

TENTATIVE TRACT NO. 36682
MEADOW RIDGE II AT CANYON HILLS
Initial Study/Mitigated Negative Declaration – Draft

Prepared for
City of Lake Elsinore

February 2015



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130944

ENVIRONMENTAL CHECKLIST

Initial Study - Draft

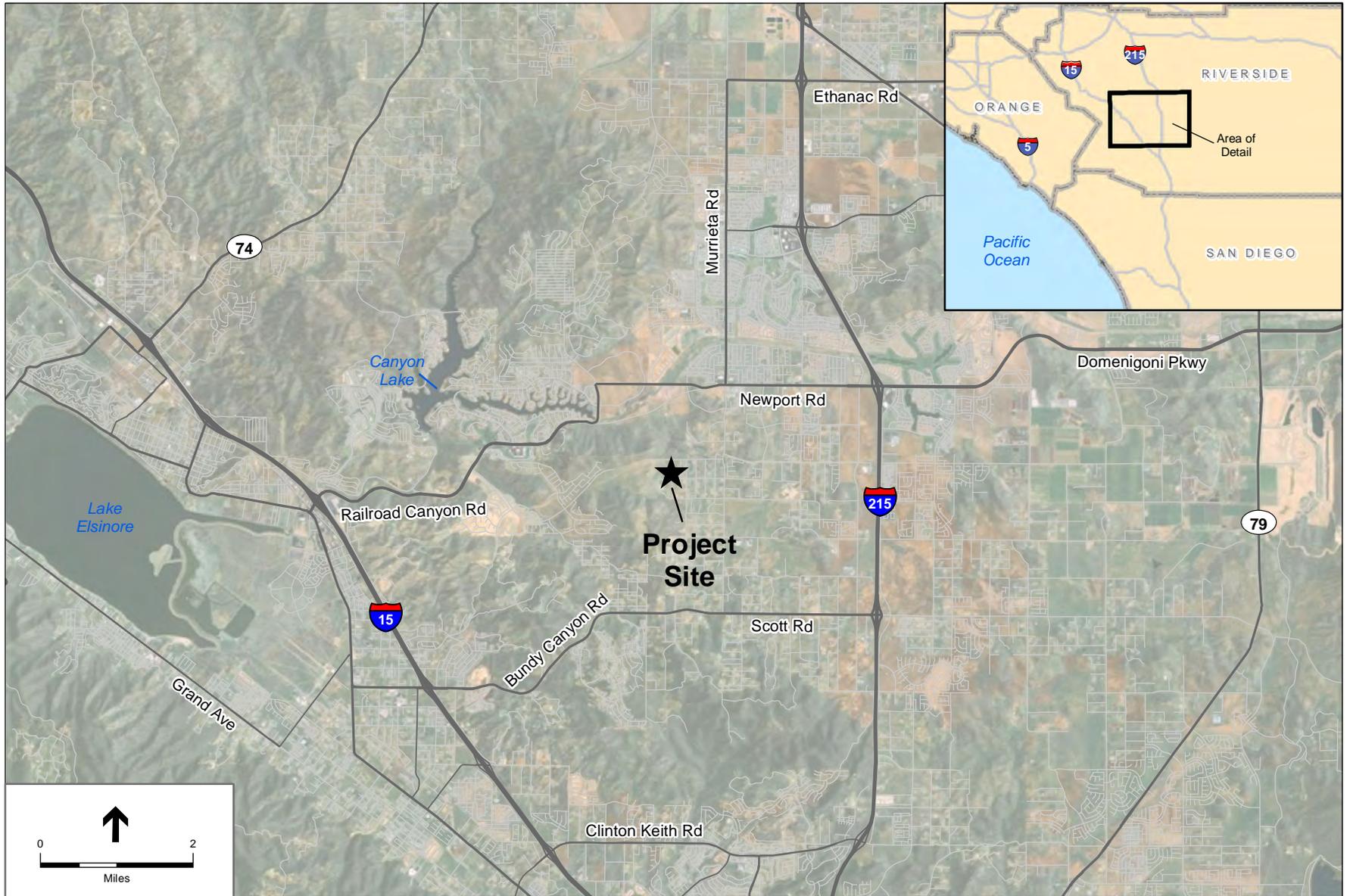
- 1. Project Title:** Tentative Tract Map No. 36682
Meadow Ridge II at Canyon Hills
- 2. Lead Agency Name and Address:** City of Lake Elsinore
130 South Main Street
Lake Elsinore, CA 92530
- 3. Contact Person and Phone Number:** Richard MacHott, Planning Manager
(951) 674-3124 extension 209

4. Project Location:

The project is located in the eastern portion of the City of Lake Elsinore, in western Riverside County (Figure 1). The project site totals 20.2 gross acres and includes 74 single-family residential lots. The Assessor's Parcel Number associated with the project is 358-130-020-4. The proposed Tentative Tract Map (TTM) No. 36682 (Figure 2) submitted for approval covers 24 acres which includes the project site and eight existing lots (Lots 75-82) along the west project boundary that are part of a previously approved tentative tract map (TTM No. 36115-1).

The site is bounded by Holland Road to the north, Corson Avenue to the south, existing single family residential houses to the east and an approved single-family residential development (TTM 36115-1) to the west that is currently under construction. The project site is vacant and is relatively flat, with a several small knolls.

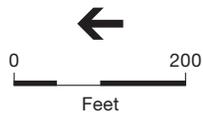
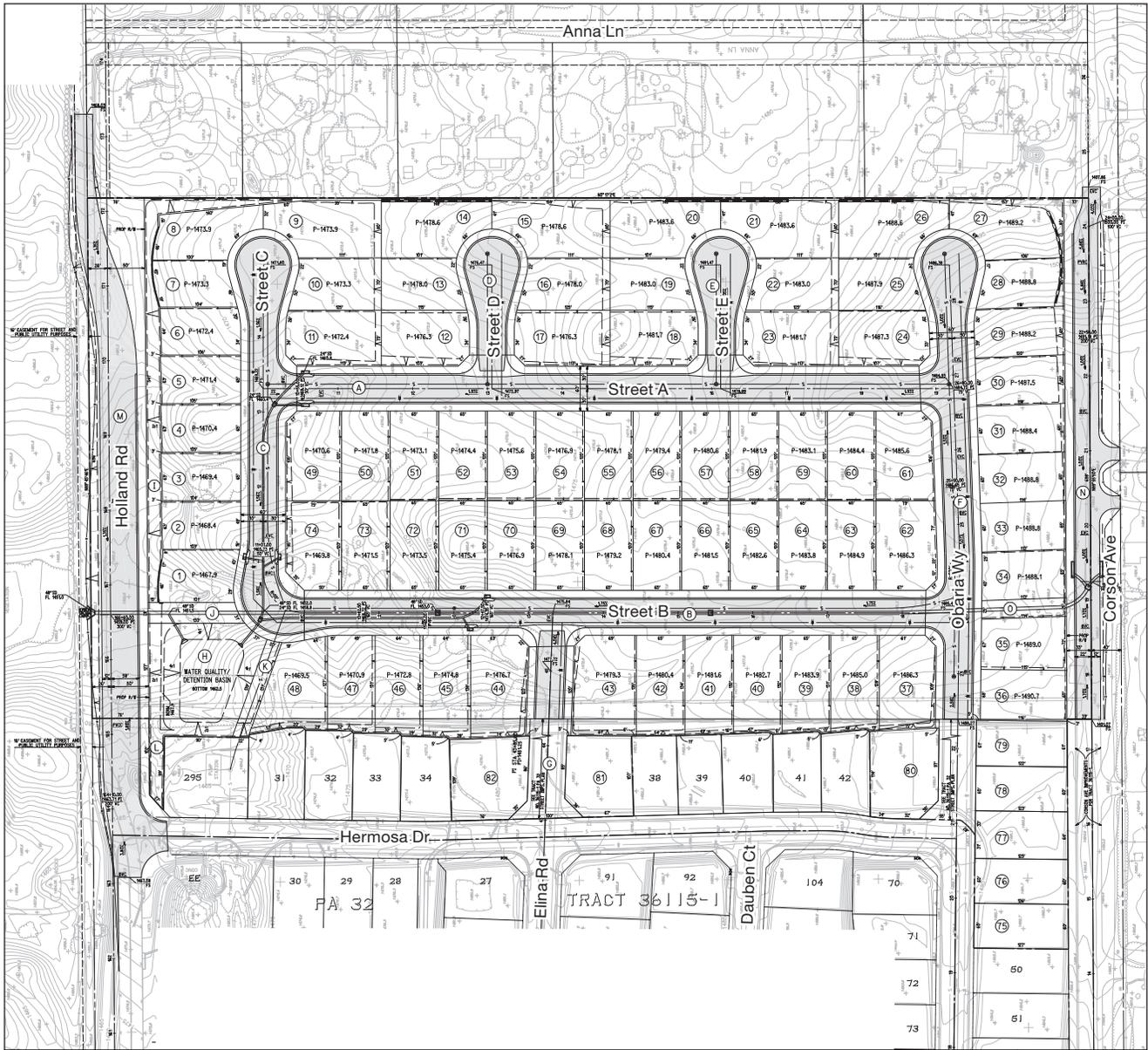
- 5. Project Sponsor's Name and Address:** Pardee Homes
2120 Park Place, Suite 120
El Segundo, CA 90245
- 6. General Plan Designation(s):** Low-Medium Residential
- 7. Zoning Designation(s):** Residential Estate (RE)



SOURCE: ESRI Imagery, Riverside County GIS

Meadow Ridge II MND. D130944

Figure 1
Regional Location Map



SOURCE: Rick Engineering Company

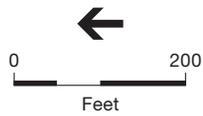
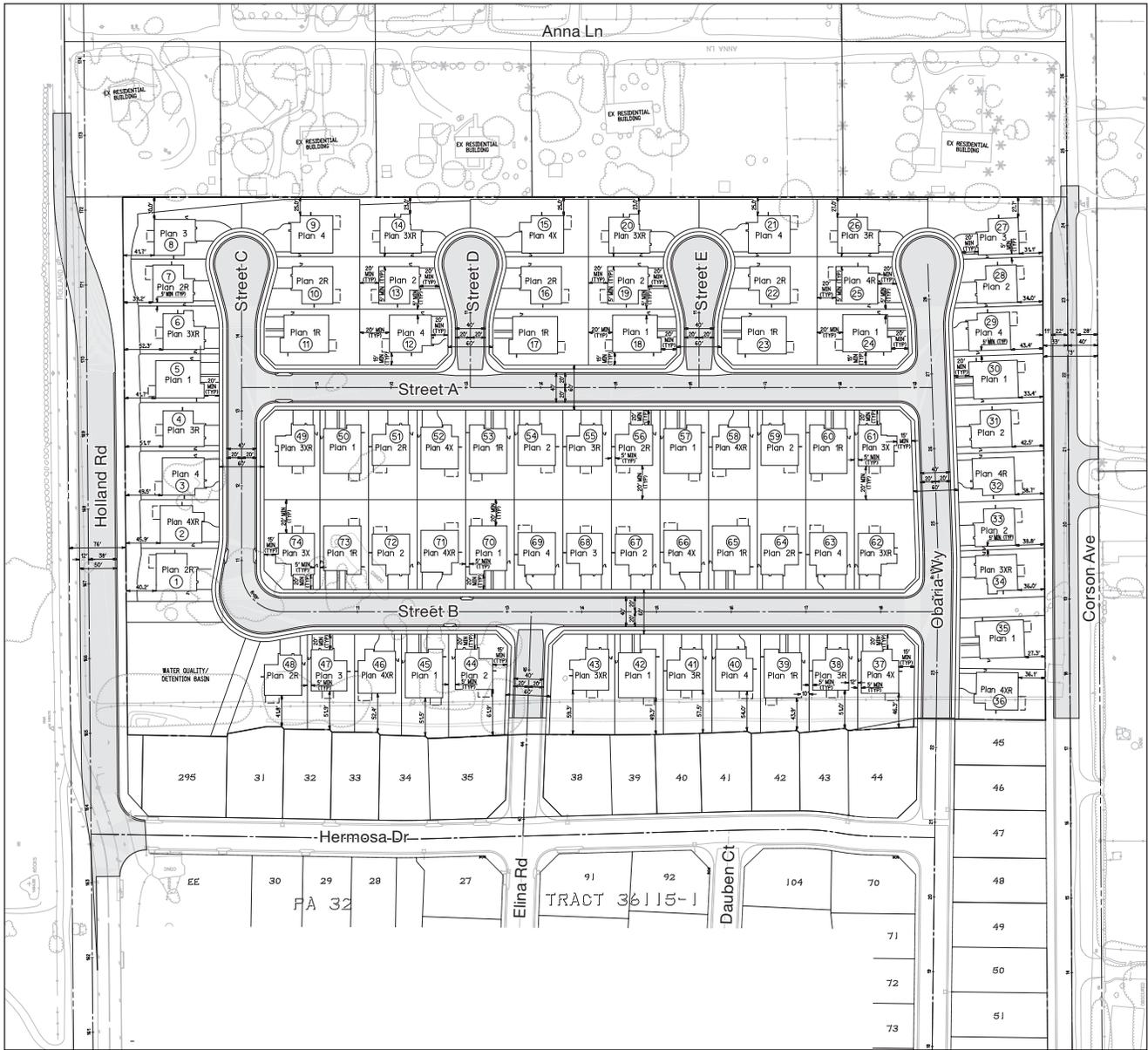
Meadow Ridge II MND . 130944
Figure 2
 Tentative Tract Map No. 36682

8. Proposed Project

The Meadow Ridge II at Canyon Hills Project consists of a 20.2-acre residential development. The project would include 74 single family residential lots with an average lot size of approximately 8,100 square feet. Figure 3 shows the site plan with building footprints and Figure 4 shows typical architectural elevations of certain models to be built. The proposed TTM No. 36682 includes the proposed 74-lot development and eight single-family lots that were reconfigured from a previously approved tentative tract map (TTM 36115-1) to allow for internal access between the project site and the approved development to the west. The eight lots have been through CEQA review as part of TTM 36115-1. The project would also include landscaped buffers along Holland Road and the project's eastern boundary, and a water quality detention basin that would be maintained by the homeowners association. The project would be constructed over an 18-month period.

Circulation Improvements. Circulation improvements include construction of Holland Road from the west project boundary to the east project boundary at its ultimate half-section width including landscaping and parkway improvements in conjunction with development. Holland Road is classified as a Major Roadway, with an ultimate 100-foot right-of-way on the City of Lake Elsinore General Plan Circulation Element. The project would also include construction of Corson Avenue to its ultimate half-section width. Corson Avenue is classified as a Collector Highway, and would have an ultimate right-of-way of 73 feet. Interior streets would have 60-foot right-of-ways with 40-foot wide roadways. All roadways would be dedicated to the City. The project would also contribute to the phased construction of off-site intersection improvements through payment of established City of Lake Elsinore fees, participation in the Western Riverside Transportation Uniform Mitigation Fees program, assessment district and/or community facilities district financing, and construction of off-site facilities under appropriate fee credit agreements.

Drainage. The project would include a storm drain system that would convey a majority of on-site runoff through a network of underground 24-inch pipes located within the roadway right-of-ways. Runoff from the storm drain system would be released into a proposed water quality detention basin that would be located in the northwest corner of the site and would function as a treatment control Best Management Practice (BMP) for on-site storm water runoff. In addition, a proposed 48-inch storm drain, running from south to north through the site, would convey off-site flows from upstream lands through the project site to the northern project boundary where the flows would be released into an existing natural drainage course north of Holland Road. Treated water and overflow from the proposed detention basin would also be routed to the proposed 48-inch storm drain for conveyance off-site. An array of Low Impact Development BMPs would be deployed based on feasibility specific to the project site. For example, the project design would incorporate features that minimize impervious areas and direct runoff into adjacent landscaped areas for treatment. A preliminary Water Quality Management Plan with proposed treatment controls is included as Appendix B.



- Project Site
- ① Building Number

SOURCE: Rick Engineering Company

Meadow Ridge II MND . 130944

Figure 3
Site Plan



PLAN 4XC
ITALIAN

PLAN 3XBR
CRAFTSMAN

PLAN 1A
SPANISH



MEADOW RIDGE II AT CANYON HILLS
MODEL STREET SCENE

Public Utilities. Water and wastewater service would be provided by the Elsinore Valley Municipal Water District (EVMWD). Wastewater flows from the site would be collected and conveyed to an existing pump station located off-site to the west of the proposed water quality basin. Existing water lines located to the west of the project site would be used for connections to water service. Gas for the project would be provided by Southern California Gas Company and electricity by Southern California Edison Company.

Grading and Construction. It is estimated to take 18 months to construct the development with grading occurring in the initial month of construction, projected to be June 2015. The grading of the site would require 29,700 cubic yards of fill import. Construction of residences and other structures would adhere to the California Building Code in effect at the time as amended by Chapter 15 of the City Municipal Code.

Lead Agency Approvals. The following City approvals and permits are anticipated:

- Zoning change from Residential Estate (RE) to Single Family Residential (R-1)
- Approval of Tentative Tract Map 36682
- Lake Elsinore Mass Grading Permit
- Lake Elsinore Residential Design Review for Model Homes and Production Homes
- Lake Elsinore Precise Grading and Building Permits
- Lake Elsinore Encroachment Permits for Street Improvements (Sewer/Water/Storm Drain/Flood Control/C&G/Utilities/Streets)

9. Surrounding Land Uses and Setting:

Land uses surrounding the project area consist of Holland Road and undeveloped open space to the north, existing single family residences to the east and south, and a newly developed residential subdivision to the west.

10. Other public agencies whose approval is required:

Implementation of the project may require discretionary approvals from other responsible and/or regulatory agencies, including, but not limited to:

- State Water Resources Control Board Construction Storm Water General Permit

Environmental Factors Potentially Affected

The proposed project could potentially affect the environmental factor(s) checked below. With mitigation, effects to these resources would be reduced to a less-than-significant level. The following pages present a more detailed checklist and discussion of each environmental factor.

- | | | |
|--|---|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology, Soils and Seismicity |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards and Hazardous Materials | <input type="checkbox"/> Hydrology and Water Quality |
| <input checked="" type="checkbox"/> Land Use and Land Use Planning | <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Noise |
| <input type="checkbox"/> Population and Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation and Traffic | <input type="checkbox"/> Utilities and Service Systems | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION:

On the basis of this initial study:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, no further environmental documentation is required.



Signature

February 26, 2015

Date

Richard J. MacHott, Planning Manager

Printed Name

Environmental Checklist

Aesthetics

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
1. AESTHETICS — Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect daytime or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

- a) Scenic resources in the City of Lake Elsinore and surrounding area include Lake Elsinore, Canyon Lake, the Santa Ana Mountains, Cleveland National Forest, other natural landscapes and buildings of historical/cultural significance. The Lake Elsinore and Canyon Lake are located approximately seven miles west and one mile north of the project site, respectively, and are not currently visible from the project site. Thus, the project would not alter existing views of these lakes. The Santa Ana Mountains and Cleveland National Forest are located south, southwest and west of the project site and the project site would not affect off-site views of these areas. For these reasons impacts were determined to be less than significant.
- b) There are no officially designated state scenic highways in the vicinity of the project site (Caltrans, 2014) and therefore there would be no impact to scenic resources visible from a state scenic highway.
- c) The proposed project would alter the visual character of the project site which is currently fallow agricultural land. The development of a residential community on the project site would be visually consistent with existing residential development in the immediate vicinity. The project would comply with City of Lake Elsinore General Plan, which includes architectural and landscape guidelines to enhance the visual character of development within the City. For these reasons impacts were determined to be less than significant.
- d) The proposed project would be a new source of nighttime lighting. The project would provide two different types of lighting. The streets would be illuminated by street lights in accordance with the City of Lake Elsinore requirements for street lighting. The second type of lighting will be individual lighting for residential structures for front porch and

side garage entrances. Both types of lighting are consistent with lighting in residential neighborhoods. With conformance to the City’s lighting standards the impact on nighttime lighting would be less than significant.

Agricultural and Forest Resources

<u>Issues (and Supporting Information Sources):</u>	<u>Potentially Significant Impact</u>	<u>Less Than Significant with Mitigation Incorporation</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>
2. AGRICULTURAL AND FOREST RESOURCES —				
Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

- a-d) The project site was utilized for agriculture in the past, but is currently fallow. The site is not under a Williamson Contract (California Department of Conservation, 2012a) and is not designated as Prime Farmland, Unique Farmland or Farmland of Statewide Importance (California Department of Conservation, 2012b). The project site does not contain forested land. The project site has been designated for single-family residential development, with a land use designation of Low-Medium Residential per the City of Lake Elsinore General Plan (2011) and a City of Lake Elsinore zoning designation of Residential Estate (RE). Additionally, land adjacent to the project site does not contain agricultural or forest resources. As the project site does not contain agricultural or forest resources and would not result in the conversion of off-site agricultural or forest resources, there would be no impact for this issue area.
- e) The project site is fallow agricultural land and designated as Farmland of Local Importance and Grazing Land (California Department of Conservation, 2012b). In 2010

there were approximately 229,877 acres of Farmland of Local Importance and 110,841 acres of Grazing Land within Riverside County (California Department of Conservation, 2010). The project site would convert less than 0.01% of Farmland of Local Importance and Grazing Land to non-agricultural use and the local jurisdiction has designated/zoned the property for non-agricultural use. As the project site represents a negligible amount of agricultural land regionally and is not designated for agriculture by the local jurisdiction, this impact would be less than significant.

Air Quality

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
3. AIR QUALITY —				
Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

An Air Quality and Global Climate Change Impact Analysis (Appendix A) was prepared by Kunzman Associates to analyze the potential impacts to air quality resulting from the proposed project and was used in the preparation of this section.

The project site is located within the western portion of Riverside County, which is part of the South Coast Air Basin (Basin) that includes all of Orange County as well as the non-desert portions of Los Angeles, Riverside, and San Bernardino Counties. The project site is within the jurisdiction of the South Coast Air Quality Management District (SCAQMD).

Regulatory Setting

Federal

United States Environmental Protection Agency

The United States Environmental Protection Agency (EPA) is responsible for setting and enforcing the National Ambient Air Quality Standards (NAAQS) for atmospheric pollutants. It regulates emission sources that are under the exclusive authority of the federal government, such as aircraft, ships, and certain locomotives. NAAQS pollutants are shown below in Table 1.

**TABLE 1
NATIONAL AND STATE AIR QUALITY STANDARDS**

Pollutant	Averaging Time	State Standard	National Standard	Pollutant Health and Atmospheric Effects
Ozone	1 hour	0.09 ppm	---	High concentrations can directly affect lungs, causing irritation. Long-term exposure may cause damage to lung tissue.
	8 hours	0.07 ppm	0.075 ppm	
Carbon Monoxide (CO)	1 hour	20 ppm	35 ppm	Classified as a chemical asphyxiant, carbon monoxide interferes with the transfer of fresh oxygen to the blood and deprives sensitive tissues of oxygen.
	8 hours	9.0 ppm	9 ppm	
Nitrogen Dioxide (NO ₂)	1 hour	0.18 ppm	100 ppb	Irritating to eyes and respiratory tract. Colors atmosphere reddish-brown.
	Annual Arithmetic Mean	0.03 ppm	0.053 ppm	
Sulfur Dioxide (SO ₂)	1 hour	0.25 ppm	75 ppb	Irritates upper respiratory tract; injurious to lung tissue. Can yellow the leaves of plants, destructive to marble, iron, and steel. Limits visibility and reduces sunlight.
	3 hours	---	0.50 ppm	
	24 hours	0.04 ppm	0.14 ppm	
	Annual Arithmetic Mean	---	0.03 ppm	
Respirable Particulate Matter (PM ₁₀)	24 hours	50 µg/m ³	150 µg/m ³	May irritate eyes and respiratory tract, decreases in lung capacity, cancer and increased mortality. Produces haze and limits visibility.
	Annual Arithmetic Mean	20 µg/m ³	---	
Fine Particulate Matter (PM _{2.5})	24 hours	---	35 µg/m ³	Increases respiratory disease, lung damage, cancer, and premature death. Reduces visibility and results in surface soiling.
	Annual Arithmetic Mean	12 µg/m ³	15 µg/m ³	
Lead (Pb)	30 Day Average	1.5 µg/m ³	---	Disturbs gastrointestinal system, and causes anemia, kidney disease, and neuromuscular and neurological dysfunction (in severe cases).
	Calendar Quarter	---	1.5 µg/m ³	
	Rolling 3-Month Average	---	0.15 µg/m ³	
Sulfates (SO ₄)	24 hour	25 µg/m ³	No National Standard	Decrease in ventilatory functions; aggravation of asthmatic symptoms; aggravation of cardio-pulmonary disease; vegetation damage; degradation of visibility; property damage.
Visibility Reducing Particles	8 hour	Extinction of 0.23/km; visibility of 10 miles or more	No National Standard	Reduces visibility, reduced airport safety, lower real estate value, and discourages tourism.

SOURCE: ARB, 2013a

As part of its enforcement responsibilities, the EPA requires each state with federal nonattainment areas to prepare and submit a State Implementation Plan (SIP) that demonstrates the means to

attain the national standards. As indicated below in Table 2, the Basin has been designated by the EPA as a non-attainment area for ozone (O3) and suspended particulates (PM10 and PM2.5).

State

California Air Resources Board

The California Air Resources Board (CARB), which is a part of the California Environmental Protection Agency, is responsible for the coordination and administration of both federal and state air pollution control programs within California. The California Ambient Air Quality Standards (CAAQS) for criteria pollutants are shown in Table 1 and the state attainment status for the Riverside County portion of the South Coast Air Basin is shown in Table 2. The South Coast Air Basin has been designated by CARB as a nonattainment area for ozone, PM10 and PM2.5.

**TABLE 2
ATTAINMENT STATUS OF SOUTH COAST AIR BASIN (RIVERSIDE COUNTY PORTION)**

Pollutant	Designation/Classification	
	Federal Standards	State Standards
Ozone – one hour	No Federal Standard	Nonattainment/Extreme
Ozone – eight hour	Nonattainment/Extreme	Nonattainment
PM10	Nonattainment/Serious	Nonattainment
PM2.5	Nonattainment	Nonattainment
CO	Attainment/Maintenance	Maintenance
Nitrogen Dioxide	Attainment/Maintenance	Attainment
Sulfur Dioxide	Unclassified/Attainment	Attainment
Lead	Unclassified/Attainment	Attainment

SOURCE: ARB, 2013a

Local

SCAQMD

The SCAQMD is the agency principally responsible for comprehensive air pollution control in the South Coast Air Basin. It has prepared a sequence of Air Quality Management Plans (AQMPs). The 2007 AQMP demonstrated attainment with the 1997 8-hour ozone (80 ppb) standard by 2023, through implementation of future improvements in control techniques and technologies. These “black box” emissions reductions represent 65 percent of the remaining NOx emission reductions by 2023 in order to show attainment with the 1997 8-hour ozone NAAQS. Given the magnitude of these needed emissions reductions, additional NOx control measures have been provided in the AQMP even though the primary purpose of the AQMP is to show compliance with 24-hour PM2.5 emissions standards.

The 2012 AQMP updates and revises the previous 2007 AQMP. A revised draft of the 2012 AQMP was released on September 2012, and was adopted by the SCAQMD Board on December 7, 2012. The 2012 AQMP demonstrates attainment of the federal 24-hour PM2.5 standard by

2014 in the Basin through adoption of all feasible measures, and therefore, no extension of the attainment date is needed.

Impact Analysis

- a) The AQMP is the regional air quality plan that applies to the proposed project. A proposed project should be considered to be consistent with the AQMP if it furthers one or more policies and does not obstruct other policies. The SCAQMD CEQA Handbook identifies two key criteria of consistency:
- (1) Whether the project will result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay timely attainment of air quality standards or the interim emission reductions specified in the AQMP.
 - (2) Whether the project will exceed the assumptions in the AQMP in 2012 or increments based on the year of project buildout and phase.

Criterion 1 - Increase in the Frequency or Severity of Violations

The Air Quality Impact Analysis prepared for the project determined that short-term construction impacts will not result in significant impacts based on the SCAQMD regional and local thresholds of significance. The Air Quality Impact Analysis also found that long-term operations impacts will not result in significant impacts based on the SCAQMD regional, local and toxic air contaminant thresholds of significance. Therefore, the proposed project is not projected to contribute to the exceedance of any air pollutant concentration standards and is found to be consistent with the AQMP for the first criterion.

Criterion 2 - Exceed Assumptions in the AQMP

In preparation of the AQMP, SCAQMD and the Southern California Association of Governments use land use designations contained in General Plan documents to forecast, inventory, and allocate regional emissions from land use and development-related sources. For purposes of analyzing consistency with the AQMP, if a proposed project would have a development density that is substantially greater than what was anticipated in the General Plan, then the proposed project would conflict with the AQMP. On the other hand, if a project's density is consistent with the General Plan, its emissions would be consistent with the assumptions in the AQMP, and the project would not conflict with SCAQMD's attainment plans.

The project site is currently zoned Residential Estate (RE) and designated as Low-Medium Residential in the General Plan. The Low-Medium Density Residential designation has a maximum allowed density of 6.0 dwelling units per acre, which would allow for up to 121 dwelling units on the project site. As the project proposes 74 units, it is not anticipated to exceed the AQMP assumptions for the project site and is found to be consistent with the AQMP for the second criterion.

Conclusion

Based on the above criteria, the proposed project will not result in an inconsistency with the SCAQMD AQMP. Therefore, a less than significant impact would occur.

- b,d) The following discusses potential impacts from air pollutants, during both the construction and operational phases of the project, and includes a discussion of potential impacts to the nearest sensitive receptors.

Criteria Pollutants Analysis

Construction

Construction emissions estimates were generated using CalEEMOD Version 2013.2.2. Construction-related criteria pollutant emissions by phase are shown in Table 3. As shown in Table 3, construction-related criteria pollutant emissions would be below SCAQMD thresholds and thus would be less than significant.

**TABLE 3
UNMITIGATED CONSTRUCTION-RELATED REGIONAL CRITERIA POLLUTANT EMISSIONS**

Construction Activities	Estimated Maximum Daily Emissions (lbs/day)					
	VOC	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Grading	6.88	79.58	52.36	0.06	6.60	4.89
Building Construction	3.84	30.93	21.20	0.03	2.49	2.10
Paving	1.10	11.26	8.26	0.01	0.80	0.63
Architectural Coatings	10.08	2.39	2.17	0.00	0.25	0.21
Total of Overlapping Phases	15.03	44.59	31.63	0.04	3.54	2.94
<i>Regional Significance Threshold</i>	75	100	550	150	150	55
Significant Impact?	No	No	No	No	No	No

SOURCE: Kunzman Associates, Inc, 2014a.

Operation

The worst-case summer or winter VOC, NO_x, CO, SO₂, PM₁₀, and PM_{2.5} emissions created from the proposed project's long-term operations have been calculated and are summarized below in Table 4. Table 4 shows that none of the analyzed criteria pollutants would exceed the regional emissions thresholds. Therefore, a less than significant regional air quality impact would occur from operation of the proposed project.

Local Air Quality Impacts

Construction

The local air quality emissions from construction were analyzed using the SCAQMD's Mass Rate Localized Significant Threshold (LST) Look-up Tables and the LST Methodology, prepared by SCAQMD, revised July 2008. The LST Methodology found the primary emissions of concern are NO₂, CO, PM₁₀, and PM_{2.5}. The on-site emissions were calculated from the CalEEMod model for the different construction phases and have been detailed above for the construction-related regional air quality impacts analysis.

According to LST Methodology, any receptor closer than 25 meters shall be based on the 25 meter threshold. The nearest sensitive receptors are the existing residential uses adjacent to site; therefore the SCAQMD Look-up Tables for 25 meters were used.

**TABLE 4
OPERATIONAL REGIONAL CRITERIA POLLUTANT EMISSIONS**

Activity	Estimated Maximum Daily Emissions (lbs/day)					
	VOC	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Area Sources	22.51	0.56	43.39	0.06	5.69	5.69
Energy Usage	0.07	0.63	0.27	0.00	0.05	0.50
Mobile Sources	2.73	8.98	30.72	0.08	5.23	1.48
Total Emissions	25.31	10.17	74.37	0.13	10.96	7.66
<i>Regional Significance Threshold</i>	55	55	550	150	150	55
Significant Impact?	No	No	No	No	No	No

SOURCE: Kunzman Associates, Inc, 2014a.

The screening data provided in Table 5 shows that none of the analyzed criteria pollutants would exceed the calculated local emissions thresholds at the nearest sensitive receptors. Therefore, a less than significant local air quality impact would occur from construction of the project.

**TABLE 5
SCREENING OF LOCAL CONSTRUCTION EMISSIONS AT NEAREST SENSITIVE RECEPTOR**

Phase	On-Site Pollutant Emissions (lbs/day)			
	NO _x	CO	PM ₁₀	PM _{2.5}
Grading	79.05	50.84	6.34	4.81
Building Construction	30.03	18.74	2.12	1.99
Paving	11.19	7.41	0.63	0.58
Architectural Coating	2.37	1.88	0.20	0.20
<i>SCAQMD Threshold for 25 meters (82 feet) or less</i>	371	1,965	13	8
Significant Impact?	No	No	No	No

SOURCE: Kunzman Associates, Inc. 2014a.

Operations

Project-related air emissions from on-site sources such as architectural coatings, landscaping equipment, on-site usage of natural gas appliances as well as the operation of vehicles on-site may have the potential to exceed the state and federal air quality standards in the project vicinity, even though these pollutant emissions may not be significant enough to create a regional impact to the Air Basin. The nearest sensitive receptors are residential uses adjacent to the project site.

According to SCAQMD LST methodology, LSTs would apply to the operational phase of a project, if the project includes stationary sources, or attracts mobile sources (such as heavy-duty trucks) that may spend long periods queuing and idling at the site; such as industrial warehouse/transfer facilities. The project does not include such uses therefore the project would have a less than significant operation-related impact to local air quality.

Carbon Monoxide. CO is the pollutant of major concern along roadways because the most notable source of CO is motor vehicles. Local air quality impacts can be assessed by comparing future without and with project CO levels to the state and federal CO standards.

To determine if the project could cause emission levels in excess of the CO standards, a sensitivity analysis is typically conducted to determine the potential for CO “hot spots” at a number of intersections in the general project vicinity. Because of reduced speeds and vehicle queuing, “hot spots” typically occur at high traffic volume intersections with a Level of Service E or worse.

The Traffic Impact Analysis found that the project would only generate a maximum of 704 trips per day. The 1992 Federal Attainment Plan for Carbon Monoxide (1992 CO Plan) showed that an intersection which has a daily traffic volume of approximately 100,000 vehicles per day would not violate the CO standard. The traffic volumes at study intersections are below this volume (Appendix G) and therefore no CO “hot spot” modeling was warranted and no significant long-term air quality impact is anticipated to local air quality with the on-going use of the proposed project.

Toxic Air Contaminant Impacts

Construction

The greatest potential for toxic air contaminant emissions would be related to diesel particulate emissions associated with heavy equipment operations during construction of the project. According to SCAQMD methodology, health effects from carcinogenic air toxics are usually described in terms of “individual cancer risk.” “Individual Cancer Risk” is the likelihood that a person exposed to concentrations of toxic air contaminants over a 70-year lifetime will contract cancer, based on the use of standard risk-assessment methodology. Given the relatively limited number of heavy-duty construction equipment and the short-term construction schedule, the project would not result in a long-term (i.e., 70 years) substantial source of toxic air contaminant emissions and corresponding individual cancer risk. Therefore, no significant short-term toxic air contaminant impacts would occur during construction of the project.

Operations

Particulate matter from diesel exhaust is the predominate TAC in urban areas and based on a statewide average in 2000 was estimated to represent about two-thirds of cancer risk from TACs. Due to the nominal number of diesel truck trips generated by the proposed

residential project, a less-than-significant toxic air contaminant impact would occur during the on-going operations of the project and no mitigation would be required.

- c) Cumulative projects include local development as well as general growth within the project area. However, as with most development, the greatest source of emissions is from mobile sources, which travel well out of the local area. Accordingly, the cumulative analysis for the project's air quality must be generic by nature.

The project area is out of attainment for both ozone and particulate matter (PM_{2.5} and PM₁₀). Construction and operation of cumulative projects would further degrade the local air quality, as well as the air quality of the South Coast Air Basin. The greatest cumulative impact on the regional air quality will be the incremental addition of pollutants mainly from increased traffic from residential, commercial, and industrial development and the use of heavy equipment and trucks associated with the construction of these projects. Air quality will be temporarily degraded during construction activities that occur separately or simultaneously. However, in accordance with the SCAQMD methodology, projects that do not exceed the SCAQMD criteria or can be mitigated to less than significant levels are not significant and do not add to the overall cumulative impact. As the project would result in less than significant levels with mitigation as described for Items 3b and d, this project would also have a less-than-significant cumulative impact.

- e) Potential sources that may emit odors during construction activities include the application of materials such as asphalt pavement and diesel exhaust emissions. The objectionable odors that may be produced during the construction process are short-term in nature and the odor emissions are expected cease upon the drying or hardening of the odor-producing materials. Due to the short-term nature and limited amounts of odor producing materials being utilized, odors during construction would have a less-than-significant impact.

According to the SCAQMD, *CEQA Air Quality Handbook*, land uses associated with odor complaints typically include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding. As a residential development, the proposed project does not include any uses identified by the SCAQMD as being associated with odors. Thus, the proposed project is not expected to result in objectionable odors for future residents or for the neighboring uses.

Biological Resources

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
4. BIOLOGICAL RESOURCES — Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

This discussion is informed by a Jurisdictional Delineation Report (Glenn Lukos, 2014; Appendix C), a Burrowing Owl Survey Report (Environmental Intelligence, 2014; Appendix D), and regulatory database searches for special-status species and habitats (USFWS, 2014 and CDFW, 2014; Appendix E).

This impact analysis is also considered in the context of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) which was adopted by the City in 2004. The MSHCP is a comprehensive, multi-jurisdictional effort that focuses on conservation of 146 species and their associated habitats within western Riverside County. The MSHCP serves as a Habitat Conservation Plan pursuant to Section 10(a)(1)(B) of the federal Endangered Species Act of 1973, as well as a Natural Communities Conservation Plan (NCCP) under the NCCP Act of 2001. The MSHCP is used to allow the participating jurisdictions (i.e., the County of Riverside, City of Lake Elsinore, and the other fifteen participating cities) to authorize “take” of plants and wildlife species identified within the plan area for private projects and public works projects within the MSHCP areas. Under the MSHCP, the wildlife agencies will grant take authorization for otherwise lawful actions in exchange for the assembly and management of MSHCP

Conservation Areas. Under the MSHCP and its permits, the City reviews proposed land uses in the “criteria area” to determine if they are consistent with the MSHCP’s conservation goals and if the uses will contribute to assembling the reserves. There are MSHCP survey, habitat evaluation, and mitigation fee requirements that apply to individual projects.

a) **Impacts to Special-Status Plant Species**

The site consists of a fallow agricultural field that showed signs of previous discing. The majority of the site contained bare ground and nonnative annual grass and herb species. No shrubs or trees and very few native plant species were present on the site during a survey on November 26, 2013 (Appendix D). The surrounding area to the east, south and west contains residential development.

Special-status plant species are defined as those listed as federally threatened or endangered by the U.S. Fish and Wildlife Service (USFWS); state listed as threatened or endangered or considered sensitive by the California Department of Fish and Wildlife (CDFW); included in the MSHCP as Covered Species, Non Covered Species, Criteria Area Species, and/or Narrow Endemic Plant Species; and/or are California Native Plant Society (CNPS) California Rare Plant Rank (CRPR) List 1A, 1B, or 2 species, as recognized in the CNPS’s Inventory of Rare and Endangered Vascular Plants of California and consistent with the CEQA Guidelines. Table 6 provides a summary of the special-status species likely to occur in the vicinity of the project site based on the aforementioned database searches and survey results (Appendices C through E) and a determination regarding the potential for occurrence within the project site.

The presence of special-status plant species is unlikely given the disturbed nature and agricultural use of the site. Additionally, the project site is not located in an area identified as requiring focused botanical surveys per Section 6.3.2 of the MSHCP (Additional Survey Needs and Procedures). As the presence of special-status plant species is unlikely due to the high level of disturbance to the site and there are no focused survey requirements under the MSHCP, impacts would be less than significant.

Impacts to Special-Status Wildlife Species

As discussed above, the site has been used for agriculture and does not support native vegetation communities. Special-status wildlife species are defined as those species listed as threatened or endangered, proposed for listing, or candidates for listing by the USFWS and CDFW; considered sensitive animals by the CDFW; and/or included in the MSHCP as Covered Species, Non-Covered Species, and/or Criteria Area Species. Table 7 provides a summary of the special-status species likely to occur in the vicinity of the project site based on the aforementioned database searches and survey results (Appendices C through E) and a determination regarding the potential for occurrence within the project site.

**TABLE 6
SPECIAL-STATUS PLANT SPECIES POTENTIAL FOR OCCURRENCE WITHIN THE PROJECT SITE**

Species	Listing Status (MSHCP/USFWS/ CDFW/ CNPS)	General Habitat	Potential for Species Occurrence within the Project Site
<i>Allium munzii</i> Munz' onion	NE/FE/ST/1B.1	Found in chaparral, coastal scrub, cismontane woodland, pinyon-juniper woodland, valley and foothill grassland, usually in heavy clay soils between elevations of 300-1,035 meters (m).	Low potential. Given the highly disturbed nature of the site, this species has a low potential to occur.
<i>Brodiaea filifolia</i> Thread-leaved brodiaea	CA/FT/SE/1B.1	Found in cismontane woodland, coastal scrub, playas, valley and foothill grassland, and vernal pools. Usually associated with annual grassland and vernal pools often surrounded by shrubland habitats. Clay soils and at elevations of 25-860 m.	Low potential. Given the highly disturbed nature of the site, this species has a low potential to occur.
<i>California macrophylla</i> round-leaved filaree	CA/--/--/1B.1	Found in clay soils and associated with cismontane woodlands and valley-foothill grasslands. 15 – 1,200 m in elevation.	Low potential. Given the highly disturbed nature of the site, this species has a low potential to occur.
<i>Centromadia pungens</i> ssp. <i>laevis</i> Smooth tarplant	CA/--/--/1B.1	Associated with valley and foothill grasslands, chenopod scrub, meadows, playas and riparian woodlands. 0-640m in elevation.	Low potential. Given the highly disturbed nature of the site, this species has a low potential to occur.
<i>Chorizanthe parryi</i> var. <i>parryi</i> Parry's spineflower	AC/--/--/3.2	Found in coastal scrub and chaparral, sometimes on the interface of two vegetation types. Associated with dry, sandy soils, dry slopes and flats. 275-1,220m in elevation.	Not expected. Suitable habitat is not present on site.
<i>Chorizanthe polygonoides</i> var. <i>longispina</i> Long-spined spineflower	AC/--/--/1B.2	Found in chaparral, coastal scrub, meadows, valley and foothill grassland in gabbroic clay soils. 30-1,530m in elevation.	Low potential. Given the highly disturbed nature of the site, this species has a low potential to occur.
<i>Harpagonella palmeri</i> Palmer's grapplinghook	AC/--/--/4.2	Found in chaparral, coastal scrub, and valley and foothill grassland from 20 – 955 m in elevation.	Low potential. Given the highly disturbed nature of the site, this species has a low potential to occur.
<i>Lasthenia glabrata</i> ssp. <i>coulteri</i> Coulter's goldfields	CA/--/--/1B.1	Associated with coastal salt marshes, playas, valley foothills and grasslands, and vernal pools. 1-1,220m in elevation.	Low potential. Given the highly disturbed nature of the site, this species has a low potential to occur.
<i>Navarretia fossalis</i> Spreading navarretia	NE/FT/--/1B.1	Found in vernal pools, alkali grasslands, alkali playas and alkali sinks. Associated with wetlands. 0 to 1,295 m in elevation	Not expected. Suitable habitat is not present on site.

Species	Listing Status (MSHCP/USFWS/ CDFW/ CNPS)	General Habitat	Potential for Species Occurrence within the Project Site
<i>Orcuttia californica</i> California Orcutt grass	NE/FE/SE/1B.1	Associated with vernal pools at elevations of 15-660 m.	Not expected. No vernal pools on- site.

Primary Sources: CNDDDB, 2014. Data Base Record Search for Information on Threatened, Endangered, Rare, or Otherwise Sensitive Species and Communities within the Romoland Quad (Appendix E); USFWS, 2014. GIS Occurrence Data for the USGS 7.5 minute Romoland Quad. USFWS Carlsbad office.

Protection Status Criteria:

Western Riverside County MSHCP

CA = Criteria Area Plant Species under the MSHCP - additional focused surveys may be required if directed to do so by the Conservation Report Generator *and* suitable habitat exists on-site

NE = Narrow Endemic Plant Species under the MSHCP - additional focused surveys may be required if directed to do so by the Conservation Report Generator and suitable habitat exists on-site

AC = Species Adequately Conserved under the MSHCP (subject to the terms and conditions in the MSHCP)

Federal Status

FE – federally listed as endangered

State of California

SE – State-listed as endangered

ST – State-listed as threatened

California Native Plant Society (CNPS): California Rare Plant Rank (CRPR)

CRPR 1B – plants rare, threatened, or endangered in California, and elsewhere

CRPR 3 – plants for which more information is needed and is undergoing review for CRPR listing

CRPR 4 - plants of limited distribution or infrequent throughout a broader area in California

.1 – Seriously endangered in California

.2 – Fairly endangered in California

**TABLE 7
SPECIAL-STATUS WILDLIFE SPECIES POTENTIAL FOR OCCURRENCE WITHIN THE STUDY AREA**

Species	Listing Status (MSHCP/USFWS/ CDFW)	General Habitat	Potential for Species Occurrence within the Study Area
Crustaceans			
<i>Streptocephalus woottoni</i> Riverside fairy shrimp	WS/FE/--	Endemic to western Riverside, Orange and San Diego Counties in areas of tectonic swales/earth slump basins in grassland and coastal sage scrub. Inhabit seasonally astatic pools filled by winter/spring rains. Hatch in warm water later in the season.	Not expected. The project site does not support suitable habitat.
Arthropods			
<i>Euphydryas editha quino</i> Quino checkerspot butterfly	AC/FE/--	Found in sunny openings within grassland, chaparral and coastal sage scrub. Requires high densities of host/food plants which include: California plantain (<i>Plantago erecta</i>), woolly plantain (<i>P. insularis</i>), Coulter's snapdragon (<i>Antirrhinum coulterianum</i>), Chinese houses (<i>Collinsia concolor</i>), and owl's clover (<i>Castilleja exserta</i>).	Low potential. Given the highly disturbed nature of the site, this species has a low potential to occur.
Amphibians			
<i>Spea hammondi</i> Western spadefoot	AC/--/SC	Prefers open areas with sandy or gravelly soils, in a variety of habitats including mixed woodlands, grasslands, chaparral, sandy washes, lowlands, river floodplains, alluvial fans, playas, alkali flats, foothills, and mountains. Rainpools or shallow temporary pools, which do not contain bullfrogs, fish, or crayfish are necessary for breeding.	Not expected. The project site does not support suitable habitat.
Reptiles			
<i>Aspidoscelis hyperythra</i> Orangethroat whiptail	AC/--/SC	Found in chaparral, coastal sage scrub, desert scrub, grassland, riparian scrub, woodlands and forest, Riversidean alluvial fan sage scrub, woodland and forest.	Low potential. Given the highly disturbed nature of the site, this species has a low potential to occur.
<i>Aspidoscelis tigris stejnegeri</i> Coastal whiptail	AC/--/--	Found in chaparral, coastal sage scrub, desert scrub, grassland, riparian scrub, woodlands and forest, Riversidean alluvial fan sage scrub, woodland and forest.	Low potential. Given the highly disturbed nature of the site, this species has a low potential to occur.
<i>Crotalus ruber</i> red-diamond rattlesnake	AC/--/SC	Found in chaparral, woodland, grassland and desert areas. Occurs in rocky, dense vegetation, requires rodent burrows, cracks in rocks or surface cover objects.	Low potential. Given the highly disturbed nature of the site and lack of dense vegetation, this species has a low potential to occur.
<i>Phrynosoma coronatum blainvillii</i> Coast horned lizard	AC/--/SC	Found in chaparral, coastal sage scrub grassland, and wash habitats. Sandy, rocky or gravelly soils; friable soils.	Low potential. Given the highly disturbed nature of the site, this species has a low potential to occur.

Species	Listing Status (MSHCP/USFWS/ CDFW)	General Habitat	Potential for Species Occurrence within the Study Area
Birds			
<i>Aimophila ruficeps</i> <i>canescens</i> Southern California rufous-crowned sparrow	AC/--/WL	Found on moderate to steep, dry, grass-covered hillsides, coastal sage scrub, and chaparral and often occur near the edges of the denser scrub and chaparral associations.	Low potential. Given the highly disturbed nature of the site, this species has a low potential to occur.
<i>Aquila chrysaetos</i> Golden eagle	AC/--/SFP	Widely distributed as a foraging species in all habitats within the MSHCP except dense conifer woodlands at high elevations.	Moderate potential. Suitable foraging habitat occurs on the project site. The site does not present adequate nesting habitat.
<i>Artemisiospiza belli belli</i> Bell's sage sparrow	AC/--/WL	Nests in chaparral dominated by fairly dense strands of chamise. Forages primarily beneath and between shrubs. Found in coastal sage scrub.	Not expected. The project site does not support suitable habitat.
<i>Athene cunicularia</i> Burrowing owl	AS/--/SC	Found in a variety of habitats that contain small mammal burrows, including open, dry annual or perennial grasslands, agricultural, rangelands, deserts and scrublands characterized by low- growing vegetation.	Present. The project site is located in a MSHCP survey area for burrowing owl; one unpaired burrowing owl and two active burrows were identified on the project site during the surveys. This individual was successfully passively relocated off-site.
<i>Buteo regalis</i> Ferruginous hawk	AC/--/WL	Widely distributed as a foraging species in all open habitats within the MSHCP.	Moderate potential. Suitable foraging habitat occurs on the project site. The site does not present adequate nesting habitat.
<i>Eremophila alpestris</i> <i>actia</i> California horned lark	AC/--/WL	Found in short-grass prairie, "bald" hills, mountain meadows, open coastal plains, fallow grain fields and alkali flats.	Moderate potential. Suitable foraging and nesting habitat occurs on the project site.
<i>Lanius ludovicianus</i> Loggerhead shrike	AC/--/SC	Nests in habitats with sparse trees, open woodland, and riparian habitat. Foraging habitat includes agriculture lands, grasslands and shrub and scrub habitats.	Moderate potential. Suitable foraging habitat occurs on the project site. The site does not present adequate nesting habitat.
<i>Polioptila californica</i> <i>californica</i> Coastal California gnatcatcher	AC/FT/SC	Coastal sage scrub habitat in arid washes, on mesas or on slopes of coastal hills. Permanent resident of coastal sage scrub below 2500 ft.	Not expected. The project site does not support suitable habitat.
Mammals			
<i>Chaetodipus californicus</i> <i>femoralis</i> Dulzura pocket mouse	--/--/SC	Found in coastal sage scrub, sage scrub/grassland ecotones, chaparral, and desert scrubs at all elevations up to 2,600 feet.	Not expected. The project site does not support suitable habitat.
<i>Chaetodipus fallax fallax</i> Northwestern San Diego pocket mouse	AC/--/SC	Habitats include coastal scrub, chamise-redshank chaparral, mixed chaparral, sagebrush, desert wash, desert scrub, desert succulent shrub, pinyon-juniper, and annual grassland.	Low potential. Given the highly disturbed nature of the site and lack of vegetation, this species has a low potential to occur.

Species	Listing Status (MSHCP/USFWS/CDFW)	General Habitat	Potential for Species Occurrence within the Study Area
<i>Dipodomys merriami parvus</i> San Bernardino kangaroo rat	AS/FE/SC	Habitat includes alluvial scrub/coastal sage scrub habitats on gravelly and sandy soils adjoining river and stream terraces on alluvial fans.	Not expected. The project site does not support suitable habitat.
<i>Dipodomys stephensi</i> Stephens' kangaroo rat	AC/FE/ST	Primarily found in annual and perennial grasslands, also occurs in coastal scrub and sagebrush with sparse canopy cover.	Low potential. Given the highly disturbed nature of the site and lack of vegetation, this species has a low potential to occur.
<i>Eumops perotis californicus</i> Western mastiff bat	--/--/SC	Roosts in significant rock features. Found in a variety of habitats including desert scrub, chaparral, oak woodland and ponderosa pine belt.	Not expected. The project site does not support suitable habitat.
<i>Lasiurus xanthinus</i> Western yellow bat	--/--/SC	In California roosts almost exclusively in palm trees, limited to distribution by the availability of palm habitat.	Not expected. The project site does not support suitable habitat.
<i>Lepus californicus bennettii</i> San Diego black-tailed jackrabbit	AC/--/SC	Associated with open grassland and brushland, and coastal sage scrub habitats in southern California	Low potential. Given the highly disturbed nature of the site and lack of vegetation, this species has a low potential to occur.
<i>Onychomys torridus Ramona</i> Southern grasshopper mouse	--/--/SC	Found in a variety of low, open and semi-open scrub habitats and annual grasslands with scattered shrubs.	Not expected. The project site does not support suitable habitat.
<i>Perognathus longimembris brevinasus</i> Los Angeles pocket mouse	AC/--/SC	Limited to sparsely vegetated habitat areas in patches of fine sandy soils associated with washes or of Aeolian (windblown) origin, such as dunes.	Not expected. The project site does not support suitable habitat.
<i>Taxidea taxus</i> American badger	AC/--/SC	Most abundant in drier, open stages of most shrub, forest, and herbaceous habitats with friable soils. Requires open, uncultivated ground and sufficient burrowing rodent prey.	Low potential. Given the highly disturbed nature of the site, this species has a low potential to occur.

Primary Sources: CNDDB, 2014. Data Base Record Search for Information on Threatened, Endangered, Rare, or Otherwise Sensitive Species and Communities within the Romoland Quad (the eight surrounding quads were considered for transient/foraging species); USFWS, 2014. GIS Occurrence Data for the USGS 7.5 minute Romoland Quad. USFWS Carlsbad office.

Protection Status Criteria:

Western Riverside County MSHCP

WS = Wetland Species under the MSHCP – additional surveys may be required as part of wetlands mapping per the MSHCP
AS = Additional surveys may be required for these species within locations shown on survey maps as described in Section 6.3.2 of the MSHCP.
AC = Adequately Conserved Species under the MSHCP (subject to the terms and conditions in the MSHCP)

Federal Status

FE – Federally listed as endangered
FT – Federally listed as threatened

State of California

SE – State-listed as endangered
ST – State-listed as threatened
SFP – Fully protected species
SC – State Species of Special Concern
WL – Watch List

The project site contains suitable habitat for burrowing owl (*Athene cunicularia*), which was determined to be present on the site. The site also provides foraging habitat for various bird species which is discussed further below. The site has a low potential for other species due to the disturbed nature of the site. Species with a low potential are considered adequately conserved under the MSHCP implementation structure and reserve design.

Burrowing owl has been identified as a species occurring on the project site. Impacts to this species are considered potentially significant. Mitigation Measure BIO-1 is applicable pursuant to the MSHCP. This measure requires pre-construction clearance surveys which would reduce potential impacts to a less-than-significant level.

Mitigation Measure BIO-1: The project applicant shall ensure that a pre-construction presence/absence survey for burrowing owl will be conducted where suitable habitat is present. The survey shall be conducted within 30 days prior to site disturbance. If burrowing owl are determined to be present, passive (i.e., use of one-way doors and collapse of burrows) relocation following accepted protocols will be utilized to ensure impacts to owls are minimized or avoided. Existing burrows shall be destroyed once they are vacated. Disturbance of active nests will be avoided if burrowing owl is present during the nesting season (March 1st to August 31st).

Impacts to other special status-species either occurring or having the potential to occur on-site are adequately conserved under the MSHCP implementation structure and reserve design. As the presence of special-status wildlife species is unlikely due to the high level of disturbance to the site and there are no survey requirements under the MSHCP (with the exception of burrowing owl), impacts would be less than significant.

Nesting Birds

The federal Migratory Bird Treaty Act (16 USC, Sec. 703, Supp. I, 1989) prohibits killing, possessing, or trading of migratory birds, except in accordance with regulations prescribed by the Secretary of the Interior, including take of bird nests and eggs. All birds and birds of prey specifically are protected in California under the State Fish and Game Code, Sections 3503 and 3503.5, which states that it is “unlawful to take, possess, or destroy any birds in the order Falconiformes or Strigiformes (birds of prey) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by this code or any regulation adopted pursuant thereto.” Project impacts to these species would not be considered significant unless they are known or have a high potential to nest in the project area or to rely on the site for primary foraging activities during the breeding season.

Though there are no trees or suitable habitat present within the proposed site, there are several ornamental trees adjacent to the site to the north. Construction activities could cause disturbance to birds nesting/foraging adjacent to the site. No nests were observed during the 2013 and 2014 site visits; however, these visits were not focused on nesting birds (other than burrowing owl) and conducted outside of the breeding season, and

therefore results are not conclusive. The project may have a substantial adverse effect, either directly or through habitat modifications, on bird species identified as a candidate, sensitive, or special-status in local or regional plans, policies, or regulations, or by the CDFW or USFWS. Impacts to nesting birds are potentially significant, but can be prevented through implementation of pre-construction surveys and associated avoidance measures, as described in Mitigation Measure BIO-2.

Mitigation Measure BIO-2: The applicant shall have a qualified biologist (approved by the City) conduct a pre-construction survey for nesting birds on and adjacent to the site (within 100 feet of the site for nesting passerines; 500 feet for nesting raptors) no more than seven days prior to construction. The biologist shall report his or her findings to the City, and the biologist, applicant, and (if required) the City shall work collaboratively to ensure that no direct impacts to any nesting birds or raptors occur by establishing the construction right of way and scheduling initial ground disturbance and removal of plant material outside of the typical breeding season of birds (February 1 through August 31). If initial ground disturbance and vegetation removal is proposed for the bird nesting period (February 1 through August 31), then active nest sites located during the pre-construction surveys shall be avoided pursuant to the directions of the biologist, and a non-disturbance buffer zone established dependent on the species. Nest sites shall be avoided with non-disturbance buffer zones approved by the biologist until the adults and young are no longer reliant on the nest site for survival as determined by a qualified biologist. Avoiding destruction of an active nest and establishing a non-disturbance buffer zone around any active nests on or adjacent to the site would reduce this potentially significant impact to a less than significant level. Should the nesting of any migratory bird occur on or adjacent to the site during grading or construction activities, a City qualified biological monitor shall halt all construction activities and notify the City and corresponding resource agency.

Foraging Habitat

The project site consists of fallow agricultural land which is suitable foraging habitats for numerous bird species, particularly raptors. Impacts to foraging habitat would be less than significant through implementation of the terms and conditions of the MSHCP, which includes implementation of Best Management Practices (BMPs) as outlined in Appendix C of the MSHCP. No additional mitigation is required.

Indirect Impacts

The project is not expected to result in significant indirect impacts to special-status species or their habitats, with the exception of potential indirect impacts to burrowing owl and other nesting birds and raptors as described above. Implementation of Mitigation Measures BIO-1 and BIO-2 would reduce these potential impacts to less than significant levels.

Cumulative Impacts

The proposed project will contribute to regional cumulative impacts as it pertains to the loss of foraging and live-in habitat for special-status wildlife, the loss of raptor foraging habitat, and the loss of nesting bird habitat. However, with coverage under the MSHCP, and with the additional mitigation measures in this Initial Study, the cumulative impacts attributed to the project would be reduced to a less-than-significant level.

- b) The project site does not contain riparian habitat or other sensitive natural communities identified by resource agencies and thus there would be no impact for this issue.
- c) A Jurisdictional Delineation was completed by Glen Lukos Associates in February 2014 for the project site (Appendix C). The project site was surveyed to determine the amount of waters subject to U.S. Army Corps of Engineers (Corps) jurisdiction pursuant to Section 404 of the Clean Water Act (CWA), California Department of Fish and Wildlife (CDFW) jurisdiction pursuant to Division 2, Chapter 6, Section 1600 of the California Fish and Game Code, and Santa Ana Regional Water Quality Control Board (RWQCB) jurisdiction pursuant to Section 401 of the CWA and the Porter-Cologne Water Quality Control Act. According to the delineation report, there are no drainages or other aquatic features on the project site and therefore no waters subject to jurisdiction of the Corps, CDFW or RWQCB.
- d) The project site is not located within any established native resident or migratory wildlife corridor as the project site is surrounded by residential development to east, south, and west. Construction and operation of the project would not interfere with existing wildlife corridors and use of any native wildlife nursery sites. Therefore, less than significant impacts would occur to existing wildlife corridors. Impacts associated with migratory birds including burrowing owl are addressed under Item 4a above.
- e) The City General Plan has local policies regarding the protection of special-status species and consistency with the MSHCP. These impacts are discussed under Item 4a and 4f. The City also has a Palm Tree Preservation Program; however, there are no palm trees on the project site. With coverage afforded under the MSHCP and adherence to recommended Mitigation Measures BIO-1 and BIO-2, impacts would be less than significant.
- f) The project site is located within the Sun City/Menifee Area Plan of the MSHCP, and is not located within or adjacent to the MSHCP Criteria Area.

The purpose of this discussion is to provide an analysis of the proposed project with respect to compliance with biological aspects of the MSHCP. Specifically, this analysis evaluates the proposed project with respect to Section 6.1.1 (the project's compliance with MSHCP Reserve assembly requirements), Section 6.1.2 (Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools), Section 6.1.3 (Protection of Narrow Endemic Plant Species), Section 6.1.4 (Guidelines Pertaining to the Urban/Wildlands Interface), and Section 6.3.2 (Additional Survey Needs and Procedures).

Project Relationship to Reserve Assembly

No part of the project site occurs within a Criteria Cell proposed for conservation under the MSHCP; therefore, the project is not subject to the Habitat Assessment and Negotiation Strategy (HANS) or Joint Project Review (JPR) processes, and thus the project is consistent with the Reserve Assembly requirements of the MSHCP.

Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools

The project site does not contain areas defined by the MSHCP as riparian/riverine and does not contain vernal pools. Therefore, this section of the MSHCP is not applicable to the project.

Protection of Narrow Endemic Plant Species

The project site is not located within the MSHCP Narrow Endemic Plant survey area. Therefore, this section of the MSHCP is not applicable to the project.

Guidelines Pertaining to the Urban/Wildland Interface

The MSHCP Urban/Wildland Interface Guidelines are intended to address indirect effects associated with locating development in proximity to the MSHCP Conservation Area. The project is not located in the vicinity of an MSHCP Conservation Area. As indirect effects to an MSHCP Conservation Area are not anticipated, the project would be consistent with this section of the MSHCP.

Additional Survey Needs and Procedures

The project site is located within the MSHCP Burrowing Owl Survey Area. The project site is not located within the MSHCP Narrow Endemic Plant, Mammal or Amphibian Survey Areas.

Burrowing owl surveys were conducted for the project site which resulted in findings of one unpaired burrowing owl, burrowing owl sign and two active burrows (Appendix D). Because the project site is less than 35 acres and supports fewer than three pairs of burrowing owls, the burrowing owl was passively relocated consistent with the objectives of the MSHCP (Volume 2, Section B, Birds, Burrowing Owl Species Objective 5). Mitigation Measure BIO-1 requires that pre-construction presence/absence survey for burrowing owls be conducted where suitable habitat is present within 30 days prior to disturbance. With this mitigation, the project would result in consistency with the MSHCP.

Conclusion of MSHCP Consistency

The proposed project will be compliant with the biological requirements of the MSHCP with adherence to the implementation of Mitigation Measure BIO-1. Thus, impacts with respect to MSHCP consistency would be less than significant.

Cultural Resources

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
5. CULTURAL RESOURCES — Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

- a,b) A Cultural Resources Survey Report and Test Evaluation were prepared for the proposed project by ECORP Consulting, Inc. (2013a, 2013b). As part of these studies, ECORP Consulting, Inc. conducted a cultural resources records search, a Sacred Lands File search, and a cultural resources survey of the property.

The Sacred Lands File search did not reveal any Native American cultural resources within the project area.

The cultural records search results indicate that the area around the project site was heavily used in Late Prehistoric times. The project site is located between two large occupation sites and contains one previously recorded cultural resource within the project area (CA-RIV-1021). CA-RIV-1021 is a prehistoric camp containing scattered manos, metates and lithic debitage.

The results of a pedestrian survey of the project site revealed two newly recorded prehistoric sites (CS-001 and CS-002) and 11 isolated finds (two historic and nine prehistoric). CS-001 is a prehistoric activity area containing 59 artifacts; the site has been heavily disturbed, showing evidence of former plowing, cattle grazing, and heavy equipment activity. CS-002 is a small, sparse, artifact scatter containing eight artifacts. The 11 isolated finds consisted of mano and metate fragments and glass fragments.

In addition, a previously unevaluated portion of a previously recorded site, CA-RIV-1021, described above, was discovered on the project site. CA-RIV-1021 was first recorded in 1976 and was described as a north-south trending midden deposit in a plowed field south of Holland Road. In 2009, prior to the construction of two water quality basins, the northern portion of the site was evaluated for eligibility for the California Register of Historical Resources (CRHR) and was determined not to be eligible. In 2012, the southern portion of the site was evaluated and also determined to be not eligible for CRHR. The pedestrian survey conducted for the proposed project found that CA-RIV-1021 extends eastward onto the project site.

A Phase II investigation was conducted to evaluate CS-001, CS-002, the isolated finds and the newly discovered portion of CA-RIV-1021. The investigation included collection of all artifacts on the surface and excavation of 52 shovel test pits. A total of 177 artifacts were collected from CS-001. A total of 53 items were collected from CA-RIV-1021. In addition, one large granitic boulder with six milling slicks and three cupule-like depressions were identified at the site. As a result of the investigation, CS-002 was incorporated into the expanded boundaries of CA-RIV-1021. In addition, a new site, CS-003, containing a total of five artifacts was identified on-site. The investigation concluded that CS-001 and CA-RIV-1021 do not have the potential to yield information important to prehistory and therefore these sites are not considered eligible for CRHR. In addition, these sites do not meet any of the other criteria to be considered a historical resource, as defined by CEQA. Similarly, CS-003 and the isolated artifacts are not considered eligible for CRHR under any criteria and are not considered historical resources as defined by CEQA. As these sites are not considered eligible for CRHR and are not considered historical resources, development of the project would not cause a substantial adverse change in the significance of any identified historical resource.

Outside the project site, 14 additional sites have been recorded within a 0.5-mile radius and are described below.

- RIV-1022, an occupation site with milling features;
- RIV-1023, an occupation site with milling features, midden, pictographs and a quarry site;
- RIV-1024, an occupation site with pictographs and petroglyphs;
- RIV-1026, pictograph site;
- RIV-1028, rock shelter with pictographs;
- RIV-2092, isolated bedrock milling feature,
- RIV-3939, refuse deposit;
- RIV-6256, occupation site;
- RIV-6873, seasonal camp with milling features, lithic artifacts, faunal remains and fire-affected rocks;
- P-33-15894, bedrock milling feature with two slicks;
- P-33-17942, isolated core;
- P-33-17944, isolated bedrock milling slick; and
- P-33-17945, Christensen flood control wall.

Although survey results indicated that further cultural resources are not likely to be found on the project site, unidentified cultural resources could be present and be potentially impacted by construction of the project. Without proper mitigation, the project could potentially impact significant cultural resources. Mitigation Measures CR-1 through CR-

10 would reduce this impact to a less-than-significant level by monitoring earth moving-activities and notifying the City in the event of a discovery.

The features at sites CS-001, CS-003 and the portion of CA-RIV-1021 that lies within the project site may be destroyed in the event the study area is fully developed; however, these features have been fully documented and recorded within the Eastern Information Center at UC Riverside. Consequently, adverse impacts to these features have been addressed through the aforementioned recordation program. Although the cumulative total of all related project development creates the potential for additional impact to cultural and paleontological resources, each project would develop adequate mitigation measures to substantially decrease or avoid impacts through the CEQA process and City and County standard conditions. Impacts to cultural and paleontological resources found on the project site would be mitigated. Therefore, no significant cumulative loss of cultural or paleontological resources would occur and cumulative impacts would be less than significant.

Mitigation Measure CR-1: Prior to the issuance of a grading permit, the project applicant/developer shall retain a City-approved Project Archaeologist to monitor all ground-disturbing activities in all areas of the project in an effort to identify any unknown archaeological resources. If cultural resources are encountered, all activity in the vicinity of the find shall cease until it can be evaluated by the archaeological and Pechanga tribal monitor. If the archaeological monitor, in consultation with the Pechanga tribal representative(s), determines that the resources may be significant, the archaeological monitor will notify the lead agency and will develop an appropriate treatment plan for the resources in consultation with the Pechanga tribal representative(s). The Plan shall outline the protocols for identification, determination, and mitigation of inadvertent finds which may include but is not limited to preservation in place, capping or data recovery. The archaeologist shall consult with Pechanga tribal representative(s) in determining appropriate treatment for unearthed cultural resources. The Project Archaeologist shall prepare a final monitoring report summarizing the results of the monitoring activity and describe any cultural resources recovered in the duration of monitoring, including updated DPR forms and appropriate catalog records. The report shall be submitted to the City of Lake Elsinore, the Pechanga Tribe and the Eastern Information Center of the California Historic Resources Inventory System.

Mitigation Measure CR-2: At least 30 days prior to seeking a grading permit, the project applicant shall contact the Pechanga Tribe to notify that Tribe of grading, excavation and the monitoring program, and to coordinate with the City of Lake Elsinore and the Tribe to develop a Cultural Resources Treatment and Monitoring Agreement. The Agreement shall address the treatment of known cultural resources, the designation, responsibilities, and participation of professional Native American 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 discovered on the site.

Mitigation Measure CR-3: Prior to commencement of grading, a pre-construction meeting shall be held. In accordance with the agreement required in MM CR-2,

both the qualified archaeologist and the Pechanga tribal monitor shall be present at the pre-construction meeting to advise construction contractors about the sensitive nature of the archaeological material on the property and to discuss monitoring requirements. The archaeological monitor's authority to stop and redirect grading will be exercised in consultation with the Pechanga Tribe in order to evaluate the significance of any archaeological resources discovered on the property.

Mitigation Measure CR-4: Prior to any stockpiling and staging activities on the property, a surface collection shall be conducted by the project archaeologist and the appropriate tribe. All artifacts shall be identified by pin flagging or other appropriate identifier, GPS points taken, and subsequently collected. These resources shall be included in the project collection analysis and catalogue sheet, the final report and site records.

Mitigation Measure CR-5: Prior to any stockpiling and staging activities, the developer, project archaeologist and the tribe shall determine the most appropriate location for the stockpile soils. It is anticipated that the stockpile(s) will be places on the southwest corner of the property, avoiding sites CA-RIV-1021 and CS-001; however, this can be confirmed in consultation with the Pechanga Tribe prior to placement of materials.

Mitigation Measure CR-6: Prior to beginning grading, the Developer shall meet and confer with the Pechanga Tribe and the Project archaeologist to develop an appropriate controlled grading plan for sites CA-RIV-1021 and CS-001. The purpose of the controlled grading with a paddle-wheel scraper or other approved equipment at and around the sites is to afford the opportunity to determine whether any subsurface resources are associated with the sites and if so, to collect the resources for appropriate mitigation as determined in the provisions outlined in the Agreement required in MM CR-2. All controlled grading shall be monitored by the project archaeologist and the Pechanga tribe until both are in agreement that controlled grading is no longer needed.

Mitigation Measure CR-7: Prior to issuance of the grading permit, the Developer, the project archaeologist and the Pechanga Tribe shall conduct a field visit to determine feasibility for relocation of the boulder outcrop recorded within CA-RIV-1021. All reasonable attempts shall be made to remove the outcrop intact. If it is determined that the outcrop cannot be safely relocated, the Pechanga Tribe shall be given 14 days to consult with the Pechanga Cultural Resources Committee to determine and provide recommendations for the proper and respectful treatment of the feature.

If the outcrop can be safely moved, it shall be relocated to the Pechanga-Audie Murphy parcel in an area agreed upon by the Tribe and the Developer during the field visit. The project archaeologist shall update the CA-RIV-1021 DPR forms as appropriate and submit them, along with the final monitoring report, as outlined in MM CR 1.

Mitigation Measure CR-8: The landowner shall relinquish ownership of all cultural resources, including sacred items, burial goods and all archaeological

artifacts that are found on the project area to the Pechanga tribe for proper treatment and disposition.

Mitigation Measure CR-9: If inadvertent discoveries of subsurface archaeological/cultural resources are discovered during grading, the Developer, the project archaeologist, and the Pechanga tribe shall assess the significance of such resources and shall meet and confer regarding the mitigation for such resources as outlined in MM CR 1 and the Treatment Agreement in MM CR 2. Pursuant to Calif. Pub. Res. Code § 21083.2(b) avoidance is the preferred method of preservation for archaeological resources. If the Developer and the Tribe cannot agree on the significance or the mitigation for such resources, these issues will be presented to the Community Development Director (CDD) for decision. The CDD shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological resources and shall take into account the religious beliefs, customs, and practices of the Tribe.

Mitigation Measure CR-10: If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the coroner shall contact the Native American Heritage Commission within 24 hours. Subsequently, the Native American Heritage Commission shall identify the person or persons it believes to be the “most likely descendant.” The most likely descendant may then make recommendations, and engage in consultations concerning the treatment of the remains as provided in Public Resources Code 5097.98 and the Treatment Agreement described in MM CR 2.

- c) While no paleontological resources have been identified on-site, the subject property may contain paleontological resources from Pleistocene sedimentary units. Therefore, development of the project may directly or indirectly impact or destroy unidentified paleontological resources, which is considered a potentially significant impact. Incorporation of Mitigation Measures CR-11 and CR-12 would reduce impacts to a less-than-significant level by monitoring construction and notifying the City should any paleontological resources be discovered.

Mitigation Measure CR-11: A paleontological grading observation schedule by a certified paleontologist shall be maintained when grading in bedrock sedimentary units to further evaluate the fossil resources of the site.

Mitigation Measure CR-12: During construction-related activities of the project, should paleontological materials be unearthed, the Lake Elsinore Planning Department shall be notified immediately. Construction affecting the area shall be halted and the City shall coordinate the appropriate efforts for handling and/or disposition of these materials.

- d) Although survey results indicated that further cultural resources are not likely to be found on the project site, unidentified cultural remains including aboriginal, historic materials or human remains could be present and be potentially impacted by construction of the project. This is considered a potentially impact significant. Incorporation of Mitigation Measure CR-10 would reduce impacts to a less-than-significant level by notifying the County Coroner should any human remains be discovered.

Geology, Soils, and Seismicity

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
6. GEOLOGY, SOILS, AND SEISMICITY —				
Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

- a,c,d) The project site is located in a seismically active area, but there are no known active faults crossing the site and the site is not located in or immediately adjacent to an Alquist-Priolo Earthquake Fault Zone. No principle active fault traces have been designated or are known to exist on the site (City of Lake Elsinore, 2011). No active or potentially active fault is known to exist at this site or in the immediate vicinity. The closest known

fault, the Elsinore fault zone, is located several miles west of the project site. Therefore, the potential for a rupture of a known earthquake fault impacting the project site is less than significant.

According to the City of Lake Elsinore General Plan, the project site is located in an area of low seismic hazard, however, as with most of the southern California region, the project site may be subject to strong seismic ground shaking. Ground shaking can vary greatly due to the variation in earth properties. While the closest known fault, the Elsinore fault zone, is located several miles west of the project site, an earthquake along active fault zones could result in severe ground shaking and consequently cause injury and/or property damage in the project vicinity. This could potentially result in significant impacts to the proposed residential development. The project design, however, would incorporate applicable measures and guidelines from the International Building Code (IBC; International Conference of Building Officials 2012) and California Building Code (CBC; California Code of Regulations, Title 24, Part 2) in preparation of the final grading plan, erosion control plan, and final geotechnical report, as applicable. These regulations are designed to ensure the safety of newly constructed structures and alterations to existing structures, as well as protect building occupants and limit the damage sustained by buildings during seismic events. The referenced guidelines are widely accepted by regulatory authorities and are regularly included in related standards such as municipal building and grading codes. Use of these requirements is further supported by policies in the General Plan. Application of these codes and policies would ensure that impacts to residential development due to strong seismic ground shaking would be less than significant.

According to the City of Lake Elsinore General Plan, the project site is located in an area of low liquefaction potential, therefore impacts related to liquefaction and lateral spreading are expected to be less than significant.

The project site is relatively flat with gently sloping terrain. Given the flat terrain and absence of faults within the immediate project area, the potential for impacts related to landslides is considered to be low. Furthermore, implementation of existing CBC and City of Lake Elsinore practices and policies related to landslides during the environmental review process would assure that appropriate design measures are incorporated where necessary.

Soils that exhibit moderate to high shrink/swell potential may cause damage to components, including underground utilities, pipelines, foundations, and infrastructure. On-site soils consist of fine, course, and rock sandy loam soil types that have a low expansion potential (NRCS, 2014).

As described above, the project would be constructed in accordance with the 2010 California Building Code (CBC) as amended by Chapter 15 of the City Municipal Code. By incorporating standard design features identified in the CBC, impacts would be reduced to a less-than-significant level.

- b) According to data from the Natural Resources Conservation Service, soils of the project area and vicinity have moderate erosion potential with one soil type showing high erosion potential (NRCS, 2014). Erosion control measures would be included as required by the Water Quality Management Plan and the Storm Water Pollution Prevention Plan for the project. These measures would include revegetating disturbed soils (unless otherwise specified by the fuels modification plan) and covering any soils stockpiles among other standard practices. By implementing these measures, impacts with respect to erosion would be less than significant.
- e) The project would connect to a public sewer and thus this issue is not applicable.

Greenhouse Gas Emissions

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
7. GREENHOUSE GAS EMISSIONS — Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

An Air Quality and Global Climate Change Impact Analysis (Appendix A) was prepared to analyze the potential impacts associated with greenhouse gas emissions resulting from the project and was used in the preparation of this section.

- a) The SCAQMD is in the process of preparing recommended significance thresholds for greenhouse gases for local lead agency consideration (“SCAQMD draft local agency threshold”); however, the SCAQMD Board has not yet approved the thresholds. The current draft thresholds consist of a tiered approach. Tier 3 consists of screening values, which the lead agency can choose, but must be consistent with all projects within its jurisdiction. A project’s construction emissions are averaged over 30 years and are added to a project’s operational emissions. If a project’s emissions are under one of the following screening thresholds, then the project is less than significant:
- All land use types: 3,000 MTCO₂e per year
 - Based on land use type: residential: 3,500 MTCO₂e per year; commercial: 1,400 MTCO₂e per year; or mixed use: 3,000 MTCO₂e per year.

For the purposes of this analysis the proposed project would be considered significant if it exceeds the SCAQMD draft local agency Tier 3 threshold of 3,000 MTCO₂e per year for all land use types. The CalEEMod Version 2013.2.2 was used to calculate the GHG emissions from the proposed project (Table 8). The proposed project is anticipated to generate GHG emissions from area sources, energy usage, mobile sources, waste disposal, water usage, and construction equipment. Table 8 shows that the proposed project would generate approximately 1,440.74 MTCO₂e per year. According to the thresholds of significance established above the project's GHG emissions would not exceed 3,000 metric tons per year of CO₂e and therefore the project would not create a significant cumulative impact to global climate change.

**TABLE 8
PROJECT-RELATED GREENHOUSE GAS EMISSIONS**

Category	Proposed Project Emissions CO ₂ e (MT/yr)
Area Sources	24.90
Energy Usage	297.42
Mobile Sources	1,024.94
Solid Waste	39.54
Water	33.72
Construction	20.23
Total Emissions	1,440.74

NOTES: CO₂e= carbon dioxide equivalent; MT/yr = metric tons per year
SOURCE: Appendix A.

b) The City of Lake Elsinore has adopted a Climate Action Plan (CAP) that requires a 22.3 percent reduction in GHG emissions per service population between years 2008 and 2020. These efficiency-based targets were derived by dividing the statewide Assembly Bill (AB) 32 targeted emissions levels for 2020 and statewide Executive Order S-3-05 targeted emissions level for 2030 by the 2020 and 2030 statewide service population respectively. These targets represent the maximum quantity of emissions each resident and employee in the State of California could emit in 2020 and 2030 based on emissions levels necessary to achieve the statewide AB 32 and Executive Order S-3-05 GHG emissions reduction goals. The City of Lake Elsinore CAP also contains the following GHG-related measures that are applicable to the proposed project:

- T-1.2 Pedestrian Infrastructure. Through the development review process, require the installation of sidewalks along new and reconstructed streets. Also require new subdivisions and large developments to provide sidewalks or paths to internally link all uses where applicable and provide connections to neighborhood activity centers, major destinations, and transit facilities contiguous with the project site; implement through conditions of approval.
- T-1.4 Bicycle Infrastructure. Through the development review process, require new development, as applicable, to implement and connect to the network of

Class I, II and III bikeways, trails and safety features identified in the General Plan, Bike Lane Master Plan, Trails Master Plan and Western Riverside County Non-Motorized Transportation plan; implement through conditions of approval. The City will also continue to pursue and utilize funding when needed to implement portions of these plans.

- E-1.1 Tree Planting Requirements. Through the development review process, require new development to plant at minimum one 15-gallon non-deciduous, umbrella-form tree per 30 linear feet of boundary length near buildings, per the Municipal Code. Trees shall be planted in strategic locations around buildings or to shade pavement in parking lots and streets.
- E-1.3 Energy Efficient Building Standards. Adopt an ordinance requiring that all new construction exceed the California Energy Code requirements, based on the 2008 Energy Efficiency Standards by 15 percent (consistent with CalGreen Tier 1), through either the performance based or prescriptive approach described in the California Green Building Code; implement through conditions of approval. Alternately, a solar photovoltaic system and/or solar water heating may be used to assist in meeting all or a portion of the 15 percent requirement.
- E-4.1 Landscaping Ordinance. Through the development review process, enforce the City's Assembly Bill 1881 Landscaping Ordinance; implement through conditions of approval.
- E-4.2 Indoor Water Conservation Requirements. Amend the City's Uniform Building Code to require development projects to reduce indoor water consumption by 30 percent (consistent with CalGreen Tier 1, Section A5.303.2.3.1), and implement through conditions of approval.

The project is anticipated to comply with all applicable CAP measures and would not exceed the SCAQMD draft threshold of 3,000 metric tons per year of CO_{2e}. The project will be subject to 2013 Title 24 standards which are 30 percent more efficient than 2008 Title 24 standards, and will also comply with CalGreen Standards. The project would plant at least two trees per residential lot and include landscaping that complies with the City's AB1881 Landscape Ordinance. It is anticipated that the project would divert a minimum of 50 percent or more of nonhazardous construction and demolition debris generated at the site. As the project will be consistent with CAP greenhouse gas reduction measures and implement additional reduction measures, impacts to global climate change are considered to be less than significant.

Hazards and Hazardous Materials

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
8. HAZARDS AND HAZARDOUS MATERIALS — Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

a,b) The project would involve the transport of fuels, lubricants, and various other liquids needed for operation of construction equipment at the site and would be transported to the construction site on an as-needed basis by equipment service trucks. Materials hazardous to humans, wildlife, and sensitive environments would be present during project construction. These materials include diesel fuel, gasoline, equipment fluids, concrete, cleaning solutions and solvents, lubricant oils, adhesives, human waste, and chemical toilets. The potential exists for direct impacts to human health and biological resources from accidental spills of small amounts of hazardous materials from construction equipment during construction.

Existing federal and state law regulates the handling, storage and transport of hazardous materials and hazardous wastes. At the federal level, the Resource Conservation and

Recovery Act (RCRA; 42 USC 6901 et seq.) requires businesses with substantial quantities of hazardous materials (including fuels, lubricants, solvents, and paints) to adhere to strict requirements in handling, transporting, and storing their supplies. Pursuant to the federal Hazardous Materials Transportation Act, 49 U.S.C. § 5101 et seq., the United States Department of Transportation promulgated strict regulations applicable to all trucks transporting hazardous materials. Occupational safety standards have been established in federal and state laws to minimize worker safety risks from both physical and chemical hazards in the workplace, including construction sites. The California Division of Occupational Safety and Health has primary responsibility for developing and enforcing standards for safe workplaces and work practices in California in accordance with regulations specified in CCR Title 8. For example, under Title 8 CCR 5194 (Hazard Communication Standard), construction workers must be informed about hazardous substances that may be encountered and under Title 8 CCR 3203 (Injury Illness Prevention Program) workers must be properly trained to recognize workplace hazards and to take appropriate steps to reduce potential risks due to such hazards. This is particularly important where previously unidentified contamination or buried hazards may be encountered. If additional investigation or remediation is determined to be necessary, compliance with standards for hazardous waste operations (Title 8 CCR 5192) would be required for those individuals involved in the investigation or cleanup work. Thus, during construction, contractors handling, storing or transporting hazardous materials or wastes must comply with regulations which would reduce the risk of accidental release and provides protocols and notification requirements should an accidental release occur. With these existing regulations, impacts during construction would be less than significant.

After construction, the proposed residential development would not involve the routine transport, use, or disposal of hazardous materials in significant quantities. Residents may use such items as gasoline, pesticides and some household cleaning products which, under normal circumstances of use, are considered less than significant.

- c) The nearest school, Herk Bouris Elementary School, is located approximately 0.8 mile west of the project. The project is a residential development and would not involve hazardous emissions or handling of hazardous materials. As the project site is not located within one-quarter mile of an existing or proposed school and does not involve hazards to nearby schools, there would be no impact for this issue.
- d) ESA performed a regulatory agency database search for the project area using the California State Water Resources Control Board (SWRCB) GeoTracker and the California Department of Toxic Substances Control (DTSC) Envirostor databases (SWRCB, 2014; DTSC, 2014) in addition to review of other hazardous site lists maintained by the State (California Environmental Protection Agency, 2014). The databases search regulatory agency lists of sites with a documented release of hazardous materials or petroleum products. Regulatory agency lists included in the database search included: Federal Superfund (EPA National Priorities List); State Response; Voluntary

Cleanup; Landfill Disposal Sites; Military Sites, Leaking Underground Storage Tank (LUST) Sites; and other sites. The search of available environmental records revealed that the project site is not listed in any of the databases reviewed as having environmental concerns and is not located on any hazardous materials site as designated by Government Code Section 6592.5. Additionally, within the vicinity of the site there are no sites which would currently present concerns to development of the project site. The nearest site identified in the database review is a LUST site located over one mile northwest of the project site and is not expected to present a concern for development of the site.

Another concern is the possible presence of radon. Radon is a gaseous radioactive element that leads to elevated lung cancer in humans. Sources of radon include earth and rock beneath homes, well water, and building materials. According to the United States Environmental Protection Agency (USEPA), the general area of the site has a Radon Zone Level of 2, which has a predicted average indoor screening level of between 2.0 picoCuries per liter of air (pCi/l) and 4.0 pCi/l (EPA, 2014). This level is below the USEPA action level of 4.0 pCi/l; therefore, based upon the reported subsurface characteristics of the area, the subject property exhibits a low potential for radon exposure.

Based upon review of federal, state, and local environmental databases, neither the project site nor the surrounding area present hazardous conditions for development of the site with residences. Thus, this impact is considered less than significant.

- e,f) The closest private airstrip to the project is Skylark Field Airport, which is approximately five miles southwest of the project site. The closest public use airport to the project is the Perris Valley Airport, which is located over six miles north of the project site. The project site is not located within an airport land use plan, nor is it located within two miles of a public or private airport. The project does not present a safety hazard with respect to airports. Therefore, no impact would result for these issues.
- g) The project would not interfere with any adopted emergency response or evacuation plan. The proposed development would have two separate points of ingress and egress. Development is required to comply with emergency vehicle access requirements (e.g. street width and turnaround requirements) in the 2010 CBC, including Fire Code, and thus impacts related to emergency access and evacuation would be less than significant.
- h) The wildfire susceptibility of the project site is rated as Very High by the City of Lake Elsinore General Plan (2011). The site and surrounding areas support vegetation that serves as a prime fuel source for wildfire. The project would comply with CBC requirements for fire protection in areas prone to wildfires, in particular Section 701A that requires construction with fire resistant materials and methods to minimize property damage. In addition, all water mains and fire hydrants shall be constructed in accordance with Riverside County Ordinance No. 460 and/or No. 787.1. Fire protection services would also continue to be provided for residences in the City, as further discussed in Section 14, below, the project applicant would be required pay development impact fees

to support fire protection services within the City, per Section 16.74.048 of the City of Lake Elsinore Municipal Code. With the implementation of existing building code requirements and adequate fire protection services, impacts from wildfire on the proposed residential development would be less than significant.

Hydrology and Water Quality

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
9. HYDROLOGY AND WATER QUALITY — Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of a site or area through the alteration of the course of a stream or river, or by other means, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of a site or area through the alteration of the course of a stream or river, or by other means, substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Expose people or structures to a significant risk of loss, injury or death involving inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

Environmental Setting

Surface Water and Drainage

The project is within the San Jacinto Valley hydrologic unit and the Meniffee hydrologic subarea. Runoff from the project site flows to Salt Creek, which feeds into Canyon Lake and the San Jacinto River, which originates in the San Jacinto Mountains to the east, in central Riverside County. Under normal rainfall conditions, the San Jacinto River ends at Lake Elsinore and does not connect with the Santa Ana River. However, during years with high precipitation and runoff, the San Jacinto River flows through to the Santa Ana River. After leaving Lake Elsinore, water routes into Aberhill Creek. Aberhill Creek becomes Temescal Wash, which flows in a northwesterly direction toward the City of Corona, where it eventually merges with the Santa Ana River. The Santa Ana River and its tributaries originate in the San Gabriel and San Bernardino Mountains to the north, and in the San Gorgonio Mountains to the east, and drains to the Pacific Ocean near Huntington Beach.

Topography immediately surrounding the site is relatively flat and includes existing single-family residences to the east and south, newly developed residential subdivisions to the west and undeveloped open space to the north. Areas of hilly topography exist in the vicinity of the project to the northwest and southwest of the project site. The existing single-family residential communities to the east and south of the site do not contain underground storm drain infrastructure and drain via overland flow into existing natural drainage areas. The project site is currently undeveloped and consists of fallow agricultural land that has been disked. Topography on site is relatively flat, and runoff drains overland in a northerly direction to an existing natural drainage north of Holland Road. This drainage flows north and eventually connects to Salt Creek and Canyon Lake.

Flooding

The project site is not located within a 100-year flood zone (a flood with a one percent annual chance of occurrence), as defined by the Federal Emergency Management Agency (FEMA) (City of Lake Elsinore, 2011). The nearest FEMA 100-year flood zone is located downstream of the project site, approximately one mile to the north, along the San Jacinto River.

Groundwater

The project is located within the San Jacinto Groundwater basin, which is bounded by the San Jacinto Mountains on the east, the San Timoteo Badlands on the northeast, the Box Mountains on the north, the Santa Rosa Hills and Bell Mountain on the south and unnamed hills on the west. The basin contains alluvial sediments that have filled valleys and underlying canyons incised into younger and older alluvium. Recharge in the basin is principally through percolation of flow in the San Jacinto River and its tributary systems and through spreading of State Water Project water reclaimed through infiltration ponds in the upper reaches of the San Jacinto River. Groundwater in storage capacity has been estimated at about 3.1 million acre-feet (DWR, 2006).

Water Quality

Under the federal Clean Water Act, the State Water Resources Control Board's Clean Water Act Section 303(d) List of Impaired Water Bodies provides a summary overview of water bodies that are deemed as impaired for various pollutants within California. In the vicinity of the project, Canyon Lake and Lake Elsinore are listed for pollutants as shown in Table 9.

**TABLE 9
CLEAN WATER ACT SECTION 303(D) IMPAIRED WATER BODIES**

Pollutant	Source	TMDL Schedule
Canyon Lake		
Nutrients	Nonpoint Source	Approved, 2005
Bacteria and Viruses (Pathogens)	Nonpoint Source	Approved, 2005
Lake Elsinore		
Nutrients	Unknown Nonpoint Source	Approved, 2005
Organic Enrichment/Low Dissolved Oxygen	Unknown Nonpoint Source	Approved, 2005
PCBs	Source Unknown	Estimated Completion 2019
Sediment Toxicity	Source Unknown	Estimated Completion 2021
Unknown Toxicity	Source Unknown	Estimated Completion, 2007

SOURCE: SWRCB, 2011

Impact Analysis

a,c,f) The project would include construction activities such as grading, earth moving, installation of roads and subsurface infrastructure, and various other construction related activities that could result in temporary upset of surface sediments. Additionally, the use of heavy construction related equipment including graders, bulldozers, excavators, and other construction machinery could result in the accidental release of construction fluids. These may include oils, greases, fuels, and antifreeze, as well as other materials including concrete washout, paint washout, and other construction related water quality pollutants. During storm events, surficial sediment and construction related pollutants could become entrained in stormwater flows. During larger storm events, stormwater flows could make their way off site, leading to an increase in pollutant concentrations downstream for construction related pollutants and sediment. However, project construction activities would be required to apply for coverage under and adhere to the requirements of the SWRCB's Construction General Permit. Permit conditions which would include development and on-site deployment of a Stormwater Pollution Prevention Plan (SWPPP) for all construction activities. The SWPPP would implement various BMPs designed to retain water and pollutants on site, and otherwise minimize the discharge of potential water quality pollutants to natural waterways. Permit conditions would also include monitoring and reporting requirements to ensure that needed BMPs are deployed appropriately, and that potential water quality pollutant releases would be minimized in order to protect downstream beneficial use.

During the post-construction period, the project could result in various long term impacts to water quality from sources consistent with residential development. These include potential for release of various pollutants into stormwater, including the following:

- motor oil, antifreeze, brake dust, and other automotive fluids and compounds
- paint, soap, and household cleaners
- sediment
- lawn clippings and yard waste
- litter/trash
- pesticides and herbicides
- animal wastes

These and other potential water quality pollutants associated with the proposed development could build up on the proposed roadways, other impervious surfaces, and other residential uses during dry periods. During storm events, these pollutants could become entrained in stormwater and be discharged into municipal storm drains and eventually discharge into downstream waterways.

The project would include installation of permanent drainage systems (i.e., paved streets, catch basins, storm drains, curbs and gutters, and a detention basin) to capture and direct runoff from the project.

Additionally, the project would be required to adhere to the conditions of the current municipal separate storm sewer system (MS4) permit for Riverside County (CAS 618033; Order No. R8-2010-0033). A preliminary Water Quality Management Plan (Appendix B) has been prepared for the project site that incorporates the requirements of the MS4 permit and other county and city level stormwater management requirements. As discussed in greater detail in Appendix B, the WQMP would deploy a number of site optimizations and installations that would reduce potential impacts on water quality and drainage. These include minimization of impervious surfaces, utilization of bioretention and biotreatment BMPs and dispersal of runoff to adjacent pervious areas. These would be deployed in accordance with Low Impact Development (LID) procedures for minimizing effects on stormwater and stormwater quality. An array of LID BMPs would be deployed based on feasibility specific to the project site. BMPs would be sized in accordance with County and MS4 permit requirements. Key pollutants of concern that would be minimized via implementation of the WQMP would include bacterial indicators, nutrients, pesticides, sediment, trash and debris, and oil and grease. Therefore, with implementation of the WQMP including adherence to applicable permit conditions and requirements, potential operation period water quality impacts would be reduced to a less-than-significant level.

- b) With respect to groundwater supplies, the project would not involve the pumping of groundwater during construction or operation. Although approximately 43 percent of the

site would remain permeable and would allow infiltration to continue, the project would result in the installation of new impervious surfaces (Rick Engineering Company, 2013). Impervious surfaces prevent the infiltration of groundwater into the subsurface, and can result in reduced infiltration of stormwater into the underlying sediments, resulting in reduced groundwater recharge. However, as discussed previously, groundwater recharge in the San Jacinto Groundwater Basin occurs primarily along alluvium within the San Jacinto River and its tributary systems. The project would not place new impervious surfaces in such areas. Therefore, the project would not substantially interfere with groundwater recharge or substantially deplete groundwater supplies and would result in less-than-significant impacts.

- d,e) The project would involve on-site grading and the installation of roadways, residential areas, and other facilities, which would alter existing drainage patterns on site. In order to manage stormwater after construction, the project would install permanent drainage systems including paved streets, catch basins, storm drains, curbs and gutters, and a detention basin. These would be used to collect stormwater and detain it on-site and eventually discharge it to natural waterways. The detention basin would provide treatment for pollutants of concern and would detain flows to prevent degradation of downstream drainages. As discussed for Items 9a, c, and f, above, the project would also include implementation of a WQMP for the project site, which would specify additional BMPs for the management of stormwater quality and flow on-site, in order to further reduce potential for discharges from the site during operation. Thus the project would result in less-than-significant impacts with respect to drainage patterns.

With respect to drainage infrastructure, the project would include installation of new drainage infrastructure on site, sufficient to convey the proposed stormwater flows. Stormwater would be discharged from the site to natural waterways or to municipal storm sewer facilities. All downstream conveyance channels are regularly maintained to ensure adequate design flow capacity to accommodate runoff from the project (Rick Engineering Company, 2013). Therefore, potential effects on downstream storm infrastructure would be less than significant.

- g,h,i) No portion of the project area is located within a 100-year flood zone. Therefore the project would not place housing within a 100-year flood zone, nor would it place structures or other facilities within a 100-year flood zone such that flood flows could be altered. Additionally, the project is not protected from flooding by a dam or levee, or by any other flood control structure, the failure of which could cause harm. Thus, there would be no impact for these issues.
- j) The project is located inland and at an elevation of at least 1,400 feet above sea level. Therefore, the project area would not be affected by tsunamis. The project is not located immediately adjacent to a lake or other large water body, and therefore would not be affected by seiche. Finally, the project is located within a small watershed of limited area. Although the watershed has moderate topographic relief and some areas of light

vegetation cover, watershed size is not large enough to generate a mudflow of sufficient size to cause harm or damage to property. Thus, there would be no impact for these issues.

Land Use and Land Use Planning

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
10. LAND USE AND LAND USE PLANNING —				
Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

- a) Existing residential development abuts the site on three sides (east, south, and west). The project would be compatible with these neighboring uses and would provide an interconnection to the development located to the west. The project site has been planned and is zoned for further residential development. For these reasons, the project does not divide an established community and this impact would be less than significant.
- b) The project would construct single-family residences within an area that is designated for residential use by the City of Lake Elsinore General Plan. The project site has a General Plan land use designation of Low-Medium Density Residential which allows a maximum density of 6.0 dwelling units per acre, or up to 121 dwelling units on the project site. The project would construct 74 dwelling units on the site. Thus, the project, as proposed, would be consistent with the General Plan. The project site is currently zoned R-E, Estate Single-Family Residential which has been determined by the City to be inconsistent with the General Plan land use designation of Low-Medium Density Residential. However, the applicant proposes a zone change from R-E to R-1, Single-Family Residential to ensure that the zoning is consistent with the General Plan. With the rezoning of the site, the project would not conflict with any applicable land use plan, policy, or regulation and the impact would be considered less than significant.
- c) For a discussion of the MSHCP, refer to Biological Resources.

Mineral Resources

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
11. MINERAL RESOURCES — Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

- a,b) The project site is located within Mineral Resource Zone 3a (MRZ-3a) as delineated by the California Geological Survey (1991). The MRZ-3a designation indicates the project area is underlain by known or inferred sand and gravel resources of undetermined significance and therefore has moderate potential for discovery of economically valuable mineral deposits. Substantial mineral resources have been identified within the City and are noted within the City of Lake Elsinore General Plan. The General Plan indicates that regionally significant sand and gravel deposits are located within McVicker Canyon, Rice Canyon and Temescal Wash, and significant clay resources are located in the Alberhill area. The project site is not located within one of these regionally significant mineral resources areas. Because the site has only moderate potential for discovery of mineral resources and there are no operating mines on the project site, impacts related to loss of availability of known or locally important mineral resources would be less than significant.

Noise

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
12. NOISE — Would the project:				
a) Result in exposure of persons to, or generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in exposure of persons to, or generation of, excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
d) Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan area, or, where such a plan has not been adopted, in an area within two miles of a public airport or public use airport, would the project expose people residing or working in the area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project located in the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

A Noise Impact Analysis (Appendix F) was prepared to analyze the potential impacts associated with noise resulting from the project and was used in the preparation of this section.

a,c,d) The following is a discussion of construction and operation phase noise impacts.

Construction Noise

The initial phase of construction would involve mass grading of the site, along with site development activities. Mass site grading is expected to produce the highest construction noise levels. Grading of the site is estimated to require several graders, dozers, excavators, scrapers, and pickup trucks. Following site preparation activities, the project would include construction of buildings. Construction of the buildings would require the following phases: site development, building construction, architectural coatings application, and paving associated with buildings.

Noise levels were calculated utilizing the Road Construction Noise Model (RCNM) provided by the Federal Highway Administration (FHWA). Unmitigated noise levels could reach a maximum noise level of up to 85.0 dBA Lmax at 50 feet, which is the closest to the nearest sensitive receptor that the loudest piece of equipment (a grader) is likely to be working for any length of time. Noise levels will lower substantially as construction moves away from the property line. The maximum noise level would be 79.0 dBA at 100 feet and 73 dBA at 200 feet.

Project construction would generate trips from construction worker travel, the arrival and departure of trucks moving soil, delivering construction materials, and the removal of debris generated by on-site demolition activities resulting temporary increases in ambient noise levels. Although each haul truck would result in single noise events reaching up to 80 dBA at a distance of 50 feet (FHWA), fill material would be transported from the adjacent planning areas (Planning Areas of 32, 28A, and 28B) minimizing the need to utilize roadways and thereby minimizing the potential to affected sensitive receptors along the roadways.

Section 17.176.080 of the City of Lake Elsinore Municipal Code restricts construction which creates a noise disturbance across a residential or commercial real property line at night and on weekends or holidays. The code sets a maximum allowed construction noise level of 75 dBA Lmax in single-family residential areas between 7:00 AM and 7:00 PM. The code also sets a limit of 60 dBA Lmax in single-family residential areas between the hours of 7:00 PM and 7:00 AM. The anticipated distances to the 60 and 75 dBA Lmax project construction noise contours were calculated using RCNM. Without mitigation, sensitive receptors up to 150 feet from the project's property line could experience noise levels over 75 dBA Lmax which exceeds the City of Lake Elsinore noise standards during the day and is considered a potentially significant impact. Unmitigated noise levels could also reach 60 dBA Lmax up to 890 feet from the property line, which encompasses much of the surrounding neighborhoods. Construction noise levels at sensitive receptors within this area would exceed City of Lake Elsinore standards if construction occurred at night (7:00 PM to 7:00 AM), on weekends or on holidays. With the implementation of construction Mitigation Measures NOI-1 through NOI-7, construction noise levels would comply with the City of Lake Elsinore Municipal Code and impacts would be reduced to a less-than-significant level.

Mitigation Measure NOI-1: During all project site excavation and grading on-site, construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturer standards. The contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the project site.

Mitigation Measure NOI-2: The contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise/vibration sources and sensitive receptors nearest the project site during all project construction.

Mitigation Measure NOI-3: Temporary noise barriers that provide at least 10 dBA in attenuation shall be installed when project construction occurs within 100 feet of existing residential structures. Any such barriers should break the line of sight from noise generators to sensitive receptors. They should also be constructed as close to the sensitive receptor as possible to achieve the greatest attenuation effect and have no gaps or openings.

Mitigation Measure NOI-4: Provisions of the City's Noise Ordinance shall be satisfied during all site preparation and construction activity. Site preparation activity and construction shall not commence before 7:00 AM and shall cease no later than 5:00 PM, Monday through Friday. Only finish work and similar interior construction may be conducted on Saturdays and may commence no earlier than 8:00 AM and shall cease no later than 4:00 PM. Construction activity shall not take place on Sunday, or any Legal Holidays.

Mitigation Measure NOI-5: During construction, the developer shall require that all contractors turn off all construction equipment and delivery vehicles when not in use and prohibit idling in excess of three minutes.

Mitigation Measure NOI-6: The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment. To the extent feasible, haul routes should not pass sensitive land uses or residential dwellings.

Mitigation Measure NOI-7: For the duration of construction activities, the construction manager shall serve as the contact person should noise levels become disruptive to local residents. A sign shall be posted at the project site with the contact phone number.

Traffic Noise Impacts to the Proposed Project

Buildout noise levels along Holland Road were modeled using SoundPLAN. Unmitigated buildout traffic noise levels could reach up to 69.3 dBA Ldn at the first floor (exterior) of proposed sensitive receptors along Holland Road and up to 71.5 dBA Ldn at second story (exterior) receptors. Mitigation will be required in order to achieve the Title 24 California Building Code interior noise levels requirement of 45 dBA Ldn for multi-family housing and the General Plan exterior noise requirement of 65 dBA Ldn for all dwelling unit types.

A six-foot barrier was modeled along the top of slope along Holland Road on the north side of the project using SoundPLAN. Construction of this barrier would reduce exterior noise levels at first floor sensitive receptors to below 65 dBA Ldn. Mitigated buildout traffic noise levels and contours for selected representative sensitive receptors are shown in Appendix F. It is not feasible to construct a barrier high enough to reduce noise at second story sensitive receptors to acceptable levels. Therefore, enhanced building construction methods and materials must be employed to achieve acceptable interior noise levels. These methods include (but are not limited to) providing mechanical ventilation, using double paned glass, baffling exterior vents, and utilizing construction materials with a Sound Transmission Class (STC) of 30 or greater. Mitigation Measures NOI-7 and NOI-8 would reduce impacts to a less-than-significant level.

Mitigation Measure NOI-8: Mitigation is required in order to achieve exterior noise levels of 65 dBA Ldn at several proposed sensitive receptors adjacent to Holland Road. This mitigation shall be provided by constructing a six-foot barrier along the top of slope of the residential lots adjacent to Holland Road and at the northern and western top of slope of the northernmost lot along the western site boundary. Barriers shall wrap around to protect the side yards of lots, as well. Recommended barrier configurations are shown in Appendix F.

Mitigation Measure NOI-9: As it is usually not aesthetically desirable to construct barriers high enough to reduce interior noise levels at second story sensitive receptors, enhanced building construction methods and materials shall be employed to attenuate the approximately 25 dB required to achieve acceptable interior noise levels of 45 dBA Ldn. These methods include, but are not limited to, the following:

Noise Level Reduction of 15-20 dBA

1. Air conditioning or mechanical ventilation

2. Double-paned glass
3. Solid core doors with weather stripping and seals

Noise Level Reduction of 20-25 dBA

Measures 1-3 above and:

4. Stucco or brick veneer exterior walls or wood siding with one-half inch thick fiberboard underlayer
5. Glass portions of windows/doors not to exceed 20 percent
6. Exterior vents facing noise source shall be baffled

Noise Level Reduction of 25-30 dBA

Measures 1-6 above and:

7. Interior sheetrock of exterior wall attached to studs by resilient channels or double walls
8. Window assemblies, doors, wall construction materials, and insulation shall have a lab-tested STC rating of 30 or greater.

Off-Site Traffic Noise Impacts

The FHWA Traffic Noise Prediction Model - FHWA-RD-77-108 was used to model Existing and Existing Plus Project noise levels for each roadway segment analyzed in the traffic study prepared for the project. The Existing traffic noise modeling resulted in noise levels ranging between 64.7 and 72.8 dBA Ldn at nearby sensitive receptors located near roadways. The Existing-Plus-Project traffic noise model resulted in noise levels ranging from 66.6 to 72.9 dBA Ldn at nearby sensitive receptors. The results of the traffic noise model are shown in Table 10.

**TABLE 10
PREDICTED FUTURE ROADWAY NOISE LEVELS**

Roadway	Segment	Distance from roadway centerline to receiver (ft)	Noise Levels (dBA CNEL)		
			Existing	Existing Plus Project	Increase
Canyon Hills Road	Site to Murrieta Road	50	66.4	66.6	0.2
	Site to Railroad Canyon Road	50	64.7	64.9	0.2
Railroad Canyon Road	South of Canyon Hills Road	50	72.8	72.9	0.1
Murrieta Road	North of Canyon Hills Road	50	69.1	69.2	0.1
	South of Canyon Hills Road	50	67.9	67.9	0.0

SOURCE: Kunzman and Associates, 2014b.

As shown in Table 10, noise levels along project area roadways are projected to increase from 0.0 to 0.2 dBA with the completion and operation of the proposed project. The largest increase, along Canyon Hills Road, will be 0.2 dBA Ldn, which falls below the level of increase that is considered to be readily perceptible (5 dB). Therefore, the increase in traffic noise generated by the project would not be noticeable and project related traffic noise would not result in a significant impact.

- b) Construction of the project and passing haul trucks would generate ground-borne vibration noise that may be perceptible at the nearest sensitive receptor. Ground-borne vibration is an oscillatory motion that is often described by the average amplitude of its velocity in inches per second or more specifically, peak particle velocity. The ambient peak particle velocity of a residential area is commonly .0003 inches per second or less, well below the threshold of human perception of .0059 inches per second. Nonetheless, human reactions to vibration are highly subjective, and even levels below the threshold can cause minor annoyances like rattling of dishes, doors, or fixtures.

The most vibration-causing piece of equipment that will likely be used on-site is the vibratory roller. This machine can cause vibration strong enough to annoy people over 100 feet away. Due to the proximity of adjacent single-family detached residential dwelling units, project construction activities may result in ground borne vibration that is annoying but would only occur during site grading and preparation activities. Construction vibration would not result in any structural damage and this temporary and intermittent impact is not considered significant.

Based on Caltrans data, haul trucks would not be anticipated to exceed 0.10 in/sec peak particle velocity (ppv) at 10 feet. This level can be considered annoying if constant; however, the passage of haul trucks would be temporary and intermittent. Predicted vibration levels at the nearest off-site structures, which are located in excess of 25 feet from the traveled roadway segments, would not be expected to exceed 0.2 inch/second ppv. Therefore, this impact would be less than significant. Mitigation Measures NOI-6 and NOI-7 provide even further assurances of less than significant impacts by limiting haul truck hours and posting contact information for noise complaints on-site.

- e) The closest public use airport to the proposed project is the Perris Valley Airport, which is located over six miles north of the project site. The project site is not located within an airport land use plan, nor is it located within two miles of a public airport. Therefore, project would not expose people residing or working in the project area to excessive noise levels from a public airport. No impact would result.
- f) The closest private airstrip to the proposed project is Skylark Field Airport, which is approximately five miles southwest of the project site. Therefore, project would not expose people residing or working in the project area to excessive noise levels from a private airstrip. No impact would result.

Population and Housing

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
13. POPULATION AND HOUSING — Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing units, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

- a) The project would provide residential units for the population already planned for by the City of Lake Elsinore General Plan. The project site is designated as Low-Medium Density Residential per the City of Lake Elsinore General Plan. The Low-Medium Density Residential designation has a maximum allowed density of 6.0 dwelling units per acre. Thus, the existing general plan would allow for up to 121 dwelling units, while the project proposes 74 units. Therefore, the project related population growth is anticipated and any effects on growth inducement would be less than significant.
- b,c) The project would not result in the displacement of people or housing as the site is currently vacant. Therefore, the project would have no impact with respect to these issues.

Public Services

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
14. PUBLIC SERVICES — Would the project:				
a) Result in substantial adverse physical impacts associated with the provision of, or the need for, new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the following public services:				
i) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
iv) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
v) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

- a.i) The City of Lake Elsinore contracts for fire services with the Riverside County Fire Department (RCFD) and the California Department of Forestry and Fire Protection (CAL FIRE). The closest fire station to the project site is Station 94, the Canyon Hills Fire Station. This fire station is located at 21775 Railroad Canyon Road in Lake Elsinore, approximately 2.5 miles east of the project. There are three other stations within the City limits. Response times are established by RCFD guidelines with a goal calling for response to any location within the City to be seven minutes, with the intent to reduce that time to five minutes (City of Lake Elsinore, 2011).

The project would increase the demand for fire suppression and emergency medical response services. Design of the project is required to comply with the 2010 California Building and Fire Codes (e.g., hydrants, water flow, fuel modification zones, and street design) to reduce the risks associated with fire. The project is within seven minutes driving time of Station 94. The project would not result in the need to construct new fire facilities. The project would generate General Fund revenue through required development fees and property taxes along with other development to compensate for cumulative fire facility needs. As the development would not require new facilities and would contribute toward funding future facilities through development impact fees to address cumulative needs, this impact is considered less than significant.

Impacts associated with wildfires are discussed under Hazards and Hazardous Materials.

- a.ii) The City of Lake Elsinore contracts for police services through the Riverside County Sheriff's Department. The Sheriff's Station is located at 333 West Limited Avenue, approximately six miles east of the project site. The City is staffed at approximately 0.85 officers per 1,000 residents with a goal of 1.0 officer per 1,000 residents (City of Lake Elsinore, 2011).

The project would increase the demand for law enforcement services. The project proposes 74 residential units and the City has approximately 3.5 persons per household (California Department of Finance, 2013), thus the project population would be estimated at 259 persons. Applying goal staffing levels (1.0 officer per 1,000 residents), the project would result in the need for less than one additional police officer. As such, the project is not anticipated to result in the need for a new police station or substation. The project would generate General Fund revenue through development fees and property taxes along with other development to compensate for cumulative police facility needs. As the development would not require new facilities and would contribute toward funding future

facilities through development impact fees to address cumulative needs, this impact is considered less than significant.

- a.iii) The project would develop residential uses which would increase school enrollment within local schools. The project site is located within the boundaries of the Menifee Union Elementary School District and the Perris Union High School District and would be served by Herk Bouris Elementary School, Menifee Valley Middle School, and Paloma Valley High School. Table 11 identifies the available design capacity (including use of non-permanent structures) at the existing schools that would serve the project. Table 12 identifies the number of students per school that would be generated by the project. As shown in Tables 11 and 12, there is currently capacity to support students generated by the project. Additionally the project is required to pay appropriate school fees, in accordance with AB 2926, AB 1600 and AB 181. As the existing schools have capacity for the project and school fees would contribute towards facility maintenance, the impact of the project on school facilities would be less than significant.

**TABLE 11
EXISTING SCHOOL CAPACITY**

School	2012/2013 Enrollment	Maximum Design Use	Available Capacity
Herk Bouris Elementary School	536	907	371
Menifee Valley Middle School	972	1,378	406
Paloma Valley High School	2,672	2,700	28

SOURCE: City of Menifee, 2013

**TABLE 12
PROJECT STUDENT GENERATION**

School	Single Family Generation Rate (Students per Dwelling Unit)	Single Family Students Generated (for 74 units)	Available Capacity (see Table 11)
Herk Bouris Elementary School	0.3119	23	371
Menifee Valley Middle School	0.1525	11	406
Paloma Valley High School	0.1317	9	28

SOURCE: City of Menifee, 2013

- a.iv) The project does not include the development of parks. Per the City's Parks and Recreation Master Plan (2009) buildout of the City through the year 2030 will require new park facilities to satisfy cumulative needs. The timing of these projects however has not been determined and thus analysis of future park sites at this time would be speculative; however, these projects will be subject to CEQA and/or City plan review once they are proposed. The City requires the project to dedicate land or pay fees in-lieu for park and recreation facilities in order to achieve a standard of five acres of parkland per 1,000 residents. As discussed under Item 14a.ii, above, the project is anticipated to

have a population of 259 persons, which would require 1.3 acres of parkland or payment of in-lieu fees. The project does not provide 1.3 acres of parkland and will be required to pay in-lieu fees to the City Park Capital Improvement Fund, as required by Chapter 16.12 and 16.34 of the City Municipal Code. This would reduce the project’s cumulative impact to a less-than-significant level.

- a.v) The City is part of the Riverside County Library System. The nearest City of Lake Elsinore library to the project site is the Lake Elsinore Branch Library at 600 West Graham Avenue, approximately six miles west of the project site. The project would increase population and associated use of City libraries. The project alone is not anticipated to result in the need for a new library; however, increased development under buildout conditions within the City could eventually require expansion of existing facilities or construction of new facilities. The timing of expansion or construction of facilities however has not been determined and thus analysis of future library sites at this time would be speculative; however, these projects will be subject to CEQA and/or City plan review once they are proposed. The project will be required to pay a Library Mitigation Fee pursuant to Chapter 16.34 of the City Municipal Code. Payment of this fee would reduce the project’s impact to a less-than-significant level.

Recreation

<u>Issues (and Supporting Information Sources):</u>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
15. RECREATION — Would the project:				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

- a) The City of Lake Elsinore Parks and Recreation Master Plan 2008 – 2030 establishes a goal of providing five acres of park space per 1,000 residents. The development of residential uses on the project site would increase demands on recreational facilities including parks. The project would not include the development of parkland; however, to offset this increased demand, the project would be required to comply with the provisions of Section 16.12.050 and Section 16.34.060 of the City’s Municipal Code, which require the payment of in-lieu fees and the payment of Park Capital Improvement Fund fees, which are used for park and recreation facility improvements. Compliance with this requirement would ensure that the City would achieve the standard of five acres of park

space per 1,000 residents. Payment of in-lieu fees to the City Park Capital Improvement Fund, as required by Chapter 16.12 and 16.34 of the City Municipal Code, would reduce the project's impact to a less-than-significant level.

- b) As described above, the proposed project would not include the construction of recreational facilities. Development of the City through 2030 as identified in the City's Parks and Recreation Master Plan (2009) will require new park facilities to satisfy cumulative needs. The timing of these projects however has not been determined and thus analysis of future park sites at this time would be speculative; however, these projects will be subject to CEQA and/or City plan review once they are proposed. These projects would also be required to comply with the City of Lake Elsinore Land Use Plan and the goals, policies and implementation programs of the City of Lake Elsinore General Plan, which include measures to reduce potential impacts associated with construction or expansion of parks and recreational facilities. Therefore, impacts related to this issue would be less than significant.

Transportation and Traffic

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
16. TRANSPORTATION AND TRAFFIC —				
Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location, that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

A Traffic Impact Analysis (Appendix G) was prepared to analyze the potential impacts to transportation and traffic resulting from the project and was used in the preparation of this section. The study involves the following intersections:

- Railroad Canyon Road (NS) at Canyon Hills Road (EW) – #1
- Hermosa Drive (NS) at Holland Road (EW) – #2
- Murrieta Road (NS) at Holland (EW) – #3

a) The definition of an intersection deficiency has been obtained from the City of Lake Elsinore General Plan. The General Plan states that peak hour intersection operations of Level of Service D or better are generally acceptable. Therefore, any intersection operating at Level of Service E to F was considered deficient. For existing traffic conditions, the study area intersections are currently operating within acceptable Levels of Service during the peak hours except for the following study area intersection that currently operates at unacceptable Levels of Service during the morning peak hour:

- Murrieta Road (NS) at Holland (EW) – #3

The unsignalized intersections have been evaluated for traffic signals using the California Department of Transportation Warrant 3 Peak Hour traffic signal warrant analysis, as specified in the Manual of Uniform Traffic Control Devices dated January 2012. Traffic signals appear to currently be warranted at the above mentioned intersection of Murrieta Road and Holland Road.

Existing Plus Project Conditions

The proposed development is projected to generate approximately 704 daily vehicle trips, 55 of which occur during the morning peak hour and 74 of which occur during the evening peak hour.

For Existing Plus Project traffic conditions, the study area intersections are projected to operate within acceptable Levels of Service during the peak hours, except for the following study area intersection that is projected to operate at unacceptable Levels of Service during the morning peak hour:

- Murrieta Road (NS) at Holland (EW) – #3

Cumulative Plus Project Conditions

Cumulative conditions considers existing traffic, development of other projects including Canyon Hills, Audie Murphy Ranch, Calder Ranch and Sycamore at Hidden Hills and area wide growth at opening year 2016.

For both Cumulative (without Project) and Cumulative Plus Project traffic conditions, the study area intersections are projected to operate within acceptable Levels of Service

during the peak hours, except for the following study area intersection that is projected to operate at unacceptable Levels of Service during the peak hours:

- Murrieta Road (NS) at Holland Road (EW) – #3

Conclusion

A significant impact would occur at a study intersection when the addition of project generated trips causes either peak hour Level of Service to degrade from acceptable Level of Service (A through D) to unacceptable Level of Service (E or F) or peak hour delay to increase as follows:

- Level of Service A/B by 10.0 seconds
- Level of Service C by 8.0 seconds
- Level of Service D by 5.0 seconds
- Level of Service E by 2.0 seconds
- Level of Service F by 1.0 second

The project's contribution to study intersections under the existing and cumulative scenarios is summarized in Table 13. The project adds greater than 1.0 second to the delay at the intersection of Holland Road/Murrieta Road. This intersection is within the City of Menifee's jurisdiction.

Mitigation Measure TRA-1: The project should participate in the phased construction of the off-site intersection improvements and traffic signalization through payment of established City of Lake Elsinore fees, participation in the Western Riverside Transportation Uniform Mitigation Fees program, assessment district, community facilities district financing and/or appropriate fair share financing agreement, and construction of off-site facilities under appropriate fee credit agreements.

- b) The Congestion Management Program (CMP) for Riverside County is prepared and updated by the Riverside County Transportation Commission (RCTC, 2011). The project would not measurably impact the existing performance of the highways and/or principal arterials governed by the CMP. Additionally, as discussed above the project's impact on the local roadway network would be less than significant. Thus, the project is deemed to be consistent with the CMP and impacts would be less than significant for this issue.
- c) The project would not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. Therefore, no impact would result.
- d,e,f) The proposed circulation system, including all sight distance design requirements, number of access points, and pedestrian and bicycle facilities would comply with City codes, policies and standards. Therefore, less than significant impacts would result for these issues. While impacts are less than significant, Mitigation Measures TRA-2 through TRA-5 are recommended by the Traffic Impact Analysis to further reduce this impact.

Mitigation Measure TRA-2: Construct Holland Road from the west project boundary to the east project boundary at its ultimate half-section width including landscaping and parkway improvements in conjunction with development, as necessary.

Mitigation Measure TRA-3: Construct Corson Avenue from the west project boundary to the east project boundary at its ultimate half-section width including landscaping and parkway improvements in conjunction with development or pay cash in lieu for improvements, as approved by the City Engineer.

Mitigation Measure TRA-4: On-site traffic signing and striping should be implemented in conjunction with detailed construction plans for the project.

Mitigation Measure TRA-5: Sight distance at project accesses should be reviewed with respect to California Department of Transportation/City of Lake Elsinore standards in conjunction with the preparation of final grading, landscaping, and street improvement plans. The final grading, landscaping, and street improvement plans shall demonstrate that sight distance standards are met. Such plans must be reviewed by the City and approved as consistent with this measure prior to issue of grading permits.

**TABLE 13
INTERSECTION LEVEL OF SERVICE – EXISTING AND CUMULATIVE PLUS PROJECT**

Intersection	Control ¹	Existing		Existing Plus Project				Cumulative Plus Project				Cumulative Plus Project with Improvements					
		AM Peak		PM Peak		AM Peak		PM Peak		AM Peak		PM Peak		AM Peak		PM Peak	
		Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS
1. Railway Canyon Road at Canyon Hills Road	Traffic Signal	28.2	C	23.3	C	28.6	C	23.3	C	37.9	D	26.4	C	38.5	D	26.6	C
2. Hermosa Drive at Holland Road	Cross Street Stop	-	-	-	-	11.2	B	10.3	B	13.3	B	12.3	B	13.9	B	12.8	B
3. Murrieta Road at Holland Road	Cross Street Stop	99.9*	F	19.8	C	99.9*	F	21.4	C	99.9*	F	99.9	F	99.9*	F	99.9*	F
With Improvement	TS	-	-	-	-	28.0	C	9.0	A	16.2	B	11.1	B	17.0	B	11.6	B

SOURCE: Kunzman Associates, Inc. 2014c.

*While delay is reported as 99.9 for any LOS F in the traffic study, the analysis worksheets report calculated delays which indicate the project adds delay greater than 1.0 second.

Utilities and Service Systems

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
17. UTILITIES AND SERVICE SYSTEMS —				
Would the project:				
a) Conflict with wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities, or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider that would serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

a,b,d,e) The following is a discussion of impacts related to public water and wastewater service for the project. Water and wastewater service would be provided by the Elsinore Valley Municipal Water District (EVMWD) via existing lines within the development to the west of the site. EVMWD provides water, wastewater and reclaimed water service to the Cities of Lake Elsinore, Canyon Lake, Wildomar, portions of the City of Murrieta and unincorporated portions of Riverside County. Wastewater flows from the site would be collected and conveyed to an existing pump station located off-site to the west of the proposed water quality basin. In addition, there are existing water lines located to the west of the site, within Elina Road and Obaria Way, which would be used for connection to water service. The EVMWD is currently in compliance with the Santa Ana Regional Water Quality Control Board's treatment requirements.

The EVMWD Wastewater Master Plan (2008) anticipates average and peak wastewater flows at 2030 and full buildout. Similarly the EVMWD Urban Water Management Plan projects future water supplies through 2030 for both normal and dry-year scenarios (2011). Both documents have identified that future water and wastewater needs identified by development of the land use plans within the City's General Plan can be accommodated. The project proposes less residential development (74 dwelling units)

then could ultimately be built under the existing maximum density (121 dwelling units) allowed for the site per the City of Lake Elsinore General Plan. As the project does not exceed the development assumptions of the City's General Plan it is anticipated to be consistent with the findings of the Wastewater Master Plan and Urban Water Management Plan, which are based on these assumptions.

The applicant would be required to pay for utility rates and connection fees to reduce project impacts from increased direct and cumulative demands to water and wastewater services to a less-than-significant level.

- c) As discussed in Item 9d and e, above, the project would include installation of new on-site drainage infrastructure sufficient to convey the stormwater flows to the proposed on-site detention basin. Treated or excess flows would be conveyed from the proposed detention basin to a proposed 48-inch storm drain which would run south to north through the site and discharge into a natural drainage course north of Holland Road. As described above, the project would also include an array of Low Impact Development measures to manage stormwater and minimize runoff. Downstream conveyance channels that would receive project runoff are engineered and maintained to ensure sufficient capacity exists to accept project flows (Rick Engineering Company, 2013). In addition, the project is not expected to result in hydrologic conditions of concern such as erosion or degradation of downstream channels. Therefore the project would not require off-site construction or expansion of stormwater facilities. As such, this impact would be less than significant.
- f) Chapter 14.12 of the City Municipal Code requires that project construction divert a minimum of 50 percent of construction and demolition debris. Following construction, the project would be served by CR&R, the City's franchise trash hauler. All residents would be provided 60-gallon containers for garbage and recycling. These containers would be hauled to a Materials Recovery Facility, transfer facility or landfill in Riverside County. The landfills typically used by the City of Lake Elsinore are the El Sobrante, Badlands and Lamb Canyon Landfills. The El Sobrante Landfill is the closest to the project site. The El Sobrante, Badlands and Lamb Canyon Landfills, based on current planning efforts and permitted daily capacity, have anticipated closure dates of 2045, 2024, and 2021 respectively (CalRecycle, 2014a; CalRecycle, 2014b; CalRecycle, 2014c). As the amount of solid waste generated by the project would be accommodated by these existing landfills and overall solid waste would be reduced by the provision of recycling and green waste residential collection, impacts from the project would be less than significant.
- g) The proposed project would comply with federal, state and local statutes and regulations related to solid waste and thus no impacts would occur for this issue.

Mandatory Findings of Significance

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
18. MANDATORY FINDINGS OF SIGNIFICANCE —				
Would the project:				
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

- a) The project would not result in significant impacts to special-status plant or wildlife populations or habitat. The project does not affect important examples of major periods of California history or prehistory. Mitigation measures have been incorporated to reduce potential impacts to unknown resources to a less-than-significant level.
- b) Cumulative impacts which could potentially be significant are included within the resource-specific discussions above (Items 1-17). The cumulative analysis considered past projects, existing projects, future projects. While the geographic range of cumulative impacts varies by resource area, in general a radius of three miles was considered for proposed development along with the following specific developments: Canyon Hills, Audie Murphy Ranch, Calder Ranch and Sycamore at Hidden Hills. With mitigation, cumulative impacts would be reduced to a less-than-significant level.
- c) As analyzed in the specific resource topics above (Items 1-17) any environmental effects, directly or indirectly affecting humans, would be reduced to a less-than-significant level with mitigation.

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Appendix A

Air Quality and Global Climate Change Impact Analysis



Appendix B

Preliminary Water Quality Management Plan



Appendix C

Jurisdictional Delineation Report



Appendix D
Burrowing Owl
Passive Relocation Report



Appendix E

CNDDDB Database Search



Appendix F

Noise Impact Analysis



Appendix G

Traffic Impact Analysis



Appendix H

Cultural Resources Survey

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