unidentified potentially significant cultural resources are discovered, the Archaeological and/or Tribal Monitor(s) shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources. The Project Archaeologist, in consultation with the Tribal monitor shall determine the significance of the discovered resources. The Community Development Director or their designee must concur with the evaluation before construction activities will be allowed to resume in the affected area. Before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The Project Archaeologist in consultation with the Tribe(s) shall determine the amount of material to be recovered for an adequate artifact sample for analysis. Under no circumstances shall any destructive methods of archaeological analysis of artifacts, including but not limited to radiocarbon dating, be undertaken without the Tribes' written approval. No archaeological analysis of any kind is allowed on sacred or ceremonial items. Removal of any sacred ceremonial and/or burial related items, including human remains, shall not occur unless the Tribes approve such actions in writing. Isolates and clearly non-significant deposits shall be minimally</p>	CEQA Initial Study/ <i>Cultural Resources Inventory</i>	Archaeological monitor and Native American monitor	CITY OF LAKE ELSINORE Public Works/Engineering Department	

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	documented in the field and the monitored grading can proceed.				
	<p>MM Cult 7: Cultural Resources Disposition - In the event that Native American cultural resources are discovered during the course of grading (inadvertent discoveries), the following procedures shall be carried out for final disposition of the discoveries:</p> <p>1. One or more of the following treatments, in order of preference, shall be employed with the tribes. Evidence of such shall be provided to the City of Lake Elsinore Community Development Department:</p> <p>a. Preservation-In-Place of the cultural resources, if feasible. Preservation in place means avoiding the resources, leaving them in the place where they were found with no development affecting the integrity of the resources.</p> <p>b. Relocation of the resources on the Project property. The measures for relocation shall include, at least, the following: Measures and provisions to protect the future reburial area from any future impacts in perpetuity. Relocation shall not occur until all legally required cataloging and basic recordation have been completed, with an exception that sacred items, burial goods and Native American human remains are excluded. Any reburial process shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV report. The Phase IV Report shall be filed with the City under a</p>	CEQA Initial Study/ <i>Cultural Resources Inventory</i>	Project Archaeologist	CITY OF LAKE ELSINORE Planning Division	

IS SECTION	MITIGATION MEASURE	SOURCE	RESPONSIBILITY FOR IMPLEMENTATION	VERIFICATION	COMMENTS
	<p>confidential cover and not subject to Public Records Request.</p> <p>c. If preservation-in-place and/or relocation cannot be employed, then the resources shall be curated at a culturally appropriate manner at a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the City. There shall be no destructive or invasive testing on sacred items, burial goods and Native American human remains. Results concerning finds of any inadvertent discoveries shall be included in the Phase IV monitoring report.</p>				
	<p>MM Cult 8: PHASE IV REPORT</p> <p>Upon completion of the implementation phase, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard</p>	<p>CEQA Initial Study/ <i>Cultural Resources Inventory</i></p>	<p>Archaeological monitor and Native American monitor</p>	<p>CITY OF LAKE ELSINORE Public Works/Engineering Department</p>	

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	Scopes of Work posted on the County website and shall include at a minimum: a discussion of the monitoring methods and techniques used; the results of the monitoring program including any artifacts recovered; an inventory of any resources recovered; updated DPR forms for all sites affected by the development; final disposition of the resources including GPS data; artifact catalog and any additional recommendations. The report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting. A final copy shall be submitted to the City, Project Applicant, the Eastern Information Center (EIC), and the Tribe.				
VI. GEOLOGY & SOILS	MM GEO 1: Compliance with Recommendations from the Geotechnical Evaluation. Prior to issuance of grading permit, the proposed Project applicant/developer shall comply with all recommendations contained within the Geotechnical Engineering Evaluation.	CEQA Initial Study/ <i>Geotechnical Engineering Evaluation</i>	Applicant	CITY OF LAKE ELSINORE Public Works/Engineering Department	
VII. GREENHOUSE GAS EMISSIONS	MM GHG 1: CAP-1 Electric Vehicle Spaces. The Project shall designate at least ten percent of the total employee and visitor four additional parking spaces for Clean Air Vehicles. Parking spaces for Clean Air Vehicles may be any combination of low-emitting, fuel-efficient and carpool/vanpool vehicles. Based on the current site plan, this measure would require 22 spaces out of the total of 221 spaces to be designated for Clean Air Vehicles.	CEQA Initial Study/ <i>CAP Consistency Assessment</i>	Applicant	CITY OF LAKE ELSINORE Building & Safety Division	

IS SECTION	MITIGATION MEASURE	SOURCE	RESPONSIBILITY FOR IMPLEMENTATION	VERIFICATION	COMMENTS
	MM GHG 2: CAP-2 Energy Efficient Building Standards Tier 1 Electives. The Project shall demonstrate consistency with Measure E-3.1 by selecting one of the following electives from the 2016 CALGreen Tier 1 Checklist (CBSC 2016): <ul style="list-style-type: none"> On-site renewable energy with documentation (A5.211.1 and A5.211.1.1); Green power (A5.211.3); Elevators with car lights and fan (A5.212.1.1 and A5.212.1.1.1); Escalators with controls (A5.212.1.1 and A5.212.1.4); or Steel framing (A5.213.1). 	CEQA Initial Study/ <i>CAP Consistency Assessment</i>	Applicant	CITY OF LAKE ELSINORE Building & Safety Division	
	MM GHG 3: CAP-3 Indoor Water Conservation Tier 1 Electives. The Project shall demonstrate consistency with Measure E-4.2 by selecting one of the following electives from the 2016 CALGreen Tier 1 Checklist (CBSC 2016): <ul style="list-style-type: none"> Nonpotable water systems for indoor use (A5.303.2.3.4); Appliances and fixtures for commercial application (A5.303.3); Nonwater supplied urinals (A5.303.4.1); Dual plumbing (A5.303.5); Outdoor potable water use (A5.304.2); Restoration of areas disturbed by construction (A5.304.6); Previously developed sites with exception (A5.304.7); Graywater irrigation system (A5.304.8); 	CEQA Initial Study/ <i>CAP Consistency Assessment</i>	Applicant	CITY OF LAKE ELSINORE Building & Safety Division	

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	<ul style="list-style-type: none"> Nonpotable water systems (A5.305.1); or Irrigation systems (A5.305.2). 				
	MM GHG 4: CAP-4 Construction Waste Management Plan. The Project shall provide a Construction Waste Management Plan which demonstrates how the Project would recycle and/or salvage for reuse a minimum of 65% of nonhazardous construction and demolition waste.	CEQA Initial Study/ CAP Consistency Assessment	Applicant	CITY OF LAKE ELSINORE Building & Safety Division	
VIII. HAZARDS & HAZARDOUS MATERIALS	MM HAZ 1: Asbestos-Containing Materials (ACM). Prior to any planned renovation or demolition, the Project applicant shall perform an ACM survey of all potentially suspect material identified on site. The applicant shall comply with any and all applicable remediation recommendations contained in the ACM survey.	CEQA Initial Study/ Phase I ESA	Applicant	CITY OF LAKE ELSINORE Building & Safety Division	
	MM HAZ 2: Lead-Based Paint (LBP). Prior to any planned renovation or demolition, the Project applicant shall perform an LBP survey of all potentially suspect material identified on site. The applicant shall comply with any and all applicable remediation recommendations contained in the LBP survey.	CEQA Initial Study/ Phase I ESA	Applicant	CITY OF LAKE ELSINORE Building & Safety Division	
IX. HYDROLOGY & WATER QUALITY	MM HYDRO 1: Building Elevations. Prior to issuance of occupancy permit, all Project buildings shall be constructed such that the structures are elevated by a minimum of the depth designation of one foot, above the highest adjacent existing ground per the established flood elevation published by FEMA.	CEQA Initial Study/ Preliminary Hydrology Report	Applicant	CITY OF LAKE ELSINORE City Building & Safety Division	
X. LAND USE & PLANNING	See MM BIO 1 , above.				

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XVI. TRANS./ TRAFFIC	MM TR 1: <i>Fair-Share Payment.</i> In the event the Central Plaza development does not implement the traffic signal at the Collier Avenue / Crane Street / Private Driveway prior to the Project's opening day, the Project may be required to implement the traffic signal and be reimbursed through a fair-share agreement with the Central Plaza development. The fair-share responsibility of the Project and the Central Plaza development is based on the proportion of weekday PM peak hour trips using the intersection by each development. The Project fair-share percentage is 61%.	CEQA Initial Study/ <i>Traffic Impact Analysis</i>	Applicant	CITY OF LAKE ELSINORE Public Works/Engineering Department	
XVII. TRIBAL CULTURAL RESOURCES	See MM CUL 1 – MM CUL 8 , above.				
	MM CUL 9: <i>Monitoring Agreement.</i> At least 30 days prior to grading, excavation and/or other ground-disturbing activities the applicant shall contact the appropriate Tribe to notify the Tribe of excavation activities and coordinate with the Tribe to develop a Monitoring Agreement. The Agreement shall address the designation, responsibilities, and participation of Native American tribal monitors during excavation and other ground disturbing activities and construction scheduling.	CEQA Initial Study/ <i>Cultural Resources Inventory</i>	Applicant	CITY OF LAKE ELSINORE Public Works/Engineering Department	
	MM CUL 10: <i>Avoidance of Sacred Sites.</i> All sacred sites, should they be encountered within the Project area, shall be avoided and preserved as the preferred mitigation, if feasible.	CEQA Initial Study/ <i>Cultural Resources Inventory</i>	Applicant	CITY OF LAKE ELSINORE Public Works/Engineering Department	