



4.0 ENVIRONMENTAL ANALYSIS

4.0.1 SUMMARY OF EIR SCOPE

In accordance with CEQA Guidelines § 15126-§ 15126.4, this EIR Section 4.0, *Environmental Analysis*, provides analyses of potential direct, indirect, and cumulatively considerable impacts that could occur from planning, constructing, and operating the proposed Project.

In compliance with the procedural requirements of CEQA, an Initial Study was prepared to determine the scope of environmental analysis for this EIR. Public comment on the scope consisted of written comments received by the City of Lake Elsinore in response to the NOP issued for this EIR. Taking all known information and public comments into consideration, ten primary environmental subject areas are evaluated in this Section 4.0, as listed below. Each subsection evaluates several specific subject matters related to the general topic of the subsection. The title of each subsection is not limiting; therefore, refer to each subsection for a full account of the subject matters addressed therein.

- | | |
|--------------------------|------------------------------------|
| 4.1 Aesthetics | 4.6 Greenhouse Gas Emissions |
| 4.2 Air Quality | 4.7 Hydrology and Water Quality |
| 4.3 Biological Resources | 4.8 Noise |
| 4.4 Cultural Resources | 4.9 Transportation and Circulation |
| 4.5 Geology and Soils | 4.10 Utilities and Service Systems |

Seven (7) environmental subjects were determined by the City to have no potential to be significantly impacted by the Project, as concluded by the Project's Initial Study (included in *Technical Appendix A* to this EIR) and after consideration of all comments received by the City on the scope of this EIR and documented in the City's administrative record. These seven (7) subjects are discussed briefly in Section 5.0, *Other CEQA Considerations*, and include: Agricultural Resources; Hazards and Hazardous Materials; Land Use and Planning; Mineral Resources; Population and Housing; Public Services; and Recreation.

4.0.2 SCOPE OF CUMULATIVE EFFECTS ANALYSIS

CEQA requires that an EIR contain an assessment of the cumulative impacts that may be associated with a proposed project. As noted in CEQA Guidelines § 15130(a), "an EIR shall discuss cumulative impacts of a project when the project's incremental effect is cumulatively considerable." "A cumulative impact consists of an impact which is created as a result of the combination of the project evaluated in the EIR together with other projects creating related impacts" (CEQA Guidelines § 15130(a)(1)). As defined in CEQA Guidelines § 15355:

'Cumulative Impacts' refers to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts.

(a) The individual effects may be changes resulting from a single project or a number of separate projects.

(b) The cumulative impact from several projects is the change in the environment which results from the incremental impact of the project when added to other



closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time.

CEQA Guidelines § 15130(b) describes two acceptable methods for identifying a study area for purposes of conducting a cumulative impact analysis. These two approaches include: “1) a list of past, present, and probable future projects producing related or cumulative impacts, including if necessary, those projects outside the control of the agency (“the list of projects approach”), or 2) a summary of projections contained in an adopted general plan or related planning document, or in a prior environmental document which has been adopted or certified, which described or evaluated regional or area wide conditions contributing to the cumulative impact [“the summary of projections approach”].”

For purposes of evaluating the Project’s traffic and traffic-related impacts (e.g., air quality, greenhouse gas, and transportation-related noise impacts), the analysis of cumulatively considerable impacts uses the list approach, which includes present, and reasonably foreseeable projects known to the Lead Agency (City of Lake Elsinore), the City of Wildomar, and the County of Riverside at the time the Project’s Notice of Preparation (NOP) was distributed for public review in June 2015. This approach was determined to be appropriate by the City of Lake Elsinore because the City determined that the comprehensive list of cumulative projects provides a sufficient amount of information to enable an analysis of cumulative effect for the subject areas of air quality, greenhouse gas emissions, transportation-related noise, and transportation/traffic.

A cumulative project list was developed in consultation with City of Lake Elsinore planning and engineering staff, the City of Wildomar, and Riverside County. The cumulative project list includes known and foreseeable projects that are anticipated to contribute traffic to intersections that would receive 50 or more peak hour trips from the Project. (Urban Crossroads, 2015d, p. 50) This methodology presents a more reasonable approach to cumulative traffic analysis than the General Plan projection approach by recognizing development projects that actually have the potential to contribute traffic to the same intersections, roadway segments, and/or freeway segments as the Project and have the potential to be made fully operational during a similar timeframe as the Project. Specific development projects included in the traffic impact cumulative analysis are listed in Table 4.0-1, *Summary of Cumulative Development Projects*.

For the issue areas of aesthetics, biological resources, cultural resources, hydrology/water quality, and utilities/service systems, the cumulative study area is defined in each Subsection of Chapter 4.0, and relies on the “summary of projections” approach. For example, the issue of aesthetics considers the Project’s viewshed – which is defined as the geographical area that is visible from a given location – and represents the area within which the Project has the potential to result in adverse impacts to scenic resources. Within the Project’s viewshed, which includes portions of the City of Lake Elsinore and County of Riverside, the cumulative analysis of aesthetics assumes buildout in accordance with the County and City General Plans. For the issue of biology, the cumulative study area corresponds to the boundaries of the Western Riverside County Multiple Habitat Species Conservation Plan (MSHCP), as the MSHCP provides for the conservation of a wide variety of special status plant and animal species; thus, the cumulative study area for biological resources includes all future land uses within western Riverside County as called for by the General Plans of the County and the various cities that are included in the MSHCP (including the City of Lake



Elsinore). Please refer to the cumulative impact analysis provided in each Subsection in Chapter 4.0 for an issue-specific discussion of the cumulative study area.

Table 4.0-1 Summary of Cumulative Development Projects

No.	Project Name	Location	Land Use	Quantity ¹
City of Lake Elsinore				
LE1	Greenwald ²	Lake Elsinore	Shopping Center	104,450 TSF
LE2	Ramsgate	Lake Elsinore	Single Family Residential	1,012 DU
			Condo/Townhomes	120 DU
LE3	Trieste Residential (Tract 36624)	Lake Elsinore	Single Family Residential	75 DU
LE4				
LE5	1400 Minthorn Street ³	Lake Elsinore	Single Family Residential	84 DU
LE6	Spyglass Ranch ⁴	Lake Elsinore	Single Family Residential	523 DU
			Condo/Townhomes	171 DU
			Shopping Center	145.00 TSF
LE7	South Shore I (Tract 31593) ⁵	Lake Elsinore	Single Family Residential	521 DU
	South Shore II (Tract 36567) ⁵	Lake Elsinore	Single Family Residential	147 DU
LE8	La Strada (Tract 32077)	Lake Elsinore	Single Family Residential	134 DU
LE9	Tuscany West (Tract 25473) ⁵	Lake Elsinore	Single Family Residential	164 DU
LE10	Marina Village Condos (Tract 33820) ⁵	Lake Elsinore	Condo/Townhomes	94 DU
LE11	Watersedge ⁵	Lake Elsinore	Single Family Residential	170 DU
			Condo/Townhomes	250 DU
			Apartments	110 DU
			Office	54,600 TSF
			Hotel	150 RM
			Boat/Watercraft Dealers & Service	50,000 TSF
			Mini-Warehouse (Boat & Watercraft Storage)	76,000 TSF
			Shopping Center	86,600 TSF
Cottages by the Lake	Lake Elsinore	Condo/Townhomes	169 DU	
LE12	Tessera ⁵	Lake Elsinore	Single Family Residential	90 DU
LE13	TAG Property ⁶	Lake Elsinore	New Car Sales	50,000 TSF
LE14	City Center Condos ⁶	Lake Elsinore	Condo/Townhomes	144 DU
LE15	Lake View Villas	Lake Elsinore	Condo/Townhomes	155 DU
LE16	Diamond Specific Plan ⁷	Lake Elsinore	Condo/Townhomes	600 DU
			Hotel	150 RM
			General Office	425,000 TSF
			Shopping Center	472,000 TSF
LE17	The Colony ⁶	Lake Elsinore	Apartments	211 DU
	Back Basin Specific Plan & East Lake Specific Plan	Lake Elsinore	Single Family Residential	2,407 DU
		Condo/Townhomes	324 DU	
	John Laing Homes (Phase 2)	Lake Elsinore	Single Family Residential	506 DU
		Condo/Townhomes	1,141 DU	
		Apartments	308 DU	
Shopping Center	117,000 TSF			
LE18	Canyon Hills Estates (Tract 34249)	Lake Elsinore	Single Family Residential	302 DU
	Canyon Hills (Multiple Tracts)	Lake Elsinore	Single Family Residential	2,700 DU
		Apartments	1,575 DU	
	Audie Murphy (Tract 36484)	Lake Elsinore	Single Family Residential	109 DU
Audie Murphy (Tract 36485)	Lake Elsinore	Single Family Residential	1,003 DU	

(Urban Crossroads, 2015d, Table 4-6)



Table 4.0-1 Summary of Cumulative Development Projects (Continued)

No.	Project Name	Location	Land Use	Quantity ¹	
LE19	Gruneto Hills	Lake Elsinore	Single Family Residential	191	DU
LE20	Hotel at 17584 Lawrence Way	Lake Elsinore	Hotel	57	RM
LE21	Alberhill Ridge (Tract 35001)	Lake Elsinore	Single Family Residential	1,056	DU
			Apartments	345	DU
			Shopping Center	679.000	TSF
			General Office	679.000	TSF
LE22	Alberhill Ranch	Lake Elsinore	Single Family Residential	1,986	DU
LE23	Lake Elsinore Walmart	Lake Elsinore	Free-Standing Discount Superstore	154.487	TSF
			Specialty Retail	4.600	TSF
			Fast Food w/Drive Thru	6.800	TSF
			Fast Food w/o Drive Thru	4.600	TSF
LE24	Circle K	Lake Elsinore	Gas Station	4.500	TSF
LE25	Alberhill Villages	Lake Elsinore	Single Family Residential	9,536	DU
LE26	Terracina	Lake Elsinore	Single Family Residential	365	DU
LE27	Encore at Cambria Hills	Lake Elsinore	Single Family Residential	214	DU
LE28	Family Dollar Store	Lake Elsinore	Discount Store	8.320	TSF
LE29	Fisherman's Wharf	Lake Elsinore	Fisherman's Wharf	12.748	TSF
LE30	Wake Rider Beach Resort	Lake Elsinore	Beach Resort	11.350	TSF
LE31	Lakeshore Town Center	Lake Elsinore	Town Center	237.400	TSF
LE32	Ortega	Lake Elsinore	Single Family Residential	105	DU
LE33	Summerly	Lake Elsinore	Single Family Residential	142	DU
LE34	Beazer, KB Homes, McMillin Homes, Richmond American	Lake Elsinore	Single Family Residential	395	DU
LE35	Village at Lake Elsinore SPA #1	Lake Elsinore	Single Family Residential	163	DU
LE36	Lake Shore Pointe Phase I	Lake Elsinore	Single Family Residential	43	DU
			Apartments	161	DU
LE37	Golden Corral Restaurant	Lake Elsinore	Restaurant	7.798	TSF
County of Riverside					
RC1	Lennar (Tract 31792)	County of Riverside	Single Family Residential	191	DU
RC2	PM33840	County of Riverside	Single Family Residential	4	DU
RC3	PP20158R1	County of Riverside	Storage Facility	103.727	TSF
RC4	CUP03651	County of Riverside	Recycling Facility	0.504	TSF
City of Wildomar					
W1	Rancon Monte Vista Residential (TTM No. 31409, APN: 367-110-007, 367-110-008)	Wildomar	SFDR	126	DU
W2	Wildomar Walmart	Wildomar	Free-Standing Discount Superstore	200.000	TSF
			Specialty Retail	3.900	TSF
			Fast-food with Drive-Through	126.000	TSF
W3	Cornerstone Church Pre-School Expansion (PUP No. 778) ⁴	Wildomar	Pre-School/Day Care	180	STU
W4	Sehremelis PAR (TTM 29426, APN:367-250-007)	Lake Elsinore	SFDR	80	DU
W5	Subway (Case No. 10-0222, APN:366-390-026, 366-390-027)	Wildomar	Specialty Retail	10.500	TSF

(Urban Crossroads, 2015d, Table 4-6)



Table 4.0-1 Summary of Cumulative Development Projects (Continued)

No.	Project Name	Location	Land Use	Quantity ¹
W6	Orange Bundy (TPM 30522, APN: 367-100-024, 367-100-026)	Wildomar	Retail	79.497 TSF
			Fast Food w/Drive Thru	1.500 TSF
			Gas Station w/ Market	6 VFP
W7	Bundy Canyon Plaza (Case No. 08-0179, TPM 32257, APN:367-100-019)	Wildomar	Retail	33.800 TSF
			Fast Food w/Drive Thru	6.200 TSF
			Gas Station w/ Market	12 VFP

¹ TSF = Thousand Square Feet; DU = Dwelling Unit; AC = Acres; STU = Students;

VFP = Vehicle Fueling Positions

² Source: Greenwald Avenue Commercial Center TIA, Urban Crossroads, Inc., May 2008.

³ Source: 1400 Minthorn Street Traffic Study Report, ASM Consulting, August 2007.

⁴ Source: Spyglass Ranch TIA (Revised), Kunzman Associates, February 2007.

⁵ Source: Porto Romano SP TIA (Revised), Urban Crossroads, Inc., May 2007.

⁶ Source: Lake Elsinore TAG Property TIA (Revised), Urban Crossroads, Inc., August 2008.

⁷ Source: The Diamond Specific Plan TIA, Urban Crossroads, Inc., April 2009.

(Urban Crossroads, 2015d, Table 4-6)

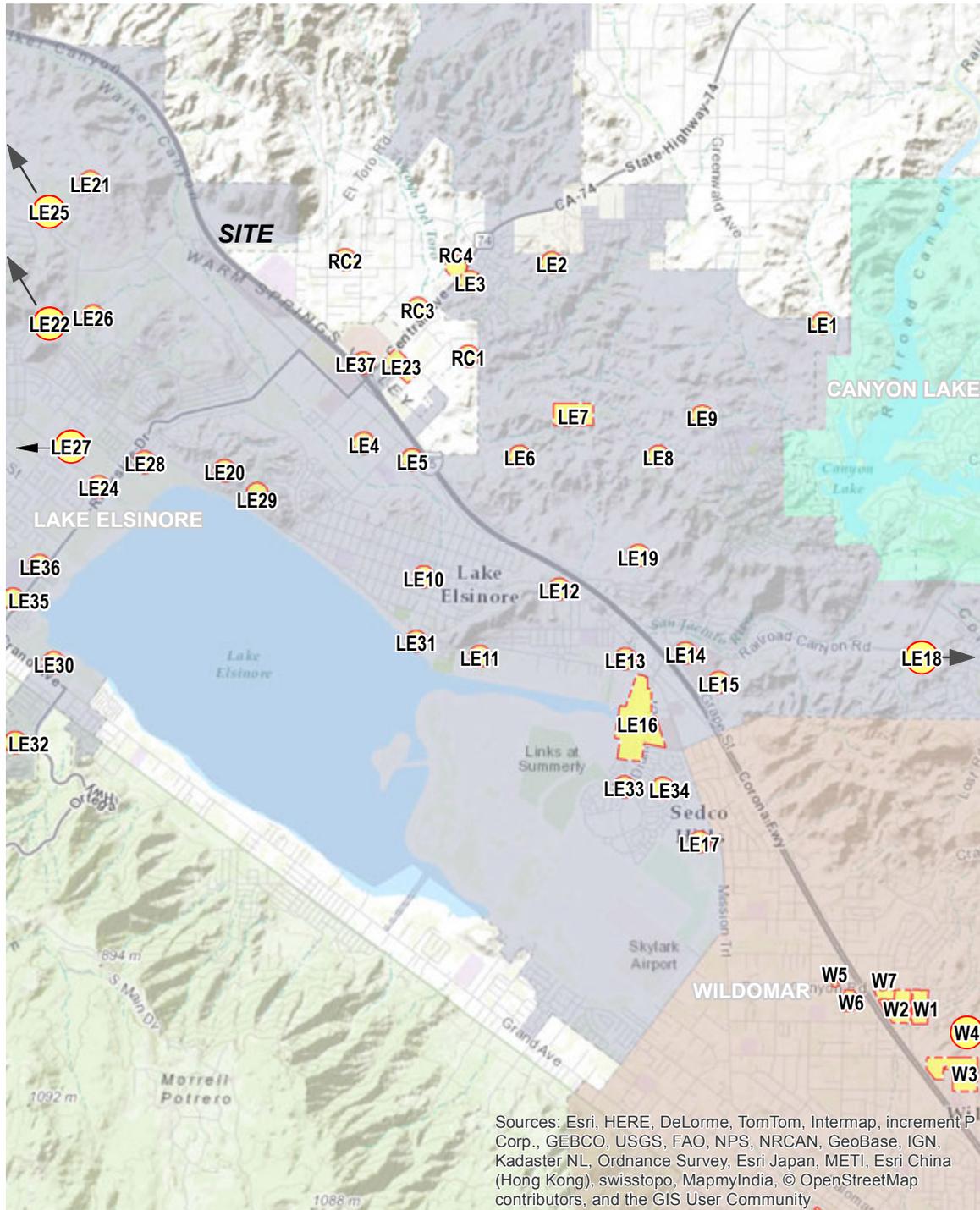
Specific cumulative projects are shown in Figure 4.0-1, *Cumulative Development Projects Location Map*.

4.0.3 IDENTIFICATION OF IMPACTS

Subsections 4.1 through 4.10 of this EIR evaluate the ten environmental subjects warranting detailed analysis, as determined by this EIR’s Initial Study and in consideration of public comment on this EIR’s NOP. The format of discussion is standardized as much as possible in each section for ease of review. The environmental setting is discussed first, followed by a discussion of the Project’s potential environmental impacts based on specified thresholds of significance used as criteria to determine whether potential environmental effects are significant.

The thresholds of significance used in this EIR are based on the thresholds presented in CEQA Guidelines Appendix G and as applied by the City of Lake Elsinore to create the Project’s Initial Study Checklist (included in *Technical Appendix A* to this EIR). The thresholds are intended to assist the reader of this EIR in understanding how and why this EIR reaches a conclusion that an impact would or would not occur, is significant, or is less than significant.

Serving as the CEQA Lead Agency for this EIR, the City of Lake Elsinore is responsible for determining whether an adverse environmental effect identified in this EIR should be classified as significant or less than significant. While the City of Lake Elsinore has generally elected to use the thresholds presented in CEQA Guidelines Appendix G, it should be noted that CEQA affords the City discretion to formulate standards of significance, and recognizes that the significance of a particular impact may vary with the setting. (14 Cal. Code Regs., § 15064(b).) The standards of significance used in this EIR are based on the independent judgment of the City of Lake Elsinore, taking into consideration CEQA Guidelines Appendix G, the City of Lake Elsinore’s Municipal Code and adopted City policies, the judgment of the technical experts that prepared this EIR’s Technical Appendices, performance standards adopted, implemented, and monitored by regulatory agencies, significance standards recommended by regulatory agencies, and the standards in CEQA that trigger the preparation of an EIR.



Source(s): Urban Crossroads (08-17-2015)

Figure 4.0-1



NOT TO SCALE



CUMULATIVE DEVELOPMENT PROJECTS LOCATION MAP



As required by CEQA Guidelines § 15126.2(a), impacts are identified in this EIR as direct, indirect, cumulative, short-term, long-term, on-site, and/or off-site impacts of the proposed Project. A summarized “impact statement” is provided in each subsection following the analysis.

The following terms are used to describe the level of significance related to the physical conditions within the area affected by the proposed Project:

- No Impact: An adverse change in the physical environment would not occur.
- Less-than-Significant Impact: An adverse change in the physical environment would occur but the change would not be substantial or potentially substantial and would not exceed the threshold(s) of significance presented in this EIR.
- Significant Impact: A substantial or potentially substantial adverse change in the physical environment would occur and would exceed the threshold(s) of significance presented in this EIR, requiring the consideration of mitigation measures.

Each subsection also includes a discussion or listing of the applicable regulatory criteria (laws, policies, regulations) that the Project is required to comply with (if any). If impacts are identified as significant after mandatory compliance with regulatory criteria, feasible mitigation measures are presented that would either avoid the impact or reduce the magnitude of the impact. The following terms are used to describe the level of significance following the application of recommended mitigation measures:

- Less-than-Significant Impact with Mitigation: A substantial or potentially substantial adverse change in the physical environment would occur that would exceed the threshold(s) of significance presented in this EIR; however, the impact can be avoided or reduced to a less than significant level through the application of feasible mitigation measures.
- Significant and Unavoidable Impact: A substantial or potentially substantial adverse change in the physical environment would occur that would exceed the threshold(s) of significance presented in this EIR. Feasible and enforceable mitigation measures that have a proportional nexus to the Project’s impact are either not available or would not be fully effective in avoiding or reducing the impact to below a level of significance.

For any impact identified as significant and unavoidable, the City of Lake Elsinore would be required to adopt a statement of overriding considerations pursuant to CEQA Guidelines § 15093 in order to approve the Project despite its significant impact(s) to the environment. The statement of overriding considerations would list the specific economic, legal, social, technological, and other benefits of the Project, supported by substantial evidence in the Project’s administrative record, that outweigh the unavoidable impacts.