



1.0 INTRODUCTION

1.1 PURPOSES OF CEQA AND THIS EIR

As stated by the California Environmental Quality Act (CEQA) Guidelines § 15002, the basic purposes of CEQA are to:

- Inform governmental decision makers and the public about the potential, significant environmental effects of proposed government actions (including the discretionary approval of land entitlement applications submitted by private parties);
- Identify the ways that environmental damage can be avoided or significantly reduced;
- Prevent significant, avoidable damage to the environment by requiring changes in projects through the use of alternatives or mitigation measures when the governmental agency finds the changes to be feasible; and
- Disclose to the public the reasons why a governmental agency approved the project in the manner the agency chose if a project will be approved involving significant environmental effects.

This Environmental Impact Report (EIR) is an informational document that represents the independent judgment of the City of Lake Elsinore regarding the physical environmental effects that could result from the operation of the proposed Project. The “Project” or “proposed Project” is herein defined as (1) approval of a surface mining permit (SMP No. 2015-01); and (2) the second amendment to an existing approved Reclamation Plan (Reclamation Plan No. 2006-01A1 [RP 2006-01A1]) for an existing aggregate mining site known as the Nichols Canyon Mine (CA Mine ID # 91-33-0098). The Nichols Canyon Mine is a vested mining operation, as the City has previously confirmed. As will be discussed in detail in Chapter 3.0, in response to comments received during the scoping process for this EIR, the City has requested and the Project applicant has agreed to apply for a surface mining permit notwithstanding the Mine’s vested status in order to more clearly define and condition the activities proposed as part of the Project. In agreeing to apply for a surface mining permit, the Project applicant expressly does not waive and reserves all vested mining rights at the Mine to the fullest extent under the law. For purposes of this EIR, the proposed SMP No. 2015-01 and RP 2006-01A2 are amendments to valid, existing entitlements affecting operations at an existing vested mining operation. The Nichols Canyon Mine is located within the City of Lake Elsinore, east of Interstate 15 (I-15); north and south of Nichols Road; and west of Lindell Road and El Toro Road.

The terms “Project” or “proposed Project” also refer to the incremental changes that would result from approval of the proposed Project, such as increased traffic and additional employees, pursuant to CEQA’s requirements for evaluating revisions to on-going activities. The term “Project” refers to the discretionary actions required to implement SMP No. 2015-01 and RP 2006-01A2 as proposed and all of the activities associated with the implementation including planning and ongoing operation. Governmental approvals requested from the City of Lake Elsinore by the Project Applicant to implement the Project include approval of a surface mining permit (SMP No. 2015-01) and an amendment to Reclamation Plan (RP) No. 2006-01A1 (Case No. RP 2006-01A2) as described



above, and other related discretionary and administrative actions as may be required to operate and reclaim the site in a manner consistent with those entitlements.

As a first step in the CEQA compliance process, an Initial Study was prepared by the City of Lake Elsinore pursuant to CEQA Guidelines § 15063 to determine if the Project could have a significant effect on the environment. The Initial Study determined that implementation of the Project has the potential to result in significant environmental effects, and a Project EIR, as defined by CEQA Guidelines § 15161, is required. Pursuant to CEQA Guidelines § 15161, a Project EIR should "...focus primarily on the changes in the environment that would result from the development project," and "...examine all phases of the project including planning, construction, and operation." Accordingly, and in conformance with CEQA Guidelines § 15121(a), the purposes of this EIR are to: (1) disclose information by informing public agency decision makers and the public generally of the significant environmental effects associated with all phases of the Project, (2) identify possible ways to minimize or avoid those significant effects, and (3) to describe a reasonable range of alternatives to the Project that would feasibly attain most of the basic Project objectives but would avoid or substantially lessen its significant environmental effects.

1.2 DEFINITION OF TERMS

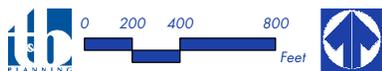
In accordance with CEQA's requirements for evaluating projects involving modifications to an on-going permit, provided below are definitions of various aspects of the Project and Project site as will be used throughout this EIR document (refer also to Figure 1-1, *Nichols Canyon Mine*):

- **Expanded Disturbance Area (EDA):** The proposed approximately 24-acre increase in mining disturbance at the Nichols Canyon Mine, occurring wholly on the Nichols North portion of the site.
- **Historical Baseline:** The average operational characteristics of the Nichols Canyon Mine between 2007 and 2014 (refer to Section 2.1, *CEQA Requirements for Environmental Setting and Baseline Conditions*).
- **Nichols Canyon Mine or Mine:** The approximately 199 acres that are vested for mining activities and that are subject to approved RP 2006-01A1, including lands located both north and south of Nichols Road.
- **Nichols North:** The approximately 156 acres of the Nichols Canyon Mine located north of Nichols Road.
- **Nichols South:** The approximately 43 acres of the Nichols Canyon Mine located south of Nichols Road.
- **Project or proposed Project:** The proposed approval of SMP No. 2015-01, which includes: 1) authority to conduct mining and an increase in operational hours from between 7:00 a.m. and 12:00 a.m. (Monday through Friday, excluding Federal Holidays) and between 7:00 a.m. and 7:00 p.m. (Saturdays only) to between 4:00 a.m. and 12:00 a.m. (Monday through Saturday, excluding Federal Holidays) for mining equipment and asphalt batch plant operation and 24 hours per day (Monday through Saturdays, excluding Federal Holidays) for aggregate and asphalt batch plant export activities; and 3) reduction of the



Figure 1-1

NICHOLS CANYON MINE





Mine's annual permitted tonnage from 4,000,000 tons per year (tpy) to 856,560 tpy. The proposed revisions to the approved RP 2006-01A1 describe reclamation requirements applicable to the EDA, in compliance with the Surface Mining and Reclamation Act (Public Resources Code, § 2710 *et seq.*) ("SMARA") and the City's certified surface mining ordinance (Municipal Code Chapter 14.04, *Surface Mining and Reclamation*) (Lake Elsinore, 1999). These terms also refer to the changes that would result from approval of the proposed Project, such as increased traffic and additional employees, pursuant to CEQA's requirements for evaluating revisions to on-going permits (refer to Section 3.3.2, *Scope of Operational Characteristics*).

1.3 SUMMARY OF THE PROJECT EVALUATED BY THIS EIR

The existing Nichols Canyon Mine comprises approximately 199 acres (APN Nos. 389-200-015, -023, and -024) that are subject to RP 2006-01A1, including lands located both north and south of Nichols Road, in the northeastern portion of the City of Lake Elsinore. The property is divided into two segments by Nichols Road. "Nichols North" refers to the approximately 156 acres of the Nichols Canyon Mine located north of Nichols Road and "Nichols South" refers to the approximately 43 acres of the Nichols Canyon Mine located south of Nichols Road.

The proposed Project consists of approval of SMP No. 2015-01 and RP 2006-01A2, an amendment to RP 2006-01A1 to allow for mining activities in the EDA; an alteration of the Mine's hours of operation; and a reduction in the mine's annual tonnage limits. Specifically, under the proposed Project, the total area subject to mining activities on the approximately 199-acre Nichols Canyon Mine would increase from approximately 116 acres to approximately 140 acres, representing an increase of approximately 24 acres. The proposed mining expansion areas occur north of Nichols Road and to the north and east of the existing approved mining limits. With approval of the proposed Project, the total amount of aggregate reserves that would be available at the Nichols Canyon Mine, inclusive of existing permitted aggregate reserves, would total approximately 16,150,000 tons.

Additionally, the Project proposes to expand the mine's hours of operation from between 7:00 am and 12:00 am (Monday through Friday, excluding Federal Holidays) and between 7:00 am and 7:00 pm (Saturdays only) to between 4:00 am and 12:00 am (Monday through Saturday, excluding Federal Holidays) for mining equipment and asphalt batch plant operation and 24 hours per day (Monday through Saturdays, excluding Federal Holidays) for aggregate and asphalt batch plant export activities. The proposed change to the Mine's operating hours also would apply to the asphalt batch plant on-site. Under the existing Conditional Use Permit No. 2014-07 (CUP 2014-07), operation of the asphalt batch plant may occur between the hours of 7:00am to 12:00am Monday through Friday, and between the hours of 7:00am through 7:00pm on Saturday, with no operation of the asphalt batch plant allowed on Sundays or legal holidays. Under the proposed Project, asphalt batch plant operations would be allowed to occur during the same hours as for mining activities (i.e., between 4:00 am and 12:00 am [Monday through Saturday, excluding Federal Holidays]). No change to the asphalt batch plant's existing permitted throughput is being proposed or made as part of the Project. As with aggregate export activities, delivery of asphalt materials would be allowed to occur 24 hours per day. Except as expressly described in this EIR and the associate Project application materials, no change is being proposed or made to CUP 2014-07 or other activities at the Mine otherwise not included as part of the Project.



Approval of the Project also would reduce the Mine's maximum annual production limit from 4,000,000 tpy to 856,560 tpy, inclusive of both aggregate and asphalt materials.

1.4 PRIOR CEQA REVIEW

The Nichols Canyon Mine was originally part of an approximately 3,457-acre vested mining operation that commenced more than a century ago in the early 1900s. That larger mining operation was separated into several smaller operations over time, one of which is the Nichols Canyon Mine. Mining activities on the 199-acre mine site are vested and do not require any permits or authorization from the City. However, while a mining permit is not required for mining activities on-site, a reclamation plan is required pursuant to SMARA to assure that adverse environmental effects are minimized and mined lands are reclaimed to a usable condition. The Nichols Canyon Mine was formerly part of Reclamation Plan 112, which was approved by the County of Riverside in 1978 prior to the incorporation of the City of Lake Elsinore. In 2006, the Lake Elsinore City Council adopted Reclamation Plan No. 2006-01 (RP 2006-01), which incorporated updated reclamation standards for the Nichols Canyon Mine specifically, and concurrently adopted a Mitigated Negative Declaration (MND) in conformance with CEQA (MND No. 2006-1). RP 2006-01 established mining limits encompassing approximately 116 acres covering approximately 84 acres of the Nichols North portion of the site and approximately 32 acres of the Nichols South portion of the site.

In addition, the Nichols Canyon Mine is located within the geographical limits of the Aberhill Ranch Specific Plan. The buildout of the Aberhill Ranch Specific Plan, including the Nichols Canyon Mine, was the subject of previous environmental review as part of an EIR certified by the Lake Elsinore City Council in June 1989 (State Clearinghouse [SCH] No. 88090517). The Mine site also was evaluated as part of the City of Lake Elsinore's General Plan Update EIR (SCH No. 2005121019), which was certified by City Council in December 2011.

The Mine also is subject to a Conditional Use Permit (CUP No. 2014-07), which was approved by the City of Lake Elsinore in 2014 concurrent with an addendum to MND No. 2006-1. The City of Lake Elsinore also approved the first amendment to RP 2006-01 (RP 2006-01A1) at the time it approved the CUP for the asphalt batch plant. CUP No. 2014-07 and RP 2006-01A1 allow for operation of an asphalt batch plant on the Nichols North portion of the site. CUP No. 2014-07 and RP 2006-01A1 did not increase the mining tonnage limits established by RP 2006-01; all asphalt material exported from the Mine is counted against the annual tonnage limit and maximum daily truck trips allowed by RP 2006-01. The asphalt batch plant is permitted to operate during the operational hours specified by CUP 2014-07 and RP 2006-01A1, while export of asphalt material is allowed to occur 24 hours per day.

These above-described documents are herein incorporated by reference pursuant to CEQA Guidelines § 15183(a) because they provide relevant and applicable information about the Project site and prior environmental review, and are available at the City of Lake Elsinore City Hall, Planning Division; 130 South Main Street, Lake Elsinore, California 92530. Refer to EIR Section 7.0, *References*, for a complete list of reference sources.



1.5 LEGAL AUTHORITY

This EIR has been prepared in accordance with all criteria, standards, and procedures of CEQA (California Public Resource Code § 21000 et seq.) and the CEQA Guidelines (California Code of Regulations, Title 14, Division 6, Chapter 3, § 15000 et seq.).

Pursuant to CEQA § 21067 and CEQA Guidelines Article 4 and § 15367, the City of Lake Elsinore is the Lead Agency under whose authority this EIR has been prepared. “Lead Agency” refers to the public agency that has the principal responsibility for carrying out or approving a project. Serving as the Lead Agency and before taking action to approve the Project, the City of Lake Elsinore has the obligations to: (1) ensure that this EIR has been completed in accordance with CEQA; (2) review and consider the information contained in this EIR as part of its decision making process; (3) make a statement that this EIR reflects the City of Lake Elsinore’s independent judgment; (4) ensure that all significant effects on the environment are eliminated or substantially lessened where feasible; and, if necessary (5) make written findings for each unavoidable significant environmental effect stating the reasons why mitigation measures or project alternatives identified in this EIR are infeasible and citing the specific benefits of the proposed Project that outweigh its unavoidable adverse effects (CEQA Guidelines §§ 15090 through 15093).

Pursuant to CEQA Guidelines § 15040 through § 15043, and upon completion of the CEQA review process, the City of Lake Elsinore will have the legal authority to do any of the following:

- Approve the proposed Project;
- Require feasible changes in any or all activities involved in the Project in order to substantially lessen or avoid significant effects on the environment;
- Disapprove the Project, if necessary, in order to avoid one or more significant effects on the environment that would occur if the Project was approved as proposed; or
- Approve the Project even though the Project would cause a significant effect on the environment if the City makes a fully informed and publicly disclosed decision that: 1) there is no feasible way to lessen the effect or avoid the significant effect; and 2) expected benefits from the Project will outweigh significant environmental impacts of the Project.

This EIR fulfills the CEQA environmental review requirements for proposed SMP No. 2015-01 and RP 2006-01A2 and all other governmental discretionary and administrative actions related to the Project.

1.6 RESPONSIBLE AND TRUSTEE AGENCIES

The California Public Resource Code (§ 21104) requires that all EIRs be reviewed by responsible and trustee agencies (see also CEQA Guidelines § 15082 and § 15086(a)). As defined by CEQA Guidelines § 15381, “the term ‘Responsible Agency’ includes all public agencies other than the Lead Agency which have discretionary approval power over the project.” A Trustee Agency is defined in CEQA Guidelines § 15386 as “a state agency having jurisdiction by law over natural resources affected by a project which are held in trust for the people of the State of California.”



For the proposed Project, the South Coast Air Quality Management District (SCAQMD); Santa Ana Regional Water Quality Control Board (RWQCB); Riverside County Flood Control & Water Conservation District (RCFCWCD); Elsinore Valley Municipal Water District (EVMWD); United States Army Corps of Engineers (USACE); California Department of Conservation (CDC); and United States Fish and Wildlife Service (USFWS) are considered Responsible Agencies. The California Department of Fish and Wildlife (CDFW) is a Trustee Agency for the proposed Project. Table 3-5, *Matrix of Project Approvals/Permits*, in EIR Section 3.0, *Project Description*, lists the agencies that are expected to review this EIR and provides a summary of the subsequent actions associated with the Project.

1.7 EIR SCOPE, FORMAT, AND CONTENT

1.7.1 EIR SCOPE

As a first step in complying with the procedural requirements of CEQA, the City of Lake Elsinore prepared an Initial Study to preliminarily identify the environmental issue areas that may be adversely impacted by the Project. Following completion of the Initial Study, the City filed a Notice of Preparation (NOP) with the California Office of Planning and Research (OPR) (State Clearinghouse) to indicate that an EIR would be prepared to evaluate the Project's potential to impact the environment. The NOP was filed with the State Clearinghouse and distributed to property owners located within 300 feet of the property, Responsible Agencies, Trustee Agencies, and other interested parties on June 25, 2015, for a 30-day public review period. The City of Lake Elsinore also advertised the NOP in the Press Enterprise, a newspaper of general circulation in the Project area, and made copies of the NOP available to the general public for review at two local libraries (Altha Merrifield Memorial Library and Vick Knight Community Library). Copies of the NOP also were distributed to surrounding property owners located within 500 feet of the site and to public agencies. The City distributed the NOP for public review to solicit responses that may assist the City in identifying the full scope and range of potential environmental concerns associated with the Project so that these issues could be fully examined in this EIR.

As a result of the Initial Study and in consideration of all comments received by the City on the NOP, this EIR evaluates the Project's potential to cause adverse effects to the following environmental issue areas:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Geology/Soils
- Greenhouse Gas Emissions
- Hydrology/Water Quality
- Land Use/Planning
- Noise
- Transportation/Traffic
- Utilities/Service Systems
- Mandatory Findings of Significance

Public Resources Code (PRC) § 21100(b)(3) and CEQA Guidelines § 15126.4 require EIRs to describe, where relevant, the wasteful, inefficient, and unnecessary consumption of energy caused by a project. Refer to Appendix F to the CEQA Guidelines, which is an advisory document that assists EIR preparers in determining whether a project will result in the inefficient, wasteful, and



unnecessary consumption of energy. Accordingly, this EIR also addresses the topic of energy conservation.

The Initial Study, NOP, public review distribution list, and written comments received by the City during the NOP public review period are provided in *Technical Appendix A* to this EIR. Substantive issues raised in response to the NOP are summarized below in Table 1-1, *Summary of NOP Comments*. The purpose of this table is to present the primary environmental issues of concern raised during the NOP review period. The table is not intended to list every comment received by the City during the NOP review period. Regardless of whether or not a comment is listed in the table, all applicable comments received in response to the NOP are addressed in this EIR.

1.7.2 EIR FORMAT AND CONTENT

This EIR contains all of the information required to be included in an EIR as specified by the CEQA Statutes and Guidelines (California Public Resources Code, § 21000 et. seq. and California Code of Regulations, Title 14, Chapter 5). CEQA requires that an EIR contain, at a minimum, certain specified content. Table 1-2, *Location of CEQA Required Topics in this EIR*, provides a quick reference in locating the CEQA-required content within this document.

In summary, the content and format of this EIR is as follows:

- **Section 1.0, Introduction**, provides introductory information about the CEQA process and the responsibilities of the City of Lake Elsinore, serving as the Lead Agency of this EIR.
- **Section 2.0, Environmental Setting**, describes the environmental setting, including descriptions of the Mine's physical conditions and surrounding context. The existing physical setting is the condition of the Nichols Canyon Mine and surrounding area at the approximate date this EIR's NOP was released for public review (June 25, 2015). With respect to operational characteristics, the existing setting is defined as the Mine's historical baseline average production (refer to EIR Section 2.1).
- **Section 3.0, Project Description**, serves as the EIR's Project Description for purposes of CEQA and contains a level of specificity commensurate with the level of detail proposed by the Project, including the summary requirements pursuant to CEQA Guidelines § 15123.
- **Section 4.0, Environmental Analysis**, provides an analysis of potential direct, indirect, and cumulative impacts that may occur with implementation of the proposed Project. A conclusion concerning significance is reached for each discussion; mitigation measures are presented as warranted. The environmental changes identified in Section 4.0 and throughout this EIR are referred to as "effects" or "impacts" interchangeably. The CEQA Guidelines also identify the terms "effects" and "impacts" as being synonymous (CEQA Guidelines § 15358). In the environmental analysis subsections of Section 4.0, the existing and historical baseline conditions are disclosed that are pertinent to the subject area being analyzed, accompanied by a specific analysis of physical impacts that may be caused by implementation of the proposed Project. The analyses are based in part upon technical reports that are appended to this EIR. Information also is drawn from other sources of



Table 1-1 Summary of NOP Comments

Commenter	Date	Comments	Location in this EIR where comment is addressed
State Clearinghouse	June 25, 2015	<ul style="list-style-type: none"> Acknowledging receipt of NOP and distribution to State Agencies for review and comment 	Informational comment. No response necessary.
California Department of Transportation (Caltrans)	June 27, 2015	<ul style="list-style-type: none"> Requesting impact analysis of Caltrans facilities that may be affected by Project traffic or Project drainage. 	Subsection 4.7, <i>Hydrology and Water Quality</i> ; Subsection 4.9, <i>Transportation and Circulation</i>
California Department of Fish and Wildlife	July 24, 2015	<ul style="list-style-type: none"> Requesting a complete assessment of Project impacts to biological resources, including, but not limited to: sensitive plant species; sensitive animal species; rare, threatened, and other sensitive species; critical habitat; and indirect effects. Project impacts will require mitigation in the form of avoidance, minimization, or mitigation. 	Subsection 4.3, <i>Biological Resources</i>
City of Temecula	July 16, 2015	<ul style="list-style-type: none"> Noting review of the Project and stating no comment. 	N/A. Informational comment.
Endangered Habitats League (EHL)	July 1, 2015	<ul style="list-style-type: none"> Requesting the DEIR address potential impacts on sensitive, intact coastal sage scrub and full biological surveys for the federally threatened California gnatcatcher be performed according to protocol, and federal permits sought as needed. 	Subsection 4.3, <i>Biological Resources</i>
Eastern Valley Municipal Water District (EVMWD)	July 29, 2015	<ul style="list-style-type: none"> Acknowledging receipt of the NOP and stating that the EVMWD has no comment at this time. 	N/A. Informational comment.
Johnson & Sedlack	July 8, 2015	<ul style="list-style-type: none"> Concerns over appropriateness of historical baseline. Concern over water usage. Concern over intensification of operating equipment. Concern regarding potential non-cancer health risks associated with Project operations. Concern over potential impacts to biological resources and the Project site's exempt status under the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). Concern over impacts to cultural resources. Concerns over faulting and earthquakes. Concern over potential land use conflict with adopted Specific Plan. Concern regarding noise impacts to sensitive receptors. Cumulative effects of the proposed Project as it relates to traffic impacts. Concern regarding water supply. Concern over potential growth inducing and secondary impacts of the Project. Concern regarding vested rights. 	Section 3.0, <i>Project Description</i> ; Section 4.2, <i>Air Quality</i> ; Section 4.3, <i>Biological Resources</i> ; Section 4.4, <i>Cultural Resources</i> ; Section 4.5, <i>Geology and Soils</i> ; Section 4.8, <i>Noise</i> ; Section 4.9, <i>Transportation and Circulation</i> ; Section 4.10, <i>Utilities and Service Systems</i> ; and Section 5.0, <i>Other CEQA Considerations</i> .
Pala Tribal Historic Preservation Office	July 13, 2015	<ul style="list-style-type: none"> Noting that the Project is not within the Traditional Use Area (TUA) of the Pala Tribe. Concern over potential impacts to human remains. 	N/A. Informational comment.
Pechanga Band of Luiseño Indians	July 27, 2015	<ul style="list-style-type: none"> Requesting notice pursuant to Public Resources Code § 21092.2. Concern over potential impacts to tribal resources and requesting an archaeological resources assessment. 	Section 4.4, <i>Cultural Resources</i>



Commenter	Date	Comments	Location in this EIR where comment is addressed
		<ul style="list-style-type: none">• Concern regarding potential impacts to human remains.• Concern over potential cumulative effects to cultural resources.	
Rincon Band of Luiseño Indians	July 1, 2015	<ul style="list-style-type: none">• Advising that the location of the Project is within the Aboriginal Territory of the Luiseño people but is not within Rincon's Historic boundaries and advising that the Pechanga Band of Luiseño Indians or Soboba Band of Luiseño Indians are closer to the Project area.	N/A. Informational comment.
Riverside County Flood Control and Water Conservation District	July 7, 2015	<ul style="list-style-type: none">• Acknowledging that the Project would not be impacted by the District Master Drainage Plan facilities nor are other facilities of regional interest proposed.	N/A. Informational comment.
Riverside County Waste Management District	July 7, 2015	<ul style="list-style-type: none">• Requesting an analysis of the Project's potential to exceed the daily permitted capacity of a County landfill facilities.	Section 4.10, <i>Utilities and Service Systems</i>
South Coast Air Quality Management District	July 1 and July 7, 2015	<ul style="list-style-type: none">• Requesting the CalEEMod land use emissions software be used for analysis.• Requesting that Project-related air quality impacts be identified and quantified against the SCAQMD's regional and localized significant thresholds	Section 4.2, <i>Air Quality</i> and Section 4.6, <i>Greenhouse Gas</i>



Table 1-2 Location of CEQA Required Topics in this EIR

CEQA Required Topic	CEQA Guidelines Reference	Location in this EIR
Table of Contents	§ 15122	Table of Contents
Summary	§ 15123	Section 5.0
Project Description	§ 15124	Section 3.0
Environmental Setting	§ 15125	Section 2.0
Consideration and Discussion of Environmental Impacts	§ 15126	Section 4.0
Significant Environmental Effects Which Cannot be Avoided if the Proposed Project is Implemented	§ 15126.2(b)	Section 4.0 & Subsection 5.1
Significant Irreversible Environmental Changes Which Would be Caused by the Proposed Project Should it be Implemented	§ 15126.2(c)	Subsection 5.2
Growth-Inducing Impact of the Proposed Project	§ 15126.2(d)	Subsection 5.3
Analysis of the Project's Energy Conservation Measures	§ 15126.4(c)	Subsection 5.4
Consideration and Discussion of Mitigation Measures Proposed to Minimize Significant Effects	§ 15126.4	Section 4.0 & Table S-1
Consideration and Discussion of Alternatives to the Proposed Project	§ 15126.6	Section 6.0
Effects Not Found to be Significant	§ 15128	Subsection 5.5
Organizations and Persons Consulted	§ 15129	Section 7.0 & Technical Appendices
Discussion of Cumulative Impacts	§ 15130	Section 4.0

analytical materials that directly or indirectly relate to the proposed Project and cited in Section 7.0, *References*. Where the analysis demonstrates that a physical adverse environmental effect may or would occur without undue speculation, feasible mitigation measures are recommended to reduce or avoid the significant effect. In most cases, implementation of the mitigation measures would reduce the adverse environmental impact to below a level of significance. If mitigation measures are not available or feasible to reduce an identified impact to below a level of significance, the environmental effect is identified as a significant and unavoidable adverse impact, for which a statement of overriding considerations would need to be adopted by the City of Lake Elsinore pursuant to CEQA § 15093.



- **Section 5.0, Other CEQA Considerations**, includes specific topics that are required by CEQA. These include a summary of the Project’s significant and unavoidable environmental effects, a discussion of the significant and irreversible environmental changes that would occur should the Project be implemented, potential growth-inducing impacts of the proposed Project, as well as an evaluation of the Project’s energy conservation. Section 5.0 also includes a discussion of the potential environmental effects that were found not be significant during this EIR’s Initial Study and NOP process and that, therefore, do not require a detailed evaluation in this EIR.
- **Section 6.0, Project Alternatives**, describes and evaluates alternatives to the proposed Project that could reduce or avoid the Project’s adverse environmental effects. CEQA does not require an EIR to consider every conceivable alternative to the Project but rather to consider a reasonable range of alternatives that will foster informed decision making and public participation. A range of three (3) alternatives is presented in Section 6.0.
- **Section 7.0, References**, cites all reference sources used in preparing this EIR and lists the agencies and persons that were consulted in preparing this EIR. Section 7.0 also lists the persons who authored or participated in preparing this EIR.
- **Technical Appendices**. CEQA Guidelines § 15147 states that the “information contained in an EIR shall include summarized...information sufficient to permit full assessment of significant environmental impacts by reviewing agencies and members of the public,” and that the “placement of highly technical and specialized analysis and data in the body of an EIR shall be avoided.” Therefore, the detailed technical studies, reports, and supporting documentation that were used in preparing this EIR are bound separately as Technical Appendices. The Technical Appendices are available for review at the City of Lake Elsinore City Hall, Planning Division; 130 South Main Street, Lake Elsinore, California 92530 during the City’s regular business hours or can be requested in electronic form by contacting the City Planning Division. The individual technical studies, reports, and supporting documentation that comprise the Technical Appendices are as follows:
 - A. Initial Study, Notice of Preparation, and Written Comments on the NOP
 - B. Visual Simulations
 - C1. Air Quality Impact Analysis
 - C2. Mobile Source Health Risk Assessment
 - D. Biological Constraints Report
 - E1. Cultural Resources Assessment
 - E2. Paleontological Resource and Monitoring Assessment
 - F1. Geologic/Geotechnical Review
 - F2. Slope Stability Investigation
 - G. Greenhouse Gas Analysis
 - H. Hydrology Study & Drainage Analysis
 - I. Noise Impact Analysis
 - J. Traffic Impact Analysis
 - K. Written Correspondence



- **Documents Incorporated by Reference.** CEQA Guidelines § 15150 allows for the incorporation “by reference all or portions of another document...[and is] most appropriate for including long, descriptive, or technical materials that provide general background but do not contribute directly to the analysis of a problem at hand.” Documents, analyses, and reports that are incorporated into this EIR by reference are listed in Section 7.0, *References*, of this EIR. The purpose of incorporation by reference is to assist the Lead Agency in limiting the length of an EIR. Where this EIR incorporates a document by reference, the document is identified in the body of the EIR, citing the appropriate section(s) of the incorporated document and describing the relationship between the incorporated part of the referenced document and this EIR. All references cited in this EIR are available at the web address provided in Section 7.0, *References*, and/or at the City of Lake Elsinore City Hall, Planning Division; 130 South Main Street, Lake Elsinore, California 92530.