



LAKESHORE TOWN CENTER

INITIAL STUDY/NOTICE OF PREPARATION

General Plan Amendment No. 2014-01 (GPA 2014-01)
Specific Plan No. 2016-01 (SPN 2016-01)
Zone Change No. 2014-03 (ZC 2014-03)
Commercial Design Review No. 2014-04 (CDR 2014-04)
Residential Design Review No. 2014-03 (RDR 2014-03)
Tentative Parcel Map No. 37115 (PM 37115)
Development Agreement No. 2014-01 (DA 2014-01)

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April 7, 2017

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LIST OF ACRONYMS

<u>Acronym</u>	<u>Definition</u>
AB	Assembly Bill
AB 32	Assembly Bill 32
AB 52	Assembly Bill 52
ADA	Americans with Disabilities Act
ADT	Average daily trips
amsl	above mean sea level
APN	Assessor Parcel Number
AQMP	Air Quality Management Plan
BMP	Best Management Practice
CAAQS	California Ambient Air Quality Standards
CalEEMod	California Emissions Estimator Model
Caltrans	California Department of Transportation
CAP	Climate Action Plan
CASSA	Criteria Area Species Survey Area
CDC	California Department of Conservation
CDFW	California Department of Fish and Wildlife
CDR	Commercial Design Review
CDR 2014-04	Commercial Design Review No. 2014-04
CEQA	California Environmental Quality Act
CMP	Congestion Management Program
CMU	Commercial Mixed Use
CH ₄	Methane
CO ₂	Carbon Dioxide
CWA	Clean Water Act
DA	Development Agreement
DA 2014-01	Development Agreement No. 2014-01
DR	Downtown Recreational
EC	Existing Condo Complex
e.g.	exempli gratia, meaning “for example”
EPA	Environmental Protection Agency
ESA	Environmental Site Assessment
EVMWD	Elsinore Valley Municipal Water District
FMMP	Farmland Mapping and Monitoring Program
GHG	Greenhouse Gas
GIS	Geographic Information Systems
GPA 2014-01	General Plan Amendment No. 2014-01
GPU	General Plan Update
HCP	Habitat Conservation Plan
I	Interstate
I-15	Interstate 15

LIST OF ACRONYMS

<u>Acronym</u>	<u>Definition</u>
I-215	Interstate 215
IS	Initial Study
LTCSP	Lakeshore Town Center Specific Plan
LSAA	Lake and Streambed Alteration Agreement
MBTA	Migratory Bird Treaty Act
MRZ	Mineral Resource Zone
MSHCP	Multiple Species Habitat Conservation Plan
NAAQS	National Ambient Air Quality Standards
NEPSSA	Narrow Endemic Plant Species Survey Area
NOP	Notice of Preparation
NO ₂	Nitrogen Dioxide
NPDES	National Pollutant Discharge Elimination System
OHWM	Original High Water Mark
PM	Particulate Matter
PM ₁₀	Particulate Matter (<10 micrometers)
PM _{2.5}	Particulate Matter (<2.5 micrometers)
PM 37115	Tentative Parcel Map No. 37115
pph	person per household
RCWMD	Riverside County Waste Management Department
RDR	Residential Design Review
RDR 2014-03	Residential Design Review No. 2014-03
RMU	Residential Mixed Use
ROW	Right-of-Way
RWQCB	Regional Water Quality Control Board
SB 18	Senate Bill 18
SB 32	Senate Bill 32
SCAB	South Coast Air Basin
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCH	State Clearinghouse
s.f.	square feet
SOI	Sphere of Influence
SP	Specific Plan
SPD	Specific Plan District
SPN 2016-01	Specific Plan No. 2016-01
SR	State Route
SR 74	State Route 74
SR 91	State Route 91
SWPPP	Storm Water Pollution Prevention Program
USCB	United States Census Bureau

LIST OF ACRONYMS

<u>Acronym</u>	<u>Definition</u>
USFWS	United States Fish and Wildlife Service
UWMP	Urban Water Management Plan
WQMP	Water Quality Management Plan
WRF	Water Reclamation Facility
ZC	Zone Change
ZC 2014-03	Zone Change No. 2014-3

1.0 INTRODUCTION

1.1 DOCUMENT PURPOSE

The California Environmental Quality Act (CEQA) is a statewide environmental law contained in Public Resources Code §§ 21000-21177. CEQA applies to most public agency decisions to carry out, authorize, or approve actions that have the potential to adversely affect the environment. CEQA requires that public agencies analyze and acknowledge the environmental consequences of their discretionary actions and consider alternatives and mitigation measures that could avoid or reduce significant adverse impacts to the environment when avoidance or reduction is feasible. The CEQA compliance process also gives other public agencies and the general public an opportunity to comment on a proposed project's environmental effects.

This Initial Study assesses the potential of the proposed Lakeshore Town Center Specific Plan (LTCSP) project (the "Project") to impact the physical environment. The Project site generally is located in the central portion of the City of Lake Elsinore, abutting the eastern side of the lake. Specifically, the Project site is located south of Lakeshore Drive and east of the future alignment of South Spring Street, both east and west of the future alignment of Line Street. The Project proposes the adoption of a Specific Plan (SPN 2016-01), along with other proposed discretionary approvals, including a General Plan Amendment (GPA 2014-01), Zone Change (ZC 2014-03), Tentative Parcel Map (PM 37115), Commercial Design Review (CDR 2014-04), Residential Design Review (RDR 2014-03), and a Development Agreement (DA 2014-01). Approval of these applications would allow for the future development of hotel and commercial uses on 4.11 gross acres, residential and commercial uses in the northeastern portion of the site on 5.90 gross acres, and recreation and parking uses on the remaining 13.84 acres of the site (including future recreational areas of the site that are submersed beneath the lake). More specifically, commercial uses planned by the Project in the northwestern portion of the site would include a 132-unit hotel with 9,501 square feet (s.f.) of hotel amenities, 14,772 s.f. of commercial retail uses, 4,892 s.f. of hotel auxiliary/recreation areas, and 10 residential condos that would be accommodated on the fifth floor of the hotel and that would not be made available for hotel uses. Within the residential/mixed-use portion of the Project site, two buildings are proposed. The eastern building would consist of 52 condominium units and a shared pool area. The western building would consist of 56 condominium units and 20,827 s.f. of commercial retail uses. The remaining portions of the site would be dedicated to shared parking for the residential/mixed-use area in the northeast and for the recreational uses associated with the lake, including a proposed pile-supported pier. The proposed pile-supported pier would consist of up to 23,925 s.f. plus 8,374 s.f. of floating docks that would be accessed via an Americans with Disabilities Act (ADA) compliant ramp with an alternate flight of stairs. The pier would be a total of 436 feet in length at an elevation of 1,266 feet amsl. The pier would extend 213 feet across the beach and into the lake terminating in a 60-foot radius circular platform and is intended to serve as the backbone of a marina. The pier includes floating docks that can accommodate up to 64 moorings for pleasure craft.

As part of the City of Lake Elsinore's permitting process, the proposed Project is required to undergo an initial environmental review pursuant to CEQA Guidelines § 15063. This Initial Study is a preliminary analysis prepared by the City of Lake Elsinore's Planning Division, acting in its capacity as the CEQA Lead Agency, to determine the level of environmental review and analysis that will be required for the Project and the type of CEQA compliance document that will be prepared. This Initial Study is an informational document that provides an objective assessment of the potential environmental impacts that could result from implementation of the proposed Project.

1.2 INITIAL STUDY CONTENTS

This Initial Study is organized to facilitate a basic understanding of the existing setting and environmental implications of the proposed Project.

Section 1.0, *Introduction*, identifies the purpose of this Initial Study, summarizes the proposed Project, provides an overview of relevant CEQA requirements, and provides an overview of the organizational format of this Initial Study.

Section 2.0, *Project Description*, describes the proposed Project in detail and provides a description of proposed discretionary actions required for Project implementation.

Section 3.0, *Environmental Checklist*, presents a summary of the results of the environmental evaluation for the proposed Project, and identifies whether the Project would result in any potentially significant environmental impacts.

Section 4.0, *Environmental Analysis*, evaluates each response provided in the environmental checklist form. Each response checked is briefly discussed and supported by substantial evidence. As appropriate, each response discussion describes and identifies specific effects anticipated with Project implementation and provides a conclusion as to whether the Project would result in any significant impacts to the environment.

Section 5.0, *References*, provides a list of references that were consulted in preparation of this document.

1.3 SCOPE OF ENVIRONMENTAL ANALYSIS

The City of Lake Elsinore prepared the proposed Project's Initial Study (IS) Checklist as suggested by CEQA Guidelines §§ 15063(d)(3). The checklist is found in Section 4.0 and it includes an explanation and discussion of each answer on the form.

There are four possible responses to each of the environmental issues included on the checklist:

1. **Potentially Significant Impact.** This response is used to indicate that there is substantial evidence that the Project would result in an effect that may be significant.
2. **Less than Significant with Mitigation Incorporated.** This response is used to indicate that incorporation of mitigation measures would reduce an effect from "Potentially Significant Impact" to a "Less Than Significant Impact."
3. **Less-than-Significant Impact.** This response is used to indicate that the Project result in less-than-significant impacts.
4. **No Impact.** This response is used to indicate that the Project would not create an impact in that particular environmental category. "No Impact" answers need to be adequately supported by information which shows that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project specific screening analysis).

1.4 POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT

The analysis presented in this Initial Study indicates that the proposed Project has the potential to result in one or more significant direct, indirect, and/or cumulative environmental effects to the following environmental subjects:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Geology/Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology/Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation/Traffic
- Utilities/Service Systems
- Mandatory Findings of Significance

2.0 PROJECT DESCRIPTION

2.1 PROJECT LOCATION AND SETTING

The proposed Lakeshore Town Center project (Project) comprises approximately 24.5 gross acres (23.0 net acres) and is located in the central portion of the City of Lake Elsinore (see Figure 2-1, *Regional Map*). From a regional perspective, the Project site is located north of the City of Wildomar, west of Interstate 15 (I-15), and south of the Temescal Valley, while areas to the east of the City occur within unincorporated Riverside County. I-15 occurs approximately 0.9 mile north of the Project site, State Route 74 (SR 74) occurs approximately 2.0 miles north of the site, Interstate 215 (I-215) occurs approximately 9.0 miles to the east, and State Route 91 (SR-91) is located approximately 19.5 miles to the northwest. Specifically, the Project site is located south of Lakeshore Drive, east of South Spring Street, and adjacent to the Lake Elsinore shoreline. The Project site encompasses Assessor Parcel Numbers (APNs) 373-162-006-2 and 374-281-011-1 (Latitude 33°39'51"N, Longitude -117°19'35"W) as illustrated on Figure 2-2, *Vicinity Map*, and Figure 2-3, *USGS Topographical Map*.

As shown on Figure 2-4, *Aerial Photograph*, under existing conditions the Project site is largely undeveloped and disturbed. The northeast corner of the site is currently developed with nine (9) single family residential rental structures and associated parking area and other minor improvements. The remaining portions of the site primarily consist of disturbed/ruderal habitats, with the portions of the site abutting the lake consisting of mostly non-sensitive plant species. The southern portions of the Project site occur within the lake. Current elevations on site range from 1,237 feet above mean sea level (amsl) in the southwest portion of the site (within the lake) to approximately 1,278 feet amsl at the northeastern corner of the site. To the west of the site is undeveloped/vacant land. To the north of the site are single-family residences, to the north of which is City Park, which is an historic community park that features picnic shelters, shade areas, a central gazebo, and other amenities. To the east of the Project site is a multi-family development and Lakepoint Park, which features two softball fields, a soccer field, tot lot, walking paths, and concession stands and restrooms.

The site is located within the City's Lake Front District and has a general plan land use and zoning designation of Downtown Recreational (DR), which is intended "...to create a special lakeside recreational environment that is an extension of the historic downtown" (Lake Elsinore, 2011a, p. 2-16). Additionally, the site is located in the City's Main Street Overlay, which was adopted "...to address the specific needs of the downtown area and the need to establish development regulations that will facilitate redevelopment and promote a healthy urban environment" (Lake Elsinore, 2011a, p. 2-18).

2.2 PROPOSED ENTITLEMENTS

The proposed Project consists of applications for a General Plan Amendment, Specific Plan, Zone Change, Tentative Parcel Map, Commercial Design Review, Residential Design Review, and Development Agreement. Each is briefly summarized below.

2.2.1 General Plan Amendment No. 2014-01 (GPA 2014-01)

GPA 2014-01 proposes to change the current General Plan land use designation that applies to the Project site from Downtown Recreational (DR) to Specific Plan (SP). As previously noted, the DR land use designation is intended to establish an enhanced lakeside recreational environment that serves as an extension of the historic downtown. The proposed SP land use designation would identify allowable land uses, and would establish development standards, detailed design guidelines, conceptual architecture,

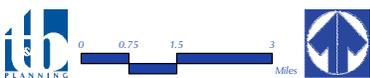
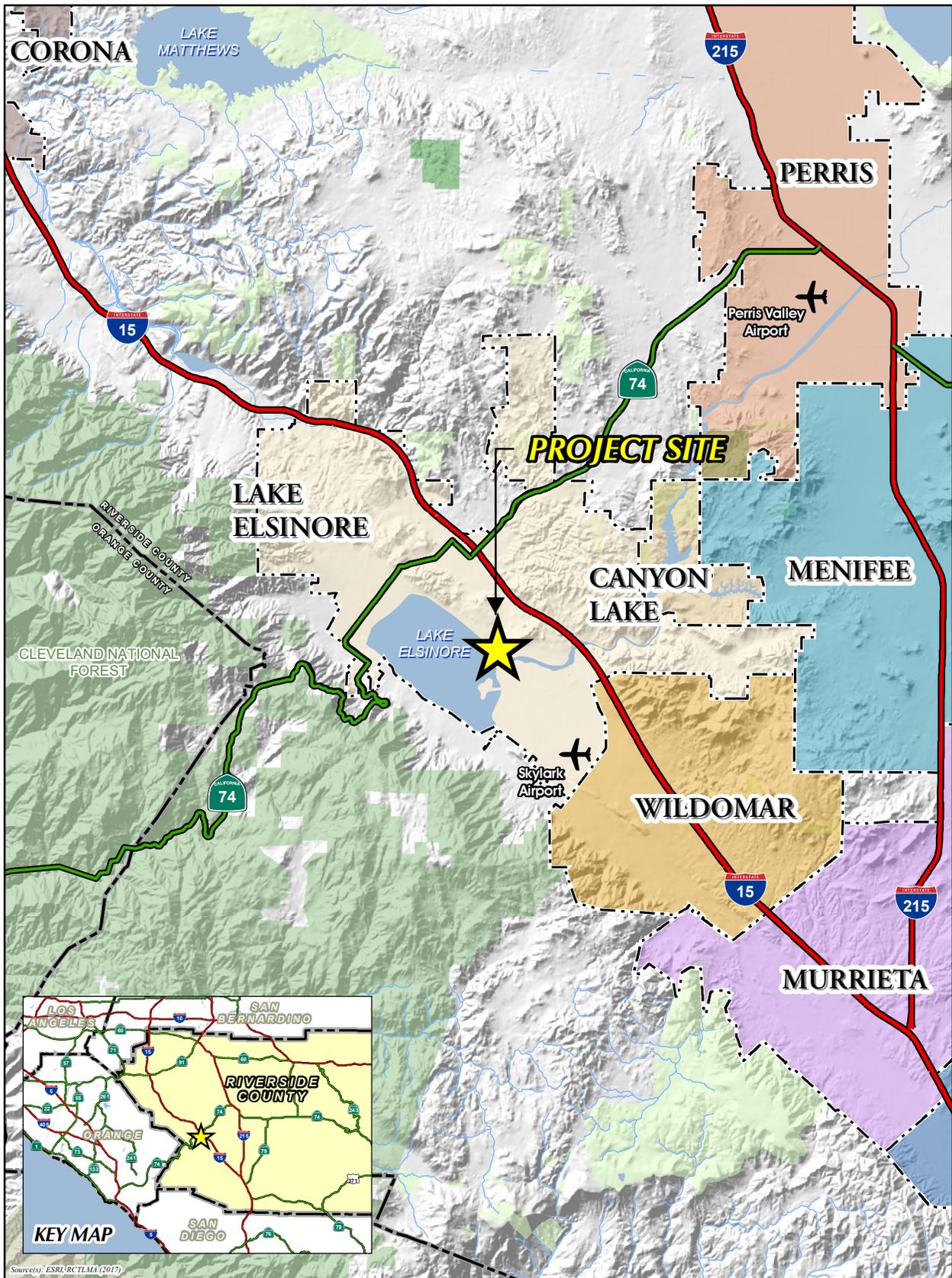
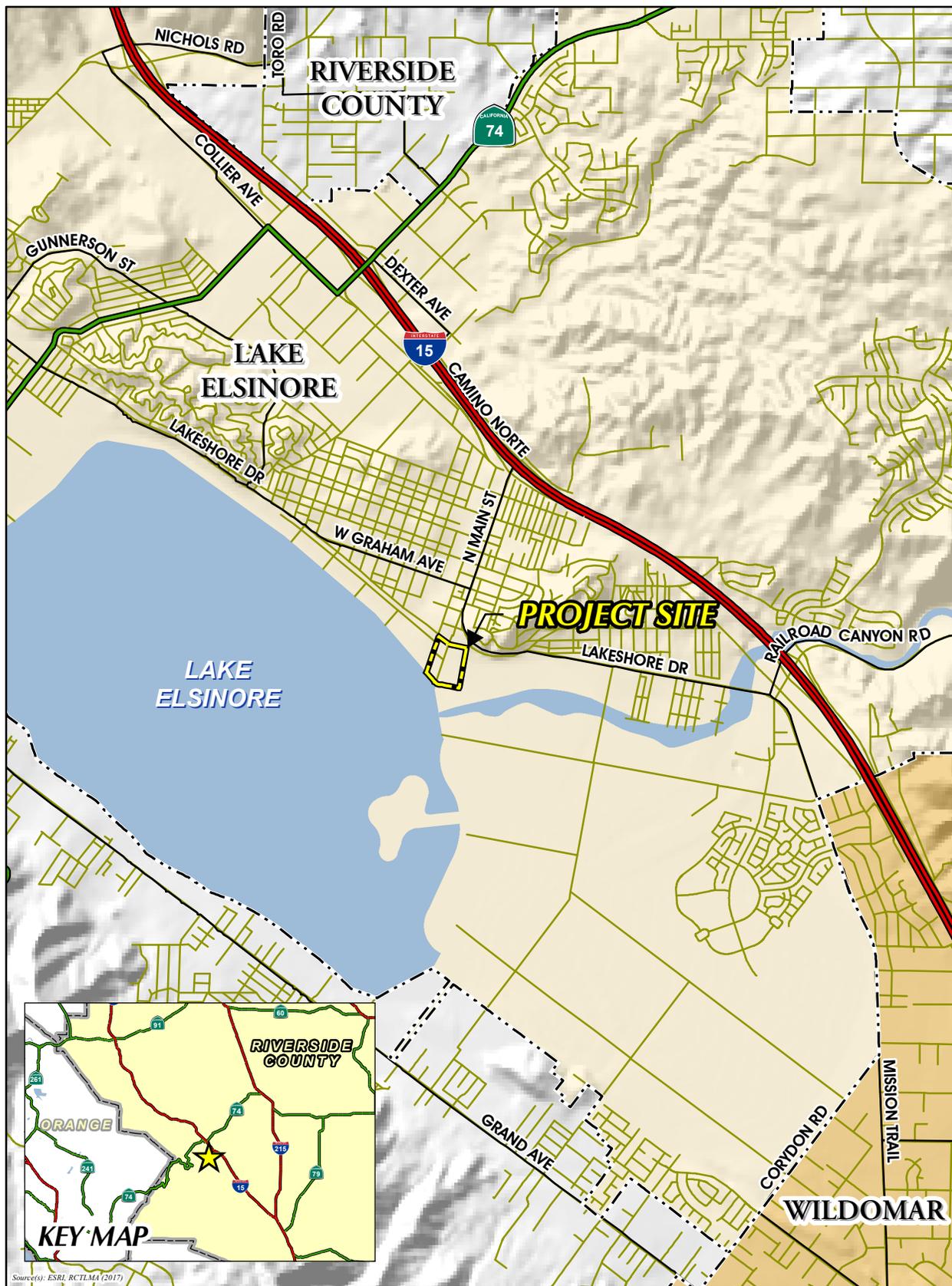


Figure 2-1

REGIONAL MAP



Sources: ESRI, RCLMA (2017)

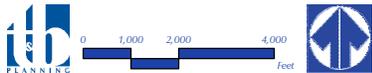


Figure 2-2

VICINITY MAP



Source(s): ESRI, USGS (2013)

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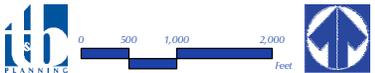


Figure 2-3

USGS TOPOGRAPHICAL MAP



LAKE ELSINORE

PROJECT SITE

Source(s): Eagle Aerial (2013), RCTLMA (2013)

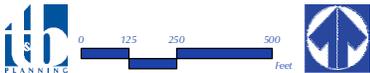


Figure 2-4

AERIAL PHOTOGRAPH

site circulation and street improvements, as well as the phasing of the Project (Lake Elsinore, 2011a, p. 2-19). With approval of GPA 2014-01, land uses and development on the Project site would be governed both by the City’s General Plan as well as the Specific Plan document.

2.2.2 Specific Plan No. 2016-01 (SPN 2016-01)

As authorized by Government Code Section 65450 et seq., the proposed Lakeshore Town Center Specific Plan (LTCSP) includes a land use plan, identifies four (4) separate planning areas, and provides development standards and design guidelines for architectural design and landscape architecture. A description of the four planning areas proposed by the Project is provided below, while Table 2-1, *Land Use Summary by Planning Area*, summarizes the land uses proposed by the Project. Figure 2-5, *Specific Plan Land Use Plan*, depicts the location of the four planning areas planned for the community.

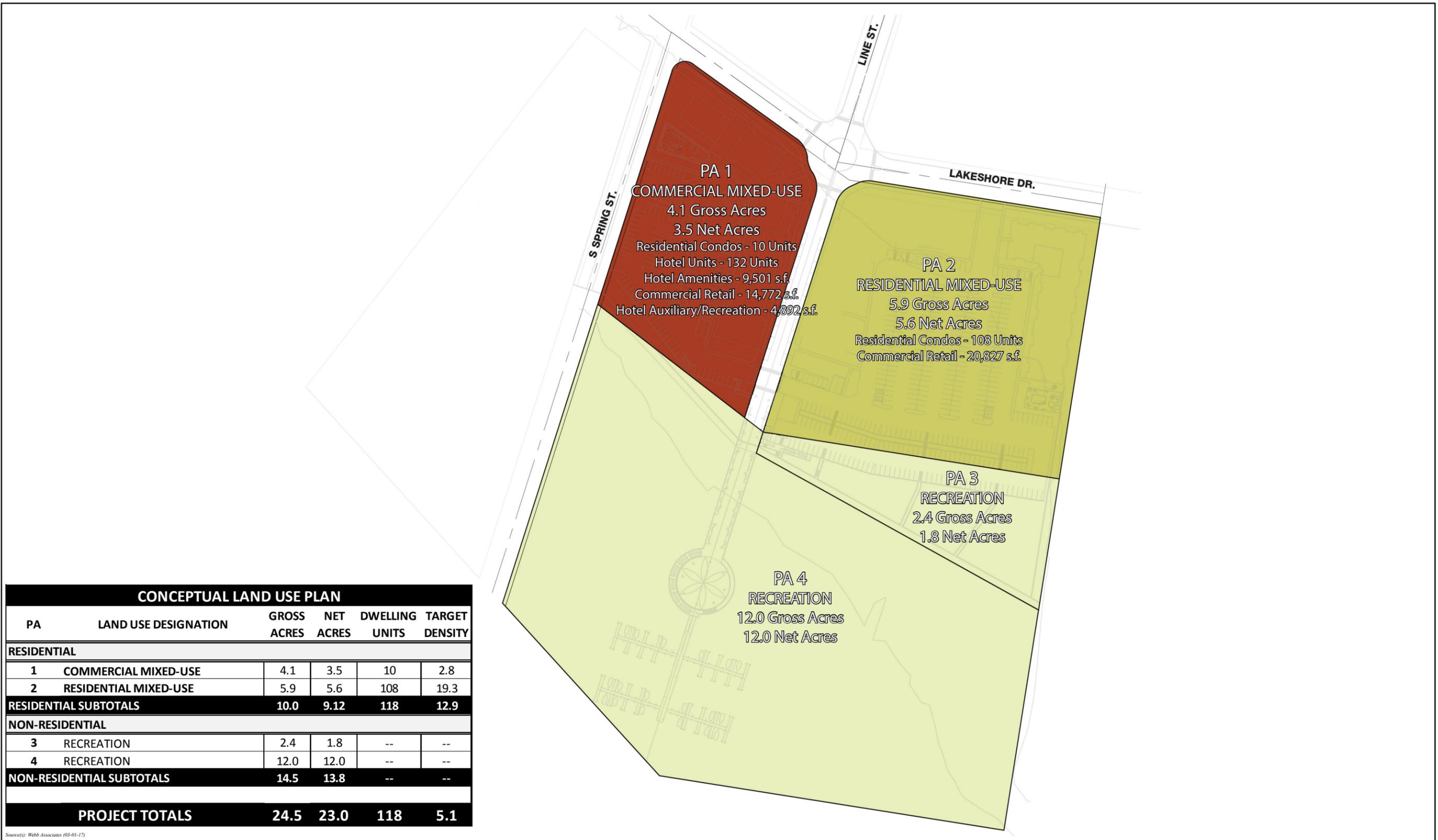
Table 2-1 Land Use Summary by Planning Area

Planning Area	Gross Acreage	Net Acreage	Land Use(s)	Amount
1	4.11	3.53	Hotel Units Hotel Amenities ¹ Commercial Retail Residential Condos ² Hotel Auxiliary/Recreation	132 Units 9,501 s.f. ¹ 14,772 s.f. 10 Units ² 4,892 s.f. ³
2	5.90	5.59	Residential Condos Commercial Retail	108 Units 20,827 s.f.
3	2.42	1.81	Recreation	1.81 Acres
4	12.03	12.03	Recreation	12.03 Acres
Totals:	24.46	22.96	--	132 Hotel Units 9,501 s.f. Hotel Amenities¹ 118 Residential Condos 35,599 s.f. Commercial Retail 4,892 s.f. Hotel Auxiliary/Recreation³

1. Hotel Amenities includes banquet hall (4,891 s.f.), lobby (3,022 s.f.), business center (257 s.f.), reception area (1,331 s.f.).
2. These are condominium units that would be privately owned and have use of the hotel amenities that would be located on 28,630 s.f. of the hotel's 5th floor. These would not be available for rent as part of the hotel so are not included in the hotel room count of 132.
3. Hotel Auxiliary/Recreation includes fitness center (1,057 s.f.) and open banquet pre-function area (3,835 s.f.)

- **Planning Area 1.** Planning Area 1 occurs in the northwest portion of the Project site and encompasses 4.11 gross acres (3.53 net acres), and is planned by SPN 2016-01 for development with a five-story hotel. Specifically, a total of 132 hotel units are proposed, with a banquet hall (4,891 s.f.), lobby (3,022 s.f.), business center (257 s.f.), and a reception area (1,331 s.f.). Additionally, the fifth floor of the hotel would be reserved for 10 condominium units, which would be privately owned and would have use of the hotel’s amenities. The hotel also would feature approximately 14,772 s.f. of commercial retail uses.

- **Planning Area 2.** Planning Area 2 occurs in the northeast portion of the Project site and encompasses 5.90 gross acres (5.59 net acres). Two buildings are proposed in Planning Area 2. In the eastern portion of Planning Area 2 is a proposed residential condominium building that would accommodate 52 condominium units in a four-story building. In the western portion of Planning Area 2 is a proposed mixed-use commercial/residential building, which would accommodate 56 residential units and 20,827 s.f. of commercial retail uses in a five-story building. Both buildings would share a proposed pool area in the south side of the residential building.



CONCEPTUAL LAND USE PLAN					
PA	LAND USE DESIGNATION	GROSS ACRES	NET ACRES	DWELLING UNITS	TARGET DENSITY
RESIDENTIAL					
1	COMMERCIAL MIXED-USE	4.1	3.5	10	2.8
2	RESIDENTIAL MIXED-USE	5.9	5.6	108	19.3
RESIDENTIAL SUBTOTALS		10.0	9.12	118	12.9
NON-RESIDENTIAL					
3	RECREATION	2.4	1.8	--	--
4	RECREATION	12.0	12.0	--	--
NON-RESIDENTIAL SUBTOTALS		14.5	13.8	--	--
PROJECT TOTALS		24.5	23.0	118	5.1

Source(s): Webb Associates (03-01-17)

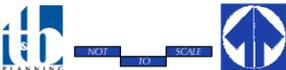


Figure 2-5

SPECIFIC PLAN LAND USE PLAN

- Planning Area 3. Planning Area 3 occurs in the east-central portion of the Project site, south of and adjacent to Planning Area 2, and encompasses 2.42 gross acres (1.81 net acres). Planning Area 3 would be developed with a parking lot that would serve the mixed uses in adjacent Planning Area 2.
- Planning Area 4. Planning Area 4 encompasses 12.03 acres, and is located in the southern portions of the Project site and encompasses the lakeside, submersed portions of the Project site. Planning Area 4 is proposed to be developed with a pile-supported pier. The proposed pile-supported pier would consist of up to 23,925 s.f. plus 8,374 s.f. of floating docks that would be accessed via an ADA-compliant ramp with an alternate flight of stairs. The pier would be a total of 436 feet in length at an elevation of 1,266 feet amsl. The pier would extend 213 feet across the beach and into the lake terminating in a 60-foot radius circular platform and is intended to serve as the backbone of a marina and would provide an outdoor multi-use platform. The pier includes floating docks that can accommodate up to 64 moorings for pleasure craft. The marina would allow some of the water craft to be moored permanently and some would be reserved for public use. The pier would be connected to a boardwalk that would extend from South Spring Street on the west to the property line on the east, located between the beach and the development. The intent is for this boardwalk to be an integral part of the future lakeside walkway, which is envisioned to run around the complete perimeter of the lake.

Access to the Project site would be accommodated via a proposed roundabout at the site's primary access point from Lakeshore Drive via Line Street. The Project Applicant is proposing to open Lakeshore Drive between South Spring Street and South Poe Street, located west of the Project site, to complete connectivity between Riverside Drive and Mission Trail. Access to both the condominium parking lot and the hotel parking lot (Planning Areas 1 and 2) would be available from this access point; however, this portion of Lakeshore Drive is intended largely to comprise a pedestrian zone. A second access point is proposed to provide access to Planning Area 2 via Lakeshore Drive and would be used to access the parking lot serving the two condominium buildings. The access point would be controlled with a stop sign at the parking lot egress point. Additionally, an access point is planned along South Spring Street providing access to the parking lot for Planning Area 1.

In addition to identifying the planning area locations and proposed land uses, the LTCSP also plans for improvements to Lakeshore Drive and South Spring Street, as follows:

- Lakeshore Drive. Under existing conditions, Lakeshore Drive adjacent to the Project site is an improved east-west oriented two-lane roadway. Along the Project frontage, curb and gutter improvements have been installed as well as a Class II bike lane on the south side of the road. The north side of the road features no curb, gutter, or sidewalk. As part of the Project, Lakeshore Drive would be improved to include a parkway along both sides of the roadway, with an on-site pedestrian walkway planned on the southern side of the roadway. Any additional improvements to this roadway would be determined as part of the Project's required traffic study.
- South Spring Street. South Spring Street occurs along the western boundary of the Project site and is currently unimproved. As part of the Project, South Spring Street would be improved as a two-lane private street with a 60-foot right-of-way (ROW), 40 feet of drive aisle, and five-foot wide curb-adjacent sidewalks along each side of the road within a 10-foot wide landscaped parkway.

Additional roadway improvements, should they be required, would be identified as part of the Project's required traffic impact report.

In addition to planned roadway improvements, the Project also incorporates walkways throughout the development to provide pedestrian access to all three buildings, the parking lots, the boardwalk and the pier. A pedestrian walkway on the southern side of the Lakeshore Drive parkway in the existing ROW is proposed.

For drainage and water quality, the Project site contains two separate watershed areas, one to the west of Line Street and one to the east; however, both watersheds would be piped into a single storm water system. The drainage concept has been designed to convey and collect existing flows on the site to an underground detention facility, which would filter the water before it is discharged into the lake. There are no immediate plans to recycle any storm water for irrigation or other use. No storm water generated off-site would be accepted into the project storm drainage system. The off-site improvements would be designed keep all storm water flows off the project site.

Water and sewer service would be provided by the Elsinore Valley Municipal Water District (EVMWD). Water connections would be made to existing a potable water line located in Lakeshore Drive adjacent to the Project site. Proposed water lines on site would be sized in accordance with EVMWD criteria. Wastewater generated by the site would be conveyed via three separate eight-inch sewer lines to be constructed within the on-site roadways towards a proposed sewer lift station. The sewer lift station would be located in the southern portion of Planning Area 2, and would convey these flows through a force main to an existing sewer main located in an easement north of Lakeshore Drive.

In addition, the Specific Plan will identify development standards specific to each Planning Area, and will provide design guidelines to address issues such as architectural, site planning, landscaping, and hardscape elements. The Specific Plan also will identify maintenance entities for the various on-site elements, as well as a phasing plan for build out of each of the proposed planning areas.

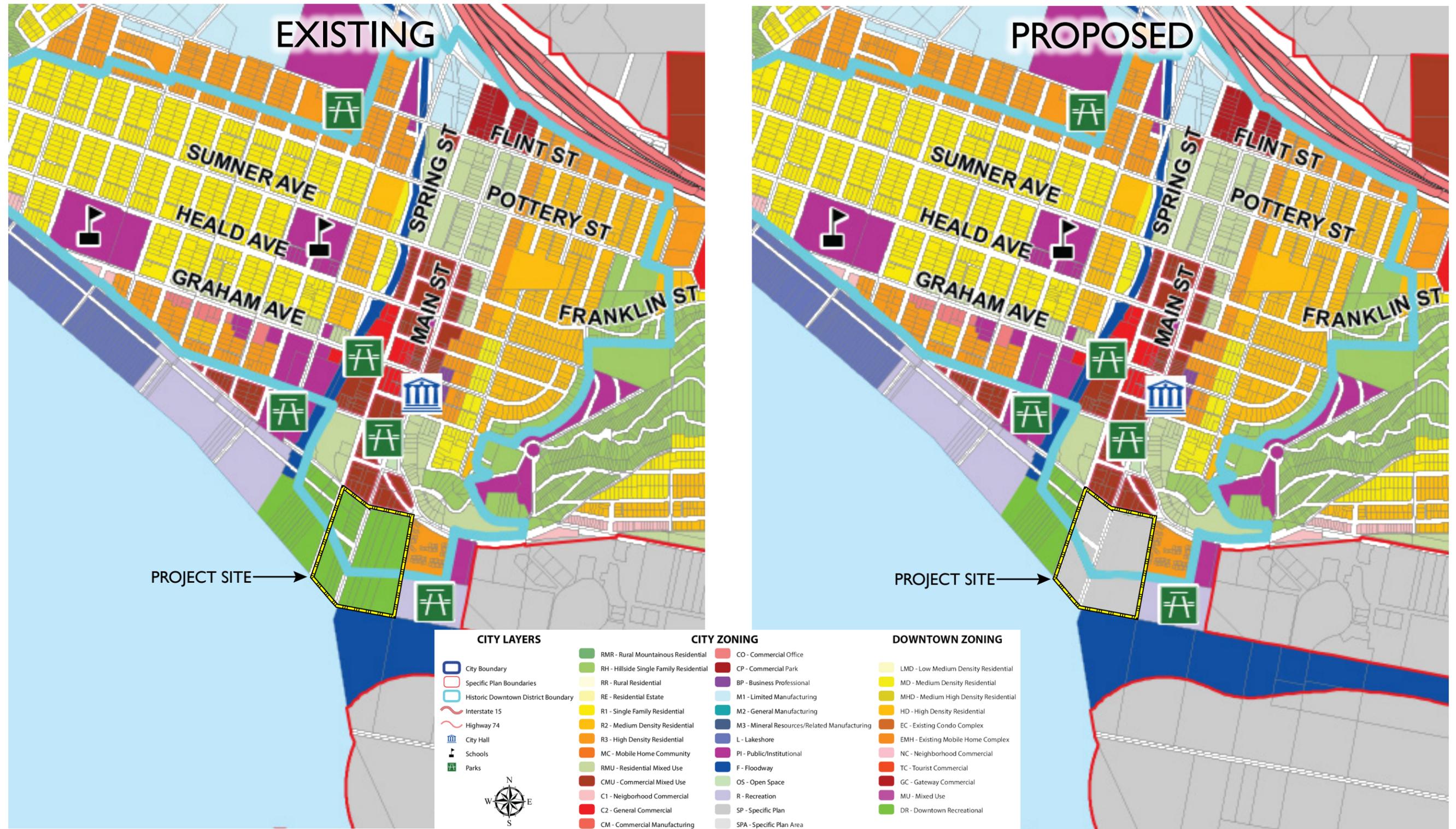
2.2.3 Zone Change No. 2014-03 (ZC 2014-03):

The City of Lake Elsinore Zoning Ordinance, which is part of the City's Municipal Code, assigns a zoning classification to all properties inside the City's boundaries. Development is required by law to comply with the provisions of the Zoning Ordinance. A zone change is proposed as part of the Project (ZC 2014-03), as shown on Figure 2-6, *Zone Change No. 2014-03*.

As shown on Figure 2-6, the Project site is currently zoned for Downtown Recreational (DR), which is intended "...to create a special lakeside recreational environment that is an extension of the historic downtown" (Lake Elsinore, 2011a, p. 2-16). As also shown on Figure 2-6, ZC 2014-03 would change the zoning classification of the Project site to "Specific Plan District (SPD)," which, among other objectives, is intended to encourage planned development of parcels and to permit comprehensive site planning and building design, while also providing a more flexible regulatory procedure. Additionally, ZC 2014-03 would entail the incorporation of the LTCSP Zoning Ordinance into the City of Lake Elsinore Zoning Code. ZC 2014-03 also would formalize the boundaries of the four Planning Areas proposed as part of SPN 2016-01. With approval of ZC 2016-01, development on the Project site would be regulated by the LTCSP and Specific Plan Zoning Ordinance.

2.2.4 Tentative Parcel Map (PM 37115)

Tentative Parcel Map (PM 37115) would subdivide the 24.46-acre Project site into three separate parcels, as shown on Figure 2-7, *Tentative Parcel Map No. 37115*. Parcel 1, measuring 3.53 acres in size, would correspond to Planning Area 1 of SPN 2016-01; Parcel 2, which is 5.59 acres in size, would correspond to Planning Area 2 of SPN 2016-01; while Parcel 3, which is 13.84 acres in size, would correspond to Planning Areas 3 and 4 of SPN 2016-01.



Source(s): ESRI, USGS (2013)

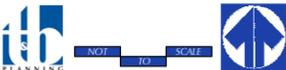
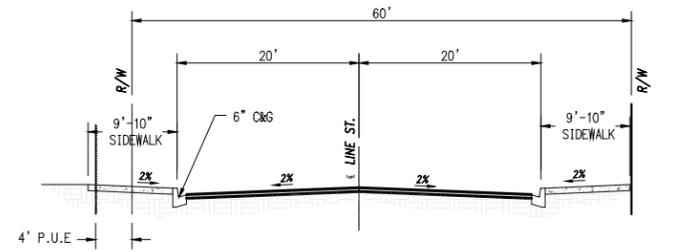
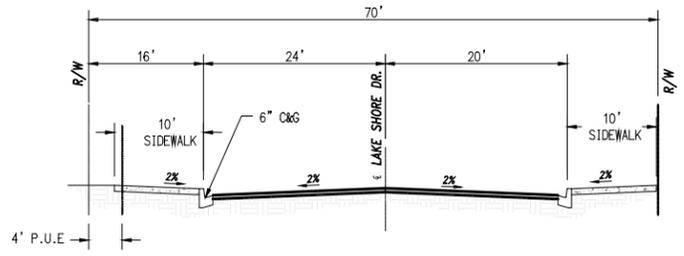
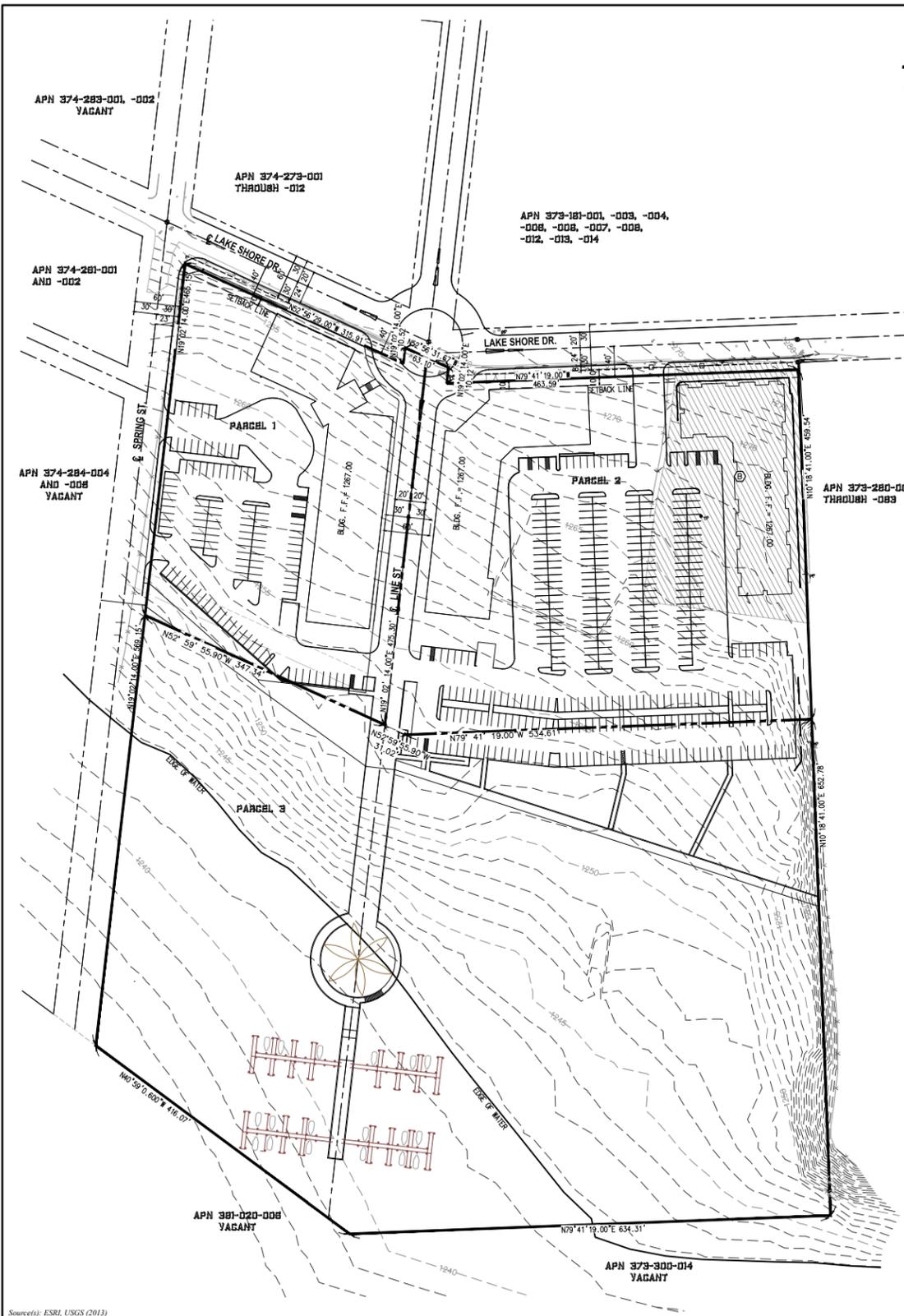


Figure 2-6
ZONE CHANGE NO. 2014-03

IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TENTATIVE PARCEL MAP NO. 37115

BEING A SUBDIVISION OF PARCELS 1 AND 2 OF MB 9/65 AND LOT 7, BLOCK H OF LAKE SHORE DRIVE ADDITION, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, MARCH 2016



LEGAL DESCRIPTION:

PARCEL 1
 BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF SPRING ST. AND THE CENTERLINE OF LAKE SHORE DR. AS SHOWN ON PARCEL MAP NO. 36409;
 THENCE ALONG THE CENTERLINE OF LAKE SHORE DR. S 52° 56' 29" E 31.55 FEET;
 THENCE S 19° 02' 14" W 42.06 FEET TO THE NORTHWESTERN CORNER OF THE PROPERTY WHICH IS THE TRUE POINT OF BEGINNING;
 THENCE S 52° 56' 29" E 315.91 FEET;
 THENCE N 19° 02' 14" E 10.52 FEET;
 THENCE S 52° 56' 31.55" E 31.55 FEET;
 THENCE S 19° 02' 14" W 475.30 FEET;
 THENCE N 52° 59' 55.90" W 347.34 FEET;
 THENCE N 19° 02' 14" E 465.15 FEET TO THE TRUE POINT OF BEGINNING OF PARCEL 1.

PARCEL 2
 BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF SPRING ST. AND THE CENTERLINE OF LAKE SHORE DR. AS SHOWN ON PARCEL MAP NO. 36409;
 THENCE S 52° 56' 29" E 379.01 FEET;
 THENCE S 19° 02' 14" W 31.55 FEET TO THE NORTHWESTERN CORNER OF THE PROPERTY WHICH IS THE TRUE POINT OF BEGINNING;
 THENCE S 52° 56' 31.67" E 31.55 FEET;
 THENCE S 19° 02' 14" W 10.12 FEET;
 THENCE S 79° 41' 19" E 463.59 FEET;
 THENCE S 10° 18' 41" W 459.54 FEET;
 THENCE N 79° 41' 19" W 534.61 FEET;
 THENCE S 52° 59' 55.90" E 31.02 FEET;
 THENCE N 19° 02' 14" E 475.30 FEET TO THE TRUE POINT OF BEGINNING OF PARCEL 2.

PARCEL 3
 BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF SPRING ST. AND THE CENTERLINE OF LAKE SHORE DR. AS SHOWN ON PARCEL MAP NO. 36409;
 THENCE ALONG THE CENTER LINE OF SPRING ST. S 19° 02' 14" W 507.25 FEET;
 THENCE S 52° 59' 55.9" E 31.54 FEET TO THE NORTHWESTERN CORNER OF THE PROPERTY WHICH IS THE TRUE POINT OF BEGINNING;
 THENCE S 52° 59' 55.9" E 347.34 FEET;
 THENCE S 52° 59' 55.9" E 31.02 FEET;
 THENCE S 79° 41' 19.0" E 534.61 FEET;
 THENCE S 10° 18' 41.0" W 652.78 FEET;
 THENCE N 79° 41' 19.0" W 634.31 FEET;
 THENCE N 40° 59' 06.0" W 416.07 FEET;
 THENCE N 19° 02' 14.0" E 569.15 FEET TO THE TRUE POINT OF BEGINNING OF PARCEL 3.

ZONING AND LAND USE:

EXISTING LAND USE	RESIDENTIAL @ NORTHEAST CORNER
PROPOSED LAND USE	RESIDENTIAL AND COMMERCIAL MIXED USE
CURRENT ZONING	SP-H AND SP-L
PROPOSED ZONING	MIXED USE

UTILITIES:

ELECTRIC	SOUTHERN CALIFORNIA EDISON
GAS	THE GAS COMPANY
TELEPHONE	FRONTIER CALIFORNIA
SEWER	ELSINORE VALLEY MUNICIPAL WATER DISTRICT
WATER	ELSINORE VALLEY MUNICIPAL WATER DISTRICT
TELEVISION	FRONTIER CALIFORNIA

NOTES:

ASSESSOR'S PARCEL NUMBER	374-281-011, 373-162-006
CONTOUR INTERVAL	1 FOOT
THOMAS GUIDE	PG. 866, GRID E6
(RIVERSIDE COUNTY, 2010 EDITION)	
SCHOOL DISTRICT	LAKE ELSINORE UNIFIED SCHOOL DISTRICT

LOT ACREAGE:

TOTAL SITE (GROSS)	1,065,476 s.f., 24.46 Ac.
SITE (NET)	1,000,346 s.f., 22.96 Ac.
PARCEL NO. 1	153,946 s.f., 3.53 Ac.
PARCEL NO. 2	243,499 s.f., 5.59 Ac.
PARCEL NO. 3	602,901 s.f., 13.84 Ac.

OWNER APPLICANT

LK PROPERTIES GROUP
 444 E. HUNTINGTON DR. #209
 ARCADIA, CA. 91006
 (626) 538-4771

NOTE:

- (A) LINE ST. TO BE VACATED BY THE CITY OF LAKE ELSINORE TO MEBO PROPERTY DEVELOPMENT
- (B) EXISTING RESIDENTIAL BUILDINGS TO BE VACATED AND DEMOLISHED
- (C) THE PROJECT SITE WILL HAVE 25185.98 CU. YD. OF FILL. LOCATION OF BORROW WILL BE FROM A DIRT BROKER MARKET W/ 50 MI.

Source(s): ESRI, USGS (2013)

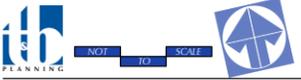


Figure 2-7

TENTATIVE PARCEL MAP NO. 37115

PM 37115 also includes a grading plan. Proposed grading would require the importation of 25,186 cubic yards of fill material. This source of this material has not been identified at this stage as it is dependent on the schedule and other grading operations in the area. A source would be located within a 25-mile haul distance from the Project site. The Project also proposes to dredge a substantial portion of the 7.53 acres of submersed property to create sufficient draft for the water craft that would use the floating docks. The material retrieved from the lake either would be utilized on site or would be hauled to a disposal site within a 25-mile haul distance. All proposed slopes would be constructed at a maximum gradient of 2:1 (horizontal: vertical), none of which would be greater than 10-feet high.

2.2.5 Commercial Design Review (CDR 2014-04)

The Commercial Design Review (CDR) would allow for the construction of a 144,072 s.f. building consisting of one hotel building providing 132 rooms within 86,440 s.f. of the building; ten (10) condominium units for private ownership that would have the use of hotel amenities within 28,467 s.f. of the building on the fifth floor of the hotel; an additional 14,772 s.f. of retail uses; 9,501 s.f. of hotel amenities; and 4,892 s.f. of hotel auxiliary/recreation areas. The ten condominium units would not be available to the hotel to be rented out so are not included within the hotel's total room count. The CDR will also include development of a pier that extends into Lake Elsinore with floating docks and a boardwalk around the lakes edge.

2.2.6 Residential Design Review (RDR 2014-03)

The Residential Design Review (RDR) is required for the development of the two buildings within Planning Area 2 of SPN 2016-01. The eastern building would consist of an 89,131 s.f. of residential development with a total of 52 condominium units. The western building would consist of 123,211 s.f. of mixed use development consisting of 56 condominium units and 20,827 s.f. of retail uses. The RDR also is required for the development of a boardwalk along the lakes edge.

2.2.7 Development Agreement (DA 2014-01)

A Development Agreement (DA) is proposed between the Project Applicant and the City that would establish provisions for development of the Project such as, but not limited to, phasing of land uses, installation and financing of infrastructure, vesting of development rights, and timing of public improvements.

2.2.8 Scope of Construction Characteristics

A. Proposed Physical Disturbance

The area planned for physical improvement as part of the Project would include the complete area on dry-land, excluding the beach area, which comprises approximately 17 acres. Some of the remaining submerged 7.53 acres also would be disturbed if dredging operations are permitted to create deeper water around the floating docks.

B. Anticipated Construction Schedule

The Project is anticipated to be completely built out within 5-years and would be constructed in the following three phases:

- **Phase I:** Phase I would include the grading of the Planning Areas 1 and 2, and the construction of the condominium building in Planning Area 2. The peripheral work would include the construction of the entrance way off Lakeshore Drive into Planning Area 2, the majority of the parking lot between the

two condominium buildings, the storm water retention tank and pump station, and the sewer lift station and force main.

Grading would take approximately 3-6 months followed by the installation of the main wet utilities, including storm water, sewer, and water, which would take an additional month to complete. The construction of the condominium building would take approximately 12-months, during which time the main access road from Lakeshore Drive, the improvements to Lakeshore Drive, and the parking area would be constructed. The remainder of the peripheral work including the installation of the remaining utilities, fencing, landscaping, and parking shade structures would be installed concurrently.

Construction activities of the first phase of the development would occur over a total duration of approximately 18 months.

- **Phase 2:** Phase 2 would include the construction of the Line Street entrance road to the base of the pier, the condominium/mixed-use building in Planning Area 2, the pier, which is an extension of Line Street, and floating docks, and remainder of peripheral work identified as part of Phase 1. Phase 2 would take approximately 12 months to complete. The construction of this phase would be dependent on the market and other factors.
- **Phase 3:** Phase 3 would include the construction of the hotel. Phase 3 is anticipated to take approximately 16 months to complete. The construction of this phase also would be dependent on the market conditions and other factors.

C. Anticipated Construction Equipment

Table 2-2, *Anticipated Construction Equipment*, indicates the major construction equipment that the Project Applicant anticipates construction contractor(s) would use during each phase of construction.

D. Construction Employees

It is estimated by the Project Applicant that up to 75 workers would be employed on site during the building construction phase, with substantially fewer employees on-site during other phases of construction, such as the grading phase.

2.2.9 Scope of Operational Characteristics

The proposed Project would be operated as a residential and hotel community with retail and restaurants to support it and non-resident visitors. As such, typical operational characteristics would include residents and visitors traveling to and from the site, leisure, service, and maintenance activities occurring throughout the development and general maintenance of common areas. Low levels of noise and a moderate level of artificial exterior lighting typical of a residential and hotel community is expected.

A. Future Population

Implementation of the proposed Project would result in the construction of 118 condominium units. According to the United States Census Bureau (USCB), the average number of persons per household (pph) in the City of Lake Elsinore was approximately 3.74 pph between 2011-2015 (USCB, n.d.). Accordingly, the Project would result in a future population of approximately 441 residents (3.74 pph x 118 households = 441 persons). An additional transient population also would occur on site associated with the proposed hotel uses on site.

B. Future Employment

The Project proposes 100,833 s.f. of hotel use (excluding the retail components and condo units) and 35,599 s.f. of retail uses (including 14,772 s.f. of retail space associated with the hotel). Based on employment data obtained from the Southern California Association of Government’s (SCAG) in its report, “Employment Density Study Summary Report,” dated October 31, 2001, the average number of employees per s.f. in Riverside County for “Other Retail/Services” was estimated at 629 s.f. per employee, while the average number of employees for hotel uses was estimated at 3,476 s.f. per employee. Therefore, implementation of the proposed Project would generate approximately 86 employees ($[100,833 \text{ s.f.} \div 3,476 \text{ s.f./employee}] + [35,599 \text{ s.f.} \div 629 \text{ s.f./employee}] = 86 \text{ employees}$). (SCAG, 2001, Table II-B)

Table 2-2 Anticipated Construction Equipment

Activity	Equipment	Number	Hours Per Day
Excavation and Dredging	Dredger	1	8
	Excavators	2	8
	Dozers	2	8
Grading	Grader	1	8
	Dozers	1	8
	Scrapers	2	8
	Rollers	2	8
	Water Truck	1	8
Sewer Water Storm	Excavators	2	8
	Skip Loader	1	8
	Other Construction Equipment	2	8
Building Construction	Cranes	1	8
	Forklifts	3	8
	Generator Sets	1	8
	Tractors/Loaders/Backhoes	3	8
	Welders	1	8
Street Improvements	Grader	1	8
	Roller	2	8
	Skip Loader	2	8
Common Area Landscaping	Tractor s/Loaders/Backhoes	3	8

C. Future Traffic

Traffic would be generated by the 118 dwelling units, the 132-bedroom hotel, and general use of the recreational facilities planned for the site. A preliminary traffic study has been developed and the number of weekday vehicular trips calculated from the study is 3,106 average daily trips (ADT), including 156 a.m. peak hour trips and 305 p.m. peak hour trips, as summarized in Table 2-3, *Estimated Project Trip Generation*. Net daily weekend Project trips are estimated at 3,581 ADT, including 508 mid-day peak hour trips. (KOA Corp., 2016, Table 7)

Table 2-3 Estimated Project Trip Generation

Land Use	ITE Code	Intensity	Average Weekday	AM Peak Hour			PM Peak Hour			Saturday	Saturday Mid-day Peak Hour			
				In	Out	Total	In	Out	Total		In	Out	Total	
Trip Generation Rates														
Hotel	310		Rooms	8.17	59%	41%	0.53	51%	49%	0.60	8.19	56%	44%	0.72
Shopping Center	820		k.s.f.	42.70	62%	38%	0.96	48%	52%	3.71	49.97	52%	48%	4.89
Residential Condominium/Townhouse	230		Units	5.81	17%	83%	0.44	67%	33%	0.52	5.67	54%	46%	0.47
Meeting Rooms*			k.s.f.											
Proposed Project														
Hotel	310	132	Rooms	1,078	41	29	70	40	39	79	1,081	53	42	95
Shopping Center	820	35.611	k.s.f.	1,521	21	13	34	63	69	132	1,779	90	84	174
Residential Condominium/Townhouse	230	118	Units	686	9	43	52	41	20	61	669	30	25	55
Meeting Rooms*		4.891	k.s.f.	262				131	0	131	524	131	131	262
Proposed Project Subtotal				3,547	71	85	156	275	128	403	4,054	304	282	586
Trip Credits *														
Pass-by Trip Credit - Retail (34%, p.m. peak period, 26% Saturday midday)								-21	-23	-45		-23	-22	-45
Internal Trip Capture (hotel, retail and residential, 20%, p.m. peak period, 13.4% daily, 10% Saturday mid-day)				-440				-29	-26	-54	-473	-17	-15	-32
Grand Total				3,106	71	85	156	225	79	305	3,581	263	245	508

*ITE Internal Trip Capture and pass-by trip credit percentages were based on *Trip Generation Handbook*, Institute of Transportation Engineers

Source: ITE, 9th Edition.

(KOA Corp., 2016, Table 7)

D. Maintenance Responsibilities

Under long-term operational conditions, all proposed slopes, common open space areas, and open space within the condominium development would be maintained by an HOA. The maintenance of the hotel grounds would be maintained by the hotel operator. On- and off-site domestic water lines would be maintained by EVMWD. The stormwater; recycle water system and sewer lines and lift station will be maintained by the HOA.

3.0 ENVIRONMENTAL CHECKLIST

3.1 BACKGROUND

1. **Project Title:** Lakeshore Town Center Specific Plan.
2. **Lead Agency and Address:** City of Lake Elsinore; 130 South Main Street, Lake Elsinore, CA 92530
3. **Contact Person and Phone Number:** Justin Kirk, Senior Planner, (951) 674-3124, ext. 284.
4. **Project Location:** East of South Spring Street, south of West Lakeshore Drive, and east of South Spring Street.
5. **Project Sponsor's Name and Address:** LK Properties Group, 444 E. Huntington Drive, #209; Arcadia, CA 91006.
6. **General Plan Designation:** Downtown Recreational (DR).
7. **Zoning:** Downtown Recreational (DR).
8. **Description of Project:** In summary, the Project proposes a General Plan Amendment, Specific Plan, Zone Change, Tentative Parcel Map, Commercial Design Review, Residential Design Review, and a Development Agreement to allow for the future development of the site with a mixture of commercial retail, residential, and recreational land uses. Specifically, a 132-unit hotel, 9,501 s.f. of hotel amenities, 14,772 s.f. of hotel-related retail, and 10 residential condominium units on the fifth floor of the hotel that would not be available for use by the hotel. In the northeastern portion of the site are two proposed buildings. The easternmost building would consist of a proposed residential condominium building that would accommodate 52 condominium units in a four-story building. To the west of the residential building, and east of the hotel site, is a proposed five-story mixed-use building consisting of 56 residential units and 20,827 s.f. of commercial retail uses. The southern portion of the site would consist of a proposed pile-supported pier that would extend 213 feet across the beach and into the lake terminating in a 60-foot radius circular platform. The pier includes floating docks that can accommodate up to 64 moorings for pleasure craft. A complete description is found in Section 2.0
9. **Surrounding Land Uses and Setting:** To the west of the Project site is undeveloped/vacant land. To the north of the site are single-family residences, to the north of which is City Park, which is an historic community park that features picnic shelters, shade areas, a central gazebo, and other amenities. To the east of the Project site is a multi-family development and Lakepoint Park, which features two softball fields, a soccer field, tot lot, walking paths, and concession stands and restrooms.

As shown on Figure 2-4, *Aerial Photograph*, under existing conditions the Project site is largely undeveloped and disturbed. The northeast corner of the site is currently developed with nine (9) single family residential rental structures and associated parking area and other minor improvements. The remaining portions of the site primarily consist of disturbed/ruderal habitats, with the portions of the site abutting the lake consisting of mostly non-sensitive plant species. The southern portions of the Project site occur within the lake. Current elevations on site range from 1,237 feet above mean sea level (amsl) in the southwest portion of the site (within the lake) to approximately 1,278 feet amsl at the northeastern corner of the site.

The site is located within the City's Lake Front District and has a general plan land use and zoning designation of Downtown Recreational (DR), which is intended "...to create a special lakeside recreational environment that is an extension of the historic downtown" (Lake Elsinore, 2011a, p. 2-16). Additionally, the site is located in the City's Main Street Overlay, which was adopted "...to address the specific needs of the downtown area and the need to establish development regulations that will facilitate redevelopment and promote a healthy urban environment" (Lake Elsinore, 2011a, p. 2-18).

10. Incorporation by Reference: As permitted in § 15150 of the CEQA Guidelines, environmental documents can incorporate by reference all or portions of other documents that are a matter of public record. The information presented in this document is based upon other environmental documents. Information and data from the following documents are incorporated by reference. These documents are available for review at the Lake Elsinore City Hall, Planning Division; 130 South Main Street: Lake Elsinore, California 92530.

- General Plan Update (GPU), City of Lake Elsinore, December 13, 2011
- GPU EIR; City of Lake Elsinore, December 13, 2011 (SCH No. 2005121019)

Several additional reference sources also are identified in Section 5.0, *References*, which are either available on-line at the web address listed, or are available for review at the City of Lake Elsinore Planning Division.

3.2 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a potentially significant impact as indicated by the checklist on the following pages.

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

3.3 DETERMINATION

On the basis of the initial evaluation:

- 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 the significant effects that would result from the Project have been addressed in the earlier certified General Plan Update EIR (State Clearinghouse Number 2005121019), and that none of the determinations set forth in the Public Resources Code Section 21166 and State CEQA Guidelines Section 15162 can be established and, thus, an Addendum to City of Lake Elsinore General Plan Update EIR shall be prepared.
- 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, nothing further is required.

Prepared By:

Signature: _____

Date: _____

Name and Title: Justin Kirk, Senior Planner

4.0 ENVIRONMENTAL ANALYSIS

4.1 AESTHETICS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
a. Have a substantial adverse effect on a scenic vista?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a) Would the Project have a substantial adverse effect on a scenic vista?

Under existing conditions, the Project site is located at a relatively low elevation relative to surrounding areas and directly abuts Lake Elsinore. Due to the elevation of the Project site relative to surrounding properties, it is unlikely that the Project would obstruct scenic vistas of regional resources, such as the Cleveland National Forest. However, the Project proposes the construction of a pile-supported pier that would extend a total of 436 feet in length, and also would include four- and five-story buildings. These features have the potential to adversely affect scenic vistas of Lake Elsinore that may be available in the surrounding area. A visual simulation of the proposed Project shall be prepared to help evaluate the Project’s effects to existing off-site views of Lake Elsinore. The required EIR shall evaluate the proposed Project to determine if there is any potential for the Project to result in substantial adverse effects to scenic vistas available within the Project area.

b) Would the Project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

The California Department of Transportation (Caltrans) currently identifies both I-15 and SR-74 as eligible for listing as state scenic highways, but they are not officially designated as such (Riverside County, 2003a, Figure C-9). According to a viewshed analysis conducted in Google Earth, no portion of the Project site is visible from nearby portions of I-15. However, portions of the Project site are visible from segments of SR-74 located south Lakeshore Drive, or approximately 2.5 miles northwest of the Project site. There are no trees, rock outcroppings, or historic buildings on site under existing conditions. However, although the Project site is unlikely to be prominently visible from a distance of 2.5 miles, and despite the fact that SR-74 is not officially designated as a scenic highway, the required EIR shall nonetheless evaluate potential

visual quality impacts on the SR-74 due to the Project’s potential to result in adverse effects to views of the lake from off-site areas, including eligible scenic highways.

c) Would the Project substantially degrade the existing visual character or quality of the site and its surroundings?

Implementation of the proposed Project would result in the demolition of the existing residential housing complex, and the construction of a five-story hotel building, five-story mixed commercial/residential building, and a four-story residential building. Additionally, the Project would result in the construction of a pier on site. Although these changes are not expected to degrade the existing visual character or quality of the site and its surroundings because development of the site would be governed by the Specific Plan’s development standards and design guidelines, the Project’s potential to substantially degrade the existing visual character or quality of the site and its surroundings shall nonetheless be evaluated and shall be evaluated in the required EIR.

d) Would the Project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Implementation of the proposed Project would result in the operation of a five-story hotel building, five-story mixed commercial/residential building, a four-story residential building, and a pier. These components would result in the introduction of new lighting sources as well as potential new sources of glare that could adversely affect day and/or nighttime views in the area. Any new lighting elements on-site would be required to comply with City of Lake Elsinore Municipal Code § 17.112.040 (Nonresidential Development Standards – Lighting), which requires that all lighting fixtures in excess of 60 watts shall be oriented and shielded to prevent direct illumination above the horizontal plane passing through the luminaire and prevent any glare or direct illumination on adjacent properties or streets, and requires the use of low-pressure sodium fixtures. Although compliance with § 17.112.040 would reduce the Project’s potential light and glare impacts, the required EIR shall nonetheless evaluate the potential for the Project’s lighting elements to adversely affect nighttime views in the area. The required EIR also shall evaluate whether proposed building elements would have the potential to result in glare impacts that could affect daytime views.

4.2 AGRICULTURAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<p><i>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:</i></p>				
<p>a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				
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 type="checkbox"/>	<input checked="" type="checkbox"/>

a) Would the Project 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?

According to mapping information available from the California Department of Conservation’s (CDC) Farmland Mapping and Monitoring Program (FMMP), the Project site is classified by the CDC as containing “Urban and Built-Up Land” and “Other Land.” There are no portions of the Project site or its immediate surroundings that are classified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland). (CDC, 2016a) Therefore, the Project does not have the potential to directly or indirectly convert Farmland to non-agricultural use, and no impact would occur. No further analysis is required on this subject.

b) Would the Project conflict with existing zoning for agricultural use, or a Williamson Act contract?

The Project site and surrounding areas are zoned for “Downtown Recreational (DR),” “Commercial Mixed Use (CMU),” “Existing Condo Complex (EC),” and “Residential Mixed Use (RMU)” land uses, while areas south of the Project site are part of Lake Elsinore. There are no lands in the Project vicinity zoned for agricultural use. (Lake Elsinore, 2011a, Figure 2.1A) Additionally, according to mapping information available from the CDC, the Project site and surrounding areas are not subject to Williamson Act contracts (CDC, 2016b). Therefore, the proposed Project has not potential to conflict with existing

zoning for agricultural use or with an existing Williamson Act contract. As such, no impact would occur and no further analysis of this topic is required.

c) Would the Project conflict with existing zoning for, or cause rezoning of, forest land (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

The Project site is not designated as forest land, timberland, or Timberland Production, nor is it surrounded by forest land, timberland, or Timberland Production land. The Project site and surrounding areas are zoned for “Downtown Recreational (DR),” “Commercial Mixed Use (CMU),” “Existing Condo Complex (EC),” and “Residential Mixed Use (RMU)” land uses, while areas south of the Project site are part of Lake Elsinore (Lake Elsinore, 2011a, Figure 2.1A). Accordingly, the proposed Project would not have the potential to 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)). As such, no impact would occur and no further analysis of this topic is required.

d) Would the Project result in the loss of forest land or conversion of forest land to non-forest uses?

The Project site and surrounding areas are not part of a forest. The Project site abuts Lake Elsinore and is in an urban downtown area that contains only ornamental and shade trees. (Google Earth, 2016) Accordingly, the proposed Project would not have the potential to result in the loss of forest land or the conversion of forest land to non-forest use. As such, no impact would occur and no further analysis of this topic is required.

e) Would the Project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?

As indicated under the discussion and analysis of Threshold 4.2.a), there are no “Important Farmland” designations applied to land within the Project site or surrounding areas; therefore, the proposed Project would not involve other changes in the existing environment which, due to their location or nature, could result in conversion of “important farmland” to non-agricultural use. (CDC, 2016a; Google Earth, 2016). As such, no impact would occur and no further analysis of this topic is required.

4.3 AIR QUALITY

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
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 that exceed quantitative thresholds for ozone precursors)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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"/>

a) Would the Project conflict with or obstruct implementation of the applicable air quality plan?

The Project site is located in the South Coast Air Basin (SCAB). Air quality within the SCAB is regulated by the South Coast Air Quality Management District (SCAQMD). The SCAQMD is principally responsible for air pollution control and adopted the Final 2016 Air Quality Management Plan (AQMP) for the SCAB, on March 3, 2017 (SCAQMD, 2017). The proposed Project would result in the emission of additional pollutants into the SCAB associated with both construction and operational activities. These emissions would have the potential to exceed the daily significance thresholds established by the SCAQMD, thereby potentially conflicting with or obstructing implementation of the SCAQMD’s 2016 AQMP. As such, an air quality technical report shall be prepared and the required EIR shall evaluate the proposed Project’s potential to conflict with the adopted SCAQMD’s AQMP.

b) Would the Project violate any air quality standard or contribute substantially to an existing or projected air quality violation?

Air quality within the SCAB is regulated by the SCAQMD and standards for air quality are documented in the 2016 SCAQMD AQMP (SCAQMD, 2017). In 2015, the most recent year for which data are available, the National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS) were exceeded on one or more days for ozone, Inhalable Particulates (PM₁₀) and Ultra-Fine Particulates (PM_{2.5}) at most monitoring locations (CARB, 2016). The Project would emit ozone precursors (e.g., nitrous oxides, carbon monoxide, and volatile organic compounds) as well as PM₁₀ and PM_{2.5} during both construction and long-term operation. Additionally, implementation of the proposed Project would result in air quality pollutant emissions during both construction and operation that would have the potential to violate daily air pollutant emission significance thresholds established by the SCAQMD’s AQMP. Accordingly, an air quality technical report shall be prepared and Project-related air emissions shall be modeled using the SCAQMD’s California Emissions Estimator Model (CalEEMod™). The purpose of this model is to estimate construction-source and operational-source air quality emissions for criteria pollutants from direct and indirect sources. The required EIR shall quantify the Project’s expected pollutant levels and evaluate whether the proposed Project’s emissions would violate local air quality standards and/or contribute substantially to an existing or projected air quality violation.

- c) **Would the Project 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)?**

The SCAB is a non-attainment area for various state and federal air quality standards including ozone, Inhalable Particulates (PM₁₀) and Ultra-Fine Particulates (PM_{2.5}) (CARB, 2016). The Project would emit ozone precursors (e.g., nitrous oxides, carbon monoxide, and volatile organic compounds) as well as PM₁₀ and PM_{2.5} during both construction and long-term operation, and thereby has the potential to cumulatively contribute to a net increase of criteria pollutants in the SCAB for which the region is considered non-attainment under state and/or federal standards. Therefore, a site-specific air quality impact analysis shall be prepared for the Project, and the required EIR shall address the Project's potential to result in a cumulatively considerable increase of pollutants for which the SCAB is in non-attainment.

- d) **Would the Project expose sensitive receptors to substantial pollutant concentrations?**

The Project has the potential to expose nearby sensitive receptors to air quality pollutants during the Project's construction. Known sensitive receptors located within one mile of the Project site include residential uses to the north and east, and parks located east, north, and northwest of the Project site (Google Earth, 2016). Construction of the Project would generate short-term air pollutant emissions that could potentially impact these sensitive receptors. Under long-term operation, the development of the Project site with residential, commercial retail, and hotel uses would not expose any nearby sensitive receptors to substantial pollutant concentrations as these uses are not associated with the generation of substantial pollutant concentrations. The Project's potential for exposing nearby sensitive receptors to substantial air quality pollutants during construction activities shall be evaluated in a Project-specific air quality technical report and discussed in the required EIR.

- e) **Would the Project create objectionable odors affecting a substantial number of people?**

The Project could produce odors during proposed construction activities resulting from construction equipment exhaust, application of asphalt, and/or the application of architectural coatings; however, standard construction practices would minimize the odor emissions and their associated impacts and any odors emitted during construction would be temporary and intermittent in nature. Construction activities would be required to comply with SCAQMD Rule 402, which prohibits the discharge of odorous emissions that would create a public nuisance. For these reasons, the proposed Project would not create objectionable odors affecting a substantial number of people during construction, and short-term impacts would be less than significant and further analysis of this topic is not required.

During long-term operation, the property would contain residential, commercial retail, and hotel uses, the operating characteristics of which are not typically associated with objectionable odors. Furthermore, the proposed Project would be required to comply with SCAQMD Rule 402, which prohibits the discharge of odorous emissions that would create a public nuisance, during long-term operation. As such, long-term operation of the proposed Project would not create objectionable odors affecting a substantial number of people. Impacts would be less than significant and further analysis of this topic is not required.

4.4 BIOLOGICAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input 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, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a) **Would the Project 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 Game or U.S. Fish and Wildlife Service?**

According to preliminary biological information provided by the Project Applicant’s biologist, SWCA Environmental Consultants, no sensitive plants were identified during surveys of the project site. However, suitable habitat was identified for two special-status plant species: smooth tarplant and south coast

saltscale. The field surveys were conducted within the normal blooming period for both of these species, and so it is within relative certainty that neither of these species is present at the project site. (SWCA, 2016a, p. 49)

No sensitive wildlife was observed during surveys of the project site. However, suitable habitat was identified for several species of wildlife, include two species reptiles, two species of birds that may nest at the Project site, 22 species of birds that may occur while foraging but for which nesting habitat is absent, and two species of mammals (both bats). A determination of the presence or absence of least Bell's vireo cannot be made unless a focused survey has conducted. Generally, birds that are not nesting at the project site, foraging bats, and other mobile species that use the Project site on a transient basis and which do not depend on habitats at the project for shelter and breeding, are likely to leave the project site upon the commencement of construction. Therefore, direct injury or mortality of individuals is not expected for this species. (SWCA, 2016a, pp. 49-50)

Activities associated with construction of the project may potentially impact nesting birds, including California horned lark, and least Bell's vireo, if present. Construction activities could result in the direct loss of active nests of both common and special-status bird species or the abandonment of active nests as a result of noises and/or vibrations generated by temporary construction activities. The Migratory Bird Treaty Act (MBTA) and the California Fish and Game Code consider the loss of active nests (nests with eggs or young) of all native bird species as unlawful. Consequently, the loss or abandonment of nests of bird species as a result of construction-related activities would be considered a significant impact and would conflict with state and federal laws. (SWCA, 2016a, p. 50)

Birds may also be impacted by the project through the loss of habitat used for nesting or foraging. The Black Willow Thickets and the shoreline of Lake Elsinore may provide foraging habitat for sensitive bird species; in the absence of mitigation the loss of up to 6.3 acres of Black Willow Thickets may be considered a significant impact. All impacts are expected during construction; no new impacts would result from project operations. (SWCA, 2016a, p. 50)

Based on the foregoing analysis, the Project site has the potential to contain species and/or habitat that supports 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 (CDFW) or U.S. Fish and Wildlife Service (USFWS). The Project biologist shall evaluate the site's existing biological resources and determine the presence or absence of any sensitive species, and identify any avoidance or mitigation measures needed to ensure impacts to candidate or sensitive species are reduced to less-than-significant levels. The results of the biological resources assessment(s) shall be disclosed and evaluated in the required EIR.

b) Would the Project 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 Game or U.S. Fish and Wildlife Service?

A preliminary jurisdictional delineation was performed for the Project site by SWCA Environmental Consultants. During the field delineation, a riparian plant community (Arrow Weed Thickets) was identified that would be subject to CDFW jurisdiction. Additional riparian habitat is associated with the lake. CDFW asserts jurisdiction over the waters of Lake Elsinore, which it considers as extending to 1,265 feet above mean sea level. Therefore, a total of 19.7 acres of CDFW jurisdictional areas would require a Lake and Streambed Alteration Agreement (LSAA) between the project applicant and CDFW. (SWCA, 2016a, p. 48) Impacts to riparian habitat shall be evaluated as part of a site-specific biological technical report to identify potential impacts of Project implementation and to identify mitigation measures as appropriate and necessary.

Table 4-1, *On-Site Natural Communities and Cover Types*, summarizes the natural communities and cover types identified on site by SWCA. Of the species identified in Table 4-1, only arrow weed thickets are considered sensitive by the CDFW (SWCA, 2016a, p. 24).

Table 4-1 On-Site Natural Communities and Cover Types

Type	Acres mapped in June 2016
Arrow Weed Thickets (<i>Pluchea sericea</i> Shrubland Alliance)	2.4
Alkali Heliotrope Monoculture	3.8
Disturbed – Ruderal	12.9
Developed	4.2

(SWCA, 2016a, Table 3)

Direct impacts as a result of construction activities associated with the Project would include the permanent removal of vegetation communities (including arrow weed thickets) that may be utilized as habitat for both common and rare wildlife. Indirect impacts associated with construction of the Project include fugitive dust and increased noise levels due to heavy equipment operations occurring in these areas. Indirect impacts to habitat could include alterations to existing topographical and hydrological conditions, increased erosion and sediment transport, and the establishment of non-native and invasive weeds. Operational impacts include disturbances associated with increased human presence. (SWCA, 2016a, p. 49)

Because the Project site has the potential to contain species and/or habitat that supports species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the CDFW or USFWS, a qualified biologist shall evaluate the site’s existing biological resources and determine the presence or absence of any sensitive species. The results of the biological resources assessment(s) shall be disclosed and evaluated in the required EIR.

c) Would the Project 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?

SWCA Environmental Consultants conducted a jurisdictional delineation of the Project site. Due to the 2016 drought conditions that lowered the water level of Lake Elsinore, the Original High Water Mark (OHWM) of Lake Elsinore was identified primarily using historical aerial imagery from 1994 to 2015 and with the previously mapped soils. This OHWM could also be distinguished in the field by a change in vegetation and soil characteristics. The elevation of the OHWM mark is approximately at 1,260 feet amsl. (SWCA, 2016b, p. 14)

Additionally, a small ephemeral linear feature runs along the boundary of the southeast corner of the Project at the base of a slope. The water that has produced this feature is a result of runoff from the adjacent Lakepoint Park, which has a constructed drainage feature that runs along the north of the sport activity fields. Based on historic aerial imagery, this drainage feature appears to have been present since at least 2002. The linear feature supports riparian vegetation, but the soils mapped within the feature are not considered hydric and it lacks a definable bed and bank or OHWM. (SWCA, 2016b, p. 14)

Implementation of the Project would result in direct and indirect impacts to wetland areas occurring on the Project site through removal, filling, and hydrological disruption. Accordingly, a Project-specific jurisdictional impact analysis shall be conducted by the Project Biologist, and shall identify any required mitigation measures as needed to reduce, avoid, or compensate for Project-related impacts. The results of the analysis shall be presented in the required EIR.

d) Would the Project 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?

Based on a site-specific analysis conducted by SWCA Environmental Consultants, no movement corridors or habitat linkages were identified. Therefore, none would be impacted by the Project. However, a number of migratory avian species use available habitat in the City of Lake Elsinore and its sphere of influence (SOI) during nesting season (Lake Elsinore, 2011b, p. 3.8-51). As such, the proposed Project has a potential to impact avian species that are protected by the federal MBTA that may utilize the currently undisturbed portions of the Project site. The Project's potential to impact migratory birds shall be evaluated in the required EIR.

e) Would the Project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

The City of Lake Elsinore's Tree Preservation Ordinance (Chapter 5.120 of the Lake Elsinore Municipal Code) regulates the planting and removal of trees within the City. Based on a site visit and a review of aerial photographs, numerous trees occur along West Lakeshore Drive that could be impacted by the Project. Accordingly, the required EIR shall evaluate the Project's potential to result in direct impacts to trees along West Lakeshore Drive would be compliant with Chapter 5.120 of the City's Municipal Code. (Google Earth, 2016) The Project also has the potential to conflict with goals, policies, and implementation programs related to the protection of biological resources as set forth in Chapter 4.0, *Resources Protection and Preservation*, of the City's General Plan. Accordingly, the required EIR shall evaluate the Project's consistency with applicable General Plan policies related to biological resources and shall evaluate whether the Project would comply with Chapter 5.120 of the Lake Elsinore Municipal Code.

Additionally, the Project would be subject to the payment of fees in accordance with Chapter 19.04 of the City's Municipal Code. Mandatory payment of fees would ensure full Project compliance with Chapter 19.04; accordingly, no additional discussion or analysis of this topic is required.

f) Would the Project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

The Project site is located in a region that is subject to Western Riverside County Multi-Species Habitat Conservation Plan (MSHCP). The MSHCP establishes conservation requirements for sensitive habitats; sensitive plant and animal species; and jurisdictional and riparian resources. The MSHCP identifies the Project site as occurring within the northeastern portion of Criteria Cell 4759 within Subunit 3 of the Elsinore Area Plan. Criteria for Cell 4759 are described as follows in Table 3-4 of the MSHCP:

"Conservation within this Cell will contribute to assembly of Proposed Extension of Existing Core 3. Conservation within this Cell will focus on grassland habitat associated with the San Jacinto River. Areas conserved within this Cell will be connected to grassland habitat proposed for conservation in Cell #4740 to the east and #4843 to the south. Conservation within this Cell will range from 15%-25% of the Cell focusing in the eastern portion of the Cell."

Based on field surveys conducted by SWCA, there are no grassland habitats at the Project site that would support the conservation goals for Cell 4759 and there are no existing or proposed constrained linkages associated with the project site. (SWCA, 2016a, pp. 53-54). Accordingly, the Project would not conflict with the Conservation Criteria for Cell 4759.

Although the Project would not conflict with the Conservation Criteria for Cell 4759, because the Project site abuts off-site portions of Cell 4759 the Project would be required to comply with the MSHCP Urban/Wildland Interface Guidelines (pursuant to MSHCP Section 6.1.4). Additionally, according to the MSHCP Conservation Summary Report Generator, the Project site is not located in a special linkage area, nor is the Project site located within the Criteria Area Species Survey Area (CASSA) for amphibian species or mammals (pursuant to MSHCP Section 6.3.2). However, the Project site contains riparian/riverine areas, which are regulated by MSHCP Section 6.1.2. In addition, the Project site is located within the CASSA for the burrowing owl, and the following CASSA plant species: San Jacinto Valley Crownscale, Parish's brittlescale, Davidson's saltscale, Thread-leaved brodiaea, Round-leaved filaree, Smooth Tarplant, Coulter's goldfields, and Little Mousetail, pursuant to MSHCP Section 6.3.2. The Project site also is located within the Narrow Endemic Plant Species Survey Area (NEPSSA) for the following species, which are governed by Section 6.1.3 of the MSHCP: Munz's onion, San Diego ambrosia, Many-stemmed dudleya, Spreading navarretia, California Orcutt grass, Hammitt's clay-cross, and Wright's trichocoronis. Accordingly, a biological technical report(s) shall be prepared to determine Project consistency with the provisions of MSHCP Section 6.1.2 and 6.1.4, Section 6.1.3 as it pertains to narrow endemic plant species, as well as MSHCP Section 6.3.2 as it pertains to the burrowing owl and Criteria Area species. The required EIR shall disclose the results of the biology studies, and shall evaluate the Project's consistency with applicable MSHCP requirements.

4.5 CULTURAL RESOURCES

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

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
e. Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a) Would the Project cause a substantial adverse change in the significance of a historical resource as defined in §15064.5 of the California Code of Regulations?

According to GPU EIR Figure 3.2-2, a number of “Historically Recognized Buildings” occur within close proximity of the Project site, although no historic resources as defined in Section 15064.5 of the CEQA Guidelines are identified on site (Lake Elsinore, 2011b, Figure 3.2-2). Therefore, the proposed Project would not have the potential to cause a substantial adverse change in the significance of a known historical resource. Although there are no known historical resources located within the Project area, it is possible for the proposed Project to uncover the presence of significant subsurface historical resources during future Project grading activities. A site-specific cultural resources investigation shall be prepared to evaluate the potential for the presence of historical resources within the EDA. The required EIR shall evaluate whether Project implementation would cause a substantial adverse change in the significance of any historical resources that may be identified on-site as part of the site-specific investigation.

b) Would the Project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the California Code of Regulations?

The potential exists for archaeological sites and/or resources to occur on the site and beneath the site’s surface, including the potential for human remains. A site-specific archaeological resources evaluation shall be conducted to determine whether the Project site contains cultural resources. The required EIR shall evaluate the Project’s potential to result in impacts to archeological resources that may be buried beneath the site’s surface. In addition, consultation with the Native American community is required to occur in accordance with California Senate Bill 18 (SB 18) and Assembly Bill 52 (AB 52). A detailed summary of findings of the site-specific archaeological resources evaluation and the results of the Native American consultation process shall be documented in the required EIR.

c) Would the Project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

According to GPU EIR Figure 3.2-3, the Project site has a “low” potential for paleontological resources to be uncovered (Lake Elsinore, 2011b Figure 3.2-3). Although unlikely, it is possible for the proposed Project to uncover significant subsurface paleontological resources within the previously undisturbed EDA. This issue shall be evaluated in the required EIR.

d) Would the Project disturb any human remains, including those interred outside of formal cemeteries?

While not anticipated, in the unlikely event that human remains are discovered during Project grading or other ground disturbing activities, the Project would be required to comply with the applicable provisions of California Health and Safety Code §7050.5 as well as Public Resources Code §5097 et. seq. Mandatory compliance with these provisions of California state law would ensure that impacts to human remains, if

unearthed during construction activities, would be appropriately treated and ensure that potential impacts are less than significant. No further analysis is required on this subject.

e) Would the Project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code § 21074?

The provisions of Public Resources Code § 21074 were established pursuant to AB 52 and the provisions of AB 52 apply to projects, such as the proposed Project, that have a notice of preparation (NOP) or a notice of negative declaration or mitigated negative declaration filed on or after July 1, 2015. Pursuant to AB 52 as well as the provisions of SB 18, the City of Lake Elsinore as Lead Agency is required to conduct consultation with any interested Tribes regarding the Project’s potential impacts to cultural resources, including tribal cultural resource as defined in Public Resources Code § 21074. The required EIR shall document the results of the AB52 and SB18 consultation processes and shall evaluate whether implementation of the Project would result in adverse effects to tribal cultural resources.

4.6 GEOLOGY AND SOILS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
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 type="checkbox"/>	<input checked="" type="checkbox"/>
ii. Strong seismic ground shaking?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (since	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
renamed as the California Building Code), creating substantial risks to life or property?				
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"/>

a) Would the Project 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)?**

According to the California Geological Survey, portions of the City of Lake Elsinore are affected by the Elsinore Fault Earthquake Fault Zone (CDC, 1980). This zone is mapped from the northern boundary of the City and continues south of the City boundary (Lake Elsinore, 2011b p. 3.11-13). According to mapping information available from Riverside County Geographic Information Systems (GIS), the entire Project site is located within a County Fault Zone (RCIT, 2017). Accordingly, a site-specific geotechnical study shall be prepared for the Project to identify potential impacts associated with the rupture of a known earthquake fault. The results of the geotechnical analysis, as well as any recommendations contained therein, shall be summarized and disclosed as part of the required EIR.

ii. Strong seismic ground shaking?

The Project site is located in a seismically active area of southern California and is expected to experience moderate to severe ground shaking during the lifetime of the proposed Project. The ground shaking risk is not considered substantially different than that of other similar properties in the southern California area. The Project area is within a seismically active region containing two major faults (Elsinore and San Jacinto faults), and the potential rupture of any of these faults could result in significant structural damage and human injury or casualty (Riverside County, 2003a, Figure S-2). The proposed Project’s potential to be subject to strong seismic ground shaking shall be evaluated in the required EIR.

iii. Seismic-related ground failure, including liquefaction?

According to Figure 3.11-3 of the GPU EIR, the Project site is located in an area identified as having a “Low” potential for liquefaction hazards (Lake Elsinore, 2011b, Figure 3.11-3). A site-specific geotechnical study shall be prepared for the Project site, which will evaluate the site’s potential to be subject to seismic-related ground failure, including liquefaction. The results of the site-specific geotechnical evaluation shall be disclosed in the required EIR. The required EIR shall evaluate whether Project implementation would expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving liquefaction.

iv. Landslides?

The Project site contains gently sloping topography, and has no potential to result in rockfall impacts due to the lack of topographically prominent hillsides in the Project vicinity. The future geotechnical/soils study will assess soil stability at the site, including the potential for landslides, lateral spreading, and collapse, and the results shall be discussed in the required EIR.

b) Would the Project result in substantial soil erosion or the loss of topsoil?

Development of the Project site would remove the site's existing vegetative cover during grading and construction and expose the underlying soils, which would increase the rate of water runoff and increase erosion susceptibility, thereby resulting in potential short-term soil erosion impacts. In the long-term, development of the subject property would increase the extent of impervious surface cover and landscaping on the Project site, thereby reducing the potential for erosion and loss of topsoil. The required EIR will analyze the potential for soil erosion during grading operations. The analysis will consider the Project's required adherence to standard regulatory requirements including but not limited to City of Lake Elsinore Municipal Code Chapter 14.08 (Stormwater/Urban Runoff Management and Discharge Controls) and the requirements imposed by the City of Lake Elsinore's National Pollutant Discharge Elimination System (NPDES) Municipal Stormwater Permit (State Water Resources Control Board Order No. R8-2010-0033) and a Project-specific Water Quality Management Plan (WQMP) that includes Best Management Practices (BMPs) to minimize water pollutants including sedimentation in stormwater runoff (RWQCB, 2010). Additionally, the site-specific geotechnical report shall assess the risk for erosion on the Project site. The required EIR shall evaluate the Project's potential to result in substantial soil erosion and the loss of topsoil. Mitigation measures, if required, will be specified in the required EIR.

c) Would the Project 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?

Refer to the discussion of Thresholds 4.6 (a)(iii) and (iv) for a discussion of hazards associated with liquefaction and landslides. As noted, the required EIR shall evaluate whether Project implementation would expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving landslides or liquefaction. In the Elsinore Valley, subsidence has been attributed to groundwater pumping in surrounding areas (Lake Elsinore, 2011b, p. 3.11-19). In addition, lateral spreading may be associated with the site's "Low" potential for liquefaction (Lake Elsinore, 2011b, p. 3.11-19). The Project site's potential for subsidence or collapse is currently unknown, but will be evaluated in a site-specific geotechnical evaluation. The required EIR shall evaluate the proposed Project's potential to cause soil subsidence, lateral spreading, liquefaction, and collapse hazards, which could pose a threat to the future workers on-site.

d) Would the Project 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?

Although there is currently no soil mapping that identifies specific areas within the City and SOI that are subject to expansive soils, such soils are known to exist in the City and its SOI (Lake Elsinore, 2011b, p. 3.11-18). Therefore, the site-specific geotechnical evaluation shall evaluate the site's potential for containing expansive soils. The proposed Project's potential to expose the future structure and workers on-site to hazards associated with expansive soils shall be evaluated in the required EIR.

e) Would the Project 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?

The Project would not involve the installation of any septic tanks or alternative waste water disposal systems, and no impact would occur. No further discussion or analysis of this topic is required.

4.7 GREENHOUSE GAS EMISSION

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a) Would the Project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Greenhouse gas (GHG) emissions associated with the proposed Project would primarily be associated with Project-related traffic. In addition, Project-related construction activities, energy consumption, water consumption, and solid waste generation also would contribute to the Project’s overall generation of GHGs. Specifically, Project-related construction and operational activities would result in the emissions of carbon dioxide (CO₂), nitrogen dioxide (NO₂), and methane (CH₄), which are GHGs. The City of Lake Elsinore has adopted a Climate Action Plan (CAP), which sets forth requirements to which implementing developments must comply. A Project-specific GHG emissions report shall be prepared for the Project to evaluate consistency with the City’s CAP. Additionally, the Project’s potential impacts due to GHG emissions will be assessed in the required GHG emissions report based on consistency with Assembly Bill 32 (AB 32) and Senate Bill 32 (SB 32). The results of the GHG emissions report shall be documented in the required EIR.

b) Would the Project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

The City of Lake Elsinore adopted a CAP in December 2011, which is the primary plan within the City adopted for the purpose of reducing the emissions of GHGs. AB 32 and SB 32 also apply to the Project area, and were adopted in the State of California to reduce GHG emissions. The proposed Project would have a significant impact related to GHG emissions if it does not comply with the reduction goals specified in the City’s CAP and/or under AB 32/SB 32. As noted above under the discussion of Threshold 4.7(a), a Project-specific GHG emissions report shall be prepared to determine whether the Project would be consistent with the GHG reduction goals established by the City’s CAP and AB 32/SB 32. The required EIR shall document the findings of the Project-specific GHG emissions report and shall evaluate the Project for consistency with applicable plans, policies, and regulations adopted for the purpose of reducing GHG emissions.

4.8 HAZARDS AND HAZARDOUS MATERIALS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a) Would the Project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

A Phase I Environmental Site Assessment (ESA) will be prepared for the Project site. The required EIR shall discuss the results of the Phase I ESA and evaluate whether existing site conditions have the potential to expose the public or the environment to the routine transport, use, or disposal of hazardous materials.

Heavy equipment that would be used during construction of the proposed Project would be fueled and maintained by substances such as oil, diesel fuel, gasoline, hydraulic fluid, and other liquid materials that would be considered hazardous if improperly stored or handled. In addition, materials such as paints, roofing materials, solvents, and other substances typically used in building construction would be located on the Project site during construction. Improper use, storage, or transportation of hazardous materials could result in accidental releases or spills, potentially posing health risks to workers, the public, and the environment. This is a standard risk on all construction sites, and there would be no greater risk for improper handling, transportation, or spills associated with future development that would be a reasonably consequence of the proposed Project than would occur on any other similar construction site. As such, hazardous materials-related impacts associated with Project construction activities would be less than significant.

The Project consists of a proposal to allow for future development of residential, hotel, retail, and recreational uses. These uses are not associated with the transport, use, or disposal of significant quantities of hazardous materials. Household and other goods used by residential homes, hotels, and retail uses that contain toxic substances are usually low in concentration and small in amount; therefore, there is no significant risk to humans or the environment from the use of such household goods. Residents and school personnel are required to dispose of household hazardous waste, including pesticides, batteries, old paint, solvents, used oil, antifreeze, and other chemicals, at a Household Hazardous Waste Collection Facility. Also, as of February 2006, fluorescent lamps, batteries, and mercury thermostats can no longer be disposed in the trash. Furthermore, the transport, use, and disposal of hazardous materials are fully regulated by the Environmental Protection Agency (EPA), State, and/or the City of Lake Elsinore. With mandatory regulatory compliance, potential hazardous materials impacts associated with long-term operation of the Project would be less than significant.

Construction and operational characteristics of the Project would be less than significant (as discussed above); however, there is the potential for hazardous materials to be present on the Project site under existing conditions, which in turn could result in significant impacts to the environment. The required EIR shall discuss the results of the Phase I ESA and evaluate whether existing site conditions have the potential to expose the public or the environment to the routine transport, use, or disposal of hazardous materials associated with existing site conditions.

b) Would the Project 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?

Refer to response to Threshold 4.8 (a), above.

c) Would the Project emit hazardous emissions or handle hazardous materials or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

There are no existing or proposed schools within 0.25-mile of the Project site. The nearest school is the Elsinore Middle School, which is located 0.7 mile northwest of the Project site. Furthermore, residential, hotel, commercial retail, and recreational land uses are not associated with the emissions or handling of

hazardous materials or acutely hazardous materials, substances, or waste. Accordingly, no impact would occur and no further discussion of this topic is required.

- d) Would the Project 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?**

GPU EIR Figure 3.10-1, *Hazardous Materials Site & SARI Line*, indicates that there may be hazardous materials sites located in close proximity to the Project site (Lake Elsinore, 2011b, Figure 3.10-1). A Phase I ESA for the Project site shall be prepared to evaluate existing site and surrounding conditions relative to hazardous material contamination. Any existing contaminants on the Project site shall be disclosed in the Phase I ESA, and shall be discussed in the required EIR.

- e) Would the Project 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?**

No airports are located within two miles of the Project site. Skylark Field is located approximately 2.2 miles southeast of the Project site, although the Project site is not located within the Airport Influence Area of the Skylark Airport (Lake Elsinore, 2011a, Figure 2.7; Google Earth, 2016). Therefore, the Project would not result in a safety hazard for people residing or working at the Project site and no impact would occur. No further analysis of this topic is required.

- f) Would the Project 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?**

There are no private airport facilities in the Project site's vicinity (Google Earth, 2016). Thus, the Project would not expose future site workers to hazards associated with public or private airport operations and no impact would occur. No further analysis of this topic is required.

- g) Would the Project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?**

The Project site is not identified as an emergency access route on any local or regional plans. Additionally, the Project is located in the downtown portion of the City of Lake Elsinore, which generally contains a grid pattern of local streets that would provide multiple pathways for emergency responders. Accordingly, there would be no impact due to interference with an adopted emergency response plan or emergency evacuation plan. No further analysis of this topic is required.

- h) Would the Project expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands area adjacent to urbanized areas or where residences are intermixed with wildlands?**

According to Figure 3.10-2, *Wildlife Susceptibility*, of the GPU EIR the Project site is located in an area with "Moderate" to "High" susceptibility to wildfires (Lake Elsinore, 2011b, Figure 3.10-2). It is anticipated that the proposed Specific Plan would include design guidelines and development standards that would address the Project's interface with areas subject to wildfires. Regardless, the required EIR shall evaluate the potential to expose people or structures to a significant risk of loss, injury or death involving wildland fires.

4.9 HYDROLOGY AND WATER QUALITY

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a. Violate any water quality standards or waste discharge requirements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Substantially deplete groundwater supplies or interfere 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 the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or 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 type="checkbox"/>	<input checked="" type="checkbox"/>
e. Create or contribute runoff water, which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
i. Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
j. 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
k. Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Would the Project violate any water quality standards or waste discharge requirements?

The California Porter-Cologne Water Quality Control Act (Section 13000 [“Water Quality”] et seq. of the California Water Code) and the Federal Water Pollution Control Act Amendment of 1972 (also referred to as the Clean Water Act [CWA]) require that comprehensive water quality control plans be developed for all waters within the State of California. The Project site is located within the jurisdiction of the Santa Ana Regional Water Quality Control Board (RWQCB). Water quality information for Lake Elsinore and other major water bodies within the Santa Ana River Basin is contained in the Santa Ana RWQCB’s Water Quality Control Plan for the Santa Ana River Basin (amended June 2011). (RWQCB, 2011)

The CWA requires all states to conduct water quality assessments of their water resources to identify water bodies that do not meet water quality standards. Water bodies that do not meet water quality standards are placed on a list of impaired waters pursuant to the requirements of Section 303(d) of the CWA. The proposed Project has the potential to drain to impaired water bodies. Receiving waters for the property’s drainage and the potential impact to the water quality of those receiving bodies shall be disclosed in a site-specific WQMP, and potential impacts to impaired water bodies shall be discussed in the EIR.

Construction of the Project would generate potential water quality pollutants such as silt, debris, chemicals, paints, and other solvents. As such, short-term water quality impacts have the potential to occur during Project construction in the absence of any protective or avoidance measures. Pursuant to the requirements of the Santa Ana RWQCB and Riverside County, the Project would be required to obtain a National Pollutant Discharge Elimination System (NPDES) Municipal Stormwater Permit for construction activities. The NPDES permit is required for all projects that include construction activities, such as clearing, soil stockpiling, grading, and/or excavation that disturb at least one acre of total land area. In addition, the Project would be required to comply with the RWQCB’s Water Quality Control Plan for the Santa Ana River Basin. Compliance with the NPDES permit and the Water Quality Control Plan for the Santa Ana River Basin involves the preparation and implementation of Storm Water Pollution Prevention Programs (SWPPPs) for construction-related activities, including grading. The SWPPPs would specify the Best Management Practices (BMPs) that the Project would be required to implement during construction activities to ensure that all potential pollutants of concern are prevented, minimized, and/or otherwise appropriately treated prior to being discharged from the subject property. The Project’s compliance with the NPDES and SWPPP shall be fully analyzed and disclosed in the required EIR.

Under long-term operating conditions, water runoff from developed areas of the Project site may contain urban pollutants such as petroleum products, fertilizers, pesticides, soils, etc., which can degrade water quality if discharged from the site, including downstream receiving waters that are identified as impaired. To address potential pollutants, the Project would be required to implement Water Quality Management Plans (WQMPs), pursuant to the requirements of the RWQCB Order No. R8-2010-0033 (RWQCB, 2010). A Preliminary WQMP shall be prepared for the Project site, which shall identify structural and programmatic controls to minimize, prevent, and/or otherwise appropriately treat storm water runoff flows before they are discharged from the site. The required EIR shall evaluate the measures identified in the preliminary WQMP to determine whether the measures are sufficient to prevent substantial amounts of pollutants of concern for receiving waters.

b) Would the Project substantially deplete groundwater supplies or interfere substantially with groundwater recharge, such that there could be a net deficit in aquifer volume or a lowering of the local groundwater table (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)?

The Project does not propose the installation of any water wells that would directly extract groundwater. According to information available from the California Department of Water Resources, the Project site is located within the Elsinore Groundwater Basin (DWR, 2017). With implementation of the proposed Project, all runoff from the Project site would be routed to proposed on-site water quality basins, and would discharge directly into Lake Elsinore following water quality treatment. Thus, the total amount of water within the Elsinore Groundwater Basin would not be affected by the proposed Project. Accordingly, impacts would be less than significant and no further analysis of this topic is required.

c) Would the Project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

The Project would involve grading of the 24.5-acre Project site which would alter the existing drainage patterns of the site. Construction grading activities involving soil disturbance would temporarily expose surficial soils with the potential for on-site erosion during a rainstorm event. In the long-term, development of the property would introduce impervious surfaces and landscaping that normally could result in off-site erosion downstream; however, because the Project site drains directly into Lake Elsinore, no downstream erosion effects would result from Project implementation. Additionally, the conversion of pervious to impervious surfaces as proposed by the Project also would reduce the potential for on-site erosion and loss of topsoil in the long-term. To fully and more accurately determine the extent of potential erosion or siltation on- or off-site, a site-specific hydrology study shall be prepared for the Project site. The hydrology study shall evaluate the difference between existing and post-development drainage conditions and shall analyze the incremental increase in stormwater runoff (if any) generated by the increase in impervious surfaces resulting from development of the site. The results of the hydrology study shall be summarized and incorporated into the required EIR.

The required EIR also shall evaluate the potential for long-term erosion and address Project design features (such as water quality management retention basins and detention basins) that are intended to reduce water flow velocities to pre-development conditions. The analysis shall consider the Project's required adherence to standard regulatory requirements including but not limited to Chapter 14.08 of the City of Lake Elsinore Municipal Code ("Stormwater/Urban Runoff Management and Discharge Controls"), the requirements imposed by the City of Lake Elsinore's National Pollutant Discharge Elimination System (NPDES) Municipal Stormwater Permit (State Water Resources Control Board Order

No. R8-2010-0033), the RWQCB's Water Quality Control Plan for the Santa Ana River Basin (Basin Plan), and the required Project-specific Water Quality Management Plans (WQMP) that will include Best Management Practices (BMPs) to minimize sedimentation in stormwater runoff. The EIR also shall consider the County requirement for the preparation of a Storm Water Pollution and Prevention Plan (SWPPP) for controlling construction-related sediment. Mitigation measures, if required, will be specified in the required EIR.

- d) Would the Project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?**

Under existing and proposed drainage conditions, all runoff from the Project site discharges directly into Lake Elsinore. As such, the Project has no potential to alter the drainage pattern of the site in a manner that would result in flooding on- or off-site. Accordingly, no further analysis of this topic is required.

- e) Would the Project 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?**

Under existing and proposed drainage conditions, all runoff from the Project site discharges directly into Lake Elsinore. Accordingly, the Project has no potential to exceed the capacities of existing or planned storm drainage systems and to degrade water quality from the discharge of urban pollutants. However, the Project does have the potential to result in additional sources of polluted runoff during both construction and long-term operation. A hydrology study and WQMP shall be prepared for the Project to determine pre- and post-development drainage flows and to identify design specifications of the Project's storm drain system for collecting, treating, and conveying Project related stormwater prior to discharge into Lake Elsinore. The studies shall take into consideration existing water quality impairments within the watershed. The results of the studies shall be summarized and incorporated into the required EIR.

- f) Would the Project 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?**

Storm water drainage facilities proposed by the Project to collect, treat, and convey runoff from the site into Lake Elsinore could result in significant impacts to the environment. However, construction of on-site drainage facilities is an inherent component of the Project, and would be evaluated under appropriate issue areas in the required EIR (e.g., biological resources, cultural resources, etc.). Nonetheless, the required EIR shall identify any impacts that may be associated with the construction of on-site storm water drainage facilities.

- g) Would the Project otherwise substantially degrade water quality?**

There are no other conditions associated with the proposed Project beyond that which is described above that could result in the substantial degradation of water quality. Accordingly, no further analysis of this subject is required.

h) Would the Project 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?

A majority of the Project site is identified as being within a 100-year flood hazard area, including the portions of the Project site that are proposed for residential uses (Lake Elsinore, 2011b, Figure 3.9-1). Although the Project's grading plan is expected to increase the elevations of the areas proposed for development so as to remove those areas from the flood hazard area, the required EIR shall nonetheless evaluate whether future residential structures on site would be subject to flood hazards.

i) Would the Project place within a 100-year flood hazard area structures which would impede or redirect flood flows?

As indicated above, a majority of the Project site is identified as being within a 100-year flood hazard area, including the portions of the Project site that are proposed for residential, commercial retail, and hotel uses (Lake Elsinore, 2011b, Figure 3.9-1). In addition, the Project proposes the construction of a pile-supported pier; however, the proposed pier is not anticipated to impede or redirect flows from within the lake. Although it is expected that the portion of the Project site that is proposed for development with residential, commercial retail, and hotel uses would be elevated above the flood hazard area, the required EIR shall nonetheless evaluate the Project's potential to place structures within the 100-year flood hazard area on site, and shall determine whether grading and construction of structures as part of the Project would impede or redirect flood flows.

j) Would the Project 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?

According to Figure 10, *Flood Hazards*, of the Riverside County General Plan's Elsinore Area Plan, the Project site is located within the Dam Inundation Area for the Canyon Lake dam (Riverside County, 2003a). The Project's proposed grading plan has been designed so as to increase elevations on the portions of the Project site that are subject to flood hazards. Nonetheless, the required EIR shall evaluate whether implementation of the Project would expose future residents, visitors, workers, and/or structures to a significant risk of loss, injury, or death.

k) Would the Project be subject to inundation by seiche, tsunami, or mudflow?

The Project site is located approximately 24 miles from the Pacific Ocean, and has no potential to be affected by tsunamis. There are no substantial slopes in the vicinity of the Project site that could subject the Project site to hazards associated with mudflow. As noted in the City's General Plan Update EIR:

"There is the potential for a seiche to occur in Lake Elsinore during an earthquake, although it would take a geologically substantial earthquake to cause a seiche. Seiche potential is highest in large, deep, steep-sided reservoirs or water bodies. Lake Elsinore lacks significant potential for a damaging seiche because it is very shallow, and because of flood control devices constructed by the U.S. Army Corps of Engineers including the berm fill at the southern end of the lake. Additionally, implemented flood control devices lower the potential for a seiche to occur." (Lake Elsinore, 2011b, p. 3.9-36)

Therefore, impacts due to a seiche within Lake Elsinore would be less than significant. Accordingly, no further analysis of this subject is required.

4.10 LAND USE AND PLANNING

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Physically divide an established community?	<input type="checkbox"/>	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) Would the Project physically divide an established community?

The Project site abuts Lake Elsinore, and the only existing residential uses occur east and north of the Project site. Moreover, the Project would allow for public access through the site between West Lakeshore Drive and Lake Elsinore. Accordingly, the Project has no potential to physically divide an established community, and no further analysis of this subject is required. (Google Earth, 2016)

b) Would the Project 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?

The Project proposes residential, commercial retail, hotel, and recreational uses on the 24.5-acre property, which is currently designated by the General Plan for “Downtown Recreational (DR)” land uses. The Downtown Recreational designation:

“...is set aside for public and private permanent open space, and allows for passive and active recreation combined with limited retail, dining, entertainment, cultural, and lodging uses. Permitted uses are limited to open space, local parks, passive and active recreation, nature/interpretive centers, hotels, open-air markets, restaurants, water-oriented recreational commercial uses and special events.” (Lake Elsinore, 2011a, p. 2-16)

In order to accommodate residential uses, which normally would not be permitted in the DR land use designation, the Project proposes a General Plan Amendment (GPA 2014-01) to change the site’s land use designation to “Specific Plan (SP).” With approval of the Lakeshore Town Center Specific Plan No. 2014-01 (SPN 2016-01), the land uses proposed by the Project would be fully consistent with the General Plan. However, due to the change in land uses at the site, the Project has the potential to conflict with General Plan policies that were adopted to reduce, avoid, or mitigate an environmental effect. Accordingly, the required EIR shall include a detailed policy analysis to demonstrate whether the Project

as proposed would conflict with applicable General Plan policies. In cases where the Project would conflict with policies adopted to reduce adverse environmental effects, Project-specific mitigation measures shall be identified to eliminate any and all conflicts with applicable General Plan policies adopted to reduce or avoid a significant environmental effect.

In addition to the above-referenced General Plan consistency analysis, the Project also has the potential to conflict with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), the Southern California Association of Government's (SCAG) Comprehensive Plan and Guide, and the SCAQMD AQMP, all of which were adopted to reduce or eliminate environmental effects. An analysis of Project consistency with the General Plan, SCAG Comprehensive Plan and Guide, and the SCAQMD AQMP shall be included in the required EIR.

c) Would the Project conflict with any applicable habitat conservation plan or natural community conservation plan?

The Project site is located within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), which is a comprehensive, multi-jurisdictional Habitat Conservation Plan (HCP) focusing on conservation of species and their associated habitats in Western Riverside County. According to Riverside County GIS and the MSHCP Conservation Summary Report Generator, the Project site is located within northeastern portion of MSHCP Criteria Cell 4759. Conservation criteria for this Cell is intended to range from 15%-25% of the Cell focusing in the eastern portion of the Cell. (RCIT, 2017; Riverside County, 2016) While the Project site does not abut any other Criteria Cells, the Project would be required to comply with the MSHCP Urban/Wildland Interface Guidelines (pursuant to MSHCP Section 6.1.4) because it could be adjacent to future conserved lands within Cell 4759 located east of the Project site. Additionally, according to the MSHCP Conservation Summary Report Generator, the Project site is not located in a special linkage area, nor is the Project site located within the Criteria Area Species Survey Area (CASSA) for amphibian species or mammals (pursuant to MSHCP Section 6.3.2). However, it is unknown whether the Project site contains riparian/riverine areas or vernal pools, which are regulated by MSHCP Section 6.1.2. In addition, the Project site is located within the CASSA for the burrowing owl, and the survey area for the following Criteria Area Species: San Jacinto Valley Crownscale, Parish's brittlescale, Davidson's saltscale, Thread-leaved brodiaea, Round-leaved filaree, Smooth Tarplant, Coulter's goldfields, and Little Mousetail. Additionally, the Project site is subject to requirements for the following narrow endemic plant species pursuant to MSHCP Section 6.3.2: Munz's onion, San Diego ambrosia, Many-stemmed dudleya, Spreading navarretia, California Orcutt grass, Hammitt's clay-cress, and Wright's trichocoronis. (Riverside County, 2016) Accordingly, a biological technical report(s) shall be prepared to determine Project consistency with the provisions of MSHCP Section 6.1.1, 6.1.2, 6.1.3, and 6.1.4, as well as MSHCP Section 6.3.2 as it pertains to the burrowing owl and Criteria Area Species. The required EIR shall disclose the results of the biology studies, and shall evaluate the Project's consistency with applicable MSHCP requirements.

4.11 MINERAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

a) Would the Project 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?

According to mapping information available from the California Department of Conservation (CDC), the Project site is located within Mineral Resources Zone (MRZ) 4, which represents “[a]reas of no known mineral occurrences where geologic information does not rule out either the presence or absence of significant mineral resources.” (CDC, 1991) Accordingly, implementation of the proposed Project would not 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, and no impact would occur. No further analysis of this topic is required.

b) Would the Project 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?

The City of Lake Elsinore General Plan designates the Project site for “Downtown Recreational (DR)” land uses, which does not allow for mineral resources extraction. The General Plan does not designate the Project site as a known locally-important mineral resource recovery site, nor does any other land use plan (including the proposed Specific Plan). As such, no impact would occur and no further analysis of these topics is required.

4.12 NOISE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project result in:				
a. 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 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"/>
f. For a project within 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"/>

a) Would the Project result in the exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or other applicable standards of other agencies?

Project-related construction activities, as well as long-term operational activities (including proposed building operations and the projected increases in vehicular travel along area roadways), may expose persons in the vicinity of the Project site to noise levels in excess of standards established by the City’s General Plan and Chapter 17.176 of the City’s Municipal Code (“Noise Control”). An acoustical analysis shall be prepared and the required EIR shall analyze the potential for the Project to expose people, on- or off-site, to noise levels in excess of established noise standards. (Lake Elsinore, 2011a; Lake Elsinore, 2014)

b) Would the Project result in the exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

Construction activities on the Project site may produce groundborne vibration or groundborne noise levels during earthwork/grading and/or during the operation of heavy machinery. Groundborne noise or vibration also may result from construction of the proposed pile-supported pier. Operationally, the proposed residential, retail, hotel, and recreational land uses are not anticipated to present any groundborne vibration impacts. The required EIR shall analyze the potential of the Project to expose persons to excessive groundborne vibration during construction and operation.

c) Would the Project result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

Construction of the Project as proposed could produce noise levels that would expose nearby sensitive receptors to noise levels exceeding the City's standards. Additionally, build-out and long-term operation of the Project would generate increased vehicular traffic, which has the potential to cause an increase in ambient noise levels. A site-specific acoustical study shall be prepared for the proposed Project to identify potential increases in ambient noise during both construction and operation, and to analyze the potential for Project-related noise to increase ambient noise to a level that would be considered substantial and permanent compared to existing conditions and/or would result in noise levels in excess of those permitted by the City's General Plan Noise Element. The results of the acoustical study shall be summarized and incorporated into the required EIR.

d) Would the Project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

During Project-related construction activities, there would be a temporary or periodic increase in ambient noise levels in the Project vicinity above existing levels due to temporary construction traffic and the temporary and periodic operation of construction equipment. Chapter 17.176 of the City's Municipal Code ("Noise Control") regulates noise sources within the City, and imposes timing restrictions for construction activities and identifies maximum noise levels that should not be exceeded, if it is "technically and economically feasible." Regardless, a site-specific acoustical study shall be prepared for the Project to identify the potential for temporary or periodic increases in ambient noise levels and whether the projected increase would be considered substantial compared to existing conditions. The results of the acoustical study shall be summarized and incorporated into the required EIR.

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 expose people residing or working in the project area to excessive noise levels?

Skylark Field is located approximately 2.2 miles southeast of the Project site, although the Project site is not located within the Airport Influence Area of the Skylark Airport, nor is the Project subject to substantial noise levels associated with airport operations (Lake Elsinore, 2011a, Figure 2.7; Google Earth, 2016). Therefore, the Project would not result in a safety hazard for people residing or working at the Project site and no impact would occur. No further analysis of this topic is required.

f) For a project within the vicinity of a private airstrip, would the Project expose people residing or working in the project area to excessive noise levels?

There are no private airstrips located in the vicinity of the Project site (Google Earth, 2016). Therefore, the Project does not have the potential to expose people residing or working in the Project area to excessive noise levels and no impact would occur. No further analysis of this topic is required.

4.13 POPULATION AND HOUSING

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Displace substantial numbers of existing housing, 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"/>

a) Would the Project 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)?

The Project proposes 118 residential dwelling units which would provide housing as well as 35,599 s.f. of commercial retail uses that would provide jobs. The Project is expected to result in up to 441 new residents and approximately 86 employees. Additionally, the Project would install infrastructure improvements such as paved roads and access to improved and expanded water and sewer lines that could indirectly induce growth in the local area. The potential for the Project to induce substantial population growth shall be evaluated in the required EIR.

b) Would the Project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

Implementation of the proposed Project would require the demolition of nine residential structures on site, which would not be considered a “substantial number” of existing housing (Google Earth, 2016). Additionally, the Project would provide up to 118 residential units on site, which would more than compensate for the loss of nine residential structures. Accordingly, the Project would not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere, and impacts would be less than significant. No additional analysis of this issue is warranted.

c) Would the Project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

As described above under response to Threshold 4.13(b), the Project would result in the elimination of nine residential structures, which would be replaced by up to 118 residential units. As such, the Project would not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. Impacts would be less than significant, and no further analysis of this topic is required.

4.14 PUBLIC SERVICES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, 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 public services:				
a. Fire protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Police protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Schools?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Parks?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Other public facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a) **Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered fire protection facilities, or the need for new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire protection services?**

Fire protection services to the Project site would be provided by the Riverside County Fire Department. The closest fire station to the Project site is the Elsinore Station #10 and is located approximately 0.5 roadway mile from the Project site at 410 Graham Avenue within the City of Lake Elsinore (Google Earth, 2016). The Project proposes to demolish nine residential structures on site, and replace them with 118 residential units, 35,599 s.f. of commercial retail, a 132-room hotel, and recreational uses. Implementation of the Project would result in the introduction of approximately 441 residents, 86 jobs, and transient occupants. The increase in buildings, employees, visitors, and residential population on-site has the potential to directly or cumulatively impact the County’s existing fire protection services, and could result in the need for new or physically altered facilities as necessary to maintain acceptable service ratios, response times, or other performance objectives. Accordingly, impacts would be potentially significant and shall be evaluated in the required EIR.

b) **Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered police protection facilities, or the need for new or physically altered police protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for police protection services?**

Law enforcement services in the Project area are provided by the Lake Elsinore Police Department, which is provided via a contract service by the Riverside County Sheriff’s Department. The Lake Elsinore Station is the nearest sheriff’s station, and is located 0.3 roadway mile from the Project site at 333 Limited Avenue in the City of Lake Elsinore. The Project proposes to demolish nine residential structures on site, and replace them with 118 residential units, 35,599 s.f. of commercial retail, a 132-room hotel, and recreational

uses. Implementation of the Project would result in the introduction of approximately 441 residents, 86 jobs, and transient occupants. As such, the Project would result in an incremental demand for sheriff services. Pursuant to Mitigation Measure 4.15.2C of EIR No. 521, which was certified for the adoption of Riverside County’s 2015 General Plan Update, the County requires 1.5 sworn peace officers per 1,000 population; one (1) supervisory officer and one (1) support staff per every seven (7) sworn officers; and one (1) patrol vehicle per every three (3) sworn officers (Riverside County, 2015, p. 4.17-26). As such, the required EIR shall determine the adequacy of existing sheriff service facilities to service the proposed Project and shall evaluate whether the project would necessitate the development of new or physically altered government facilities, the construction of which would cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives.

c) Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered school facilities, or the need for new or physically altered school facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for schools?

The Project proposes 118 dwelling units on site, which would result in an increase in the site’s demand for educational services and facilities. As indicated in Table 4-2, *Project-Related Student Generation*, the Project would result in approximately 75 additional students, including 33 elementary students, 18 middle school students, and 24 high school students. Accordingly, impacts to school facilities would be potentially significant. The required EIR shall evaluate the Project’s potential impacts to existing school facilities to determine whether new or expanded school facilities are necessary to accommodate future students generated by Project development.

Table 4-2 Project-Related Student Generation

School Level	Generation Factor (Students per Housing Unit)	Proposed Dwelling Units	Project-Related Students
Elementary School	0.28	118	33
Middle School	0.15	118	18
High School	0.20	118	24
Total:			75

(Lake Elsinore, 2011b, Table 3.14-4)

d) Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered park facilities, or the need for new or physically altered park facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for parks?

The City of Lake Elsinore’s Parks and Recreation Master Plan establishes the standard of 5 acres of usable park land per 1,000 population (Lake Elsinore, 2011b, p. 3.15-18). As previously noted in Subsection 2.2.9.A, buildout of the proposed Project would result in a future population of approximately 441 residents, which would result in a demand for 2.2 acres of parkland. The Project proposes to accommodate recreational uses, which would serve future site residents. The construction of recreational facilities on site could result in adverse impacts to the environment, and such impacts shall be evaluated and disclosed in the required EIR. Additionally, the required EIR shall evaluate whether proposed recreational facilities on site would meet the City’s objective to provide 5 acres of usable parkland per 1,000 population, or if off-site parkland would be needed to serve future Project residents that could result in adverse environmental effects.

- e) **Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered library facilities, medical facilities, or any other facilities; or the need for new or physically altered library facilities, medical facilities, or any other 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 these public services?**

Future residents generated by the Project have the potential to adversely affect the County’s library system, possibly resulting in the need for new or expanded facilities the construction of which could result in a significant environmental effect. The American Library Association suggests that an appropriate service criterion for library facilities and reserves should be at a rate of 0.5 square foot of library space and 2.5 volumes per capita (Lake Elsinore, 2011b, p. 3.14-18). Thus, the Project would result in a future population of 441 residents, which would require 220.5 s.f. of library space and 1,103 volumes. This is evaluated as a potentially significant impact. The required EIR shall disclose the Project’s anticipated demand for library space, and shall evaluate whether any new or expanded facilities are needed to meet that demand, the construction of which could result in significant environmental effects.

Future residents generated by the Project have the potential to adversely affect the County’s health services system, possibly resulting in the need for new or expanded facilities the construction of which could result in a significant environmental effect. This is evaluated as a potentially significant impact. The required EIR shall disclose the Project’s anticipated demand for health services space, and shall evaluate whether any new or expanded facilities are needed to meet that demand, the construction of which could result in significant environmental effects.

4.15 RECREATION

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- a) **Would the Project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?**

The City of Lake Elsinore’s Parks and Recreation Master Plan establishes the standard of 5 acres of usable park land per 1,000 population (Lake Elsinore, 2011b, p. 3.15-18). As previously noted in Subsection 2.2.9.A, buildout of the proposed Project would result in a future population of approximately 441

residents, which would result in a demand for 2.2 acres of parkland. The Project proposes to accommodate recreational uses, which would serve future site residents as well as City residents. Impacts associated with the construction of recreational uses on site would be evaluated under the appropriate issue subheading in the required EIR (e.g., biological resources, cultural resources, etc.). Additionally, there is a potential that the proposed Project could result in a demand for parkland that exceeds the recreational uses provided on site, which could in turn result in adverse effects to existing parkland within the surrounding area; the Project’s potential to impact off-site parkland such that physical deterioration would occur or be accelerated shall be evaluated in the required EIR.

b) Does the Project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

The Project proposes to construct recreational facilities on site, including a pile-supported pier. These physical impacts shall be evaluated throughout the required EIR under the appropriate environmental issue areas (e.g., biological resources, cultural resources, construction-related air quality impacts, etc.). Additionally, the required EIR also shall disclose whether the proposed Project would result in or require improvements to parkland off-site in order to meet the City’s parkland requirements of 5.0 acres of parkland per 1,000 residents, or if the Project would require off-site parkland development that could result in significant physical impacts to the environment.

4.16 TRANSPORTATION AND TRAFFIC

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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"/>

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- a) Would the Project 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?**

The proposed Project would add vehicular traffic to the local and regional roadway network, which has the potential to adversely affect the performance of the circulation system on a direct and/or cumulative basis. A site-specific traffic study shall be prepared according to the Riverside County Transportation Department’s Traffic Impact Analysis Preparation Guide, which also is used by the City of Lake Elsinore (Riverside County, 2008). The traffic study shall quantify the volume of vehicular traffic anticipated to travel to and from the Project site. The traffic study shall model the effects of Project-related traffic on the local circulation system, taking all modes of transportation into account. The traffic analysis study area for local roads shall be defined as intersections of collector roads or higher that receive 50 or more Project-related peak hour trips in accordance with the Riverside County Transportation Department Traffic Impact Analysis Preparation Guide (Riverside County, 2008). The required EIR shall disclose the findings of the site-specific traffic study and evaluate the Project’s potential to conflict with applicable plans, ordinances, and policies that establish a minimum level of performance for the local circulation system.

- b) Would the Project 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?**

Traffic generated by the proposed Project has the potential to impact the Riverside County Congestion Management Program (CMP) roadway network. Nearby facilities with the potential to be impacted by Project-related traffic includes I-15, located approximately 0.9 mile northeast of the Project site, and State Route 74 (SR-74), located 1.8 miles north of the Project site (RCTC, 2011, Exhibit 2-1). Potential effects to the CMP roadway system shall be evaluated in a site-specific traffic study, and the results of this study shall be used in the required EIR to determine the Project’s consistency with the Riverside County CMP, including applicable level of service standards and travel demand/congestion management measures.

c) Would the Project 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?

Skylark Field is the nearest airport to the Project site and is located approximately 2.2 miles southeast of the Project site. The Project site is not located within the Airport Influence Area of the Skylark Airport (Lake Elsinore, 2011a, Figure 2.7; Google Earth, 2016). Accordingly, the Project has no potential to result in a change in air traffic patterns, and no impact would occur. No further analysis of this subject is required.

d) Would the Project substantially increase hazards due to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

All proposed improvements within the public rights-of-way would be installed in conformance with County design standards. Nonetheless, a site-specific traffic impact analysis shall be prepared for the Project and shall evaluate the potential of hazards due to design features on the Project site. The results shall be disclosed in the required EIR.

e) Would the Project result in inadequate emergency access?

The Project site is not identified as an emergency access route on any local or regional plans. Additionally, the Project is located in the downtown portion of the City of Lake Elsinore, which generally contains a grid pattern of local streets that would provide multiple pathways for emergency responders. Furthermore, as part of their review of the proposed Project, the Riverside County Fire Department would review Project plans to ensure they adequately accommodate emergency access upon buildout of the Project. Accordingly, there would be no impact due to interference with an adopted emergency response plan or emergency evacuation plan. No further analysis of this topic is required.

f) Would the Project conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

The City of Lake Elsinore GPU Figure 2.5, *Bikeway Plan*, indicates that West Lakeshore Drive is planned to accommodate a Class II bike lane. In addition, Figure 2.6, *Elsinore Area Trail System*, indicates that a segment of the "Lake Elsinore Lake, River, Levee Regional Trail" ("Regional Trail") is planned in the southern portions of the Project site. According to the Riverside Transit Agency System Map, there are no bus routes existing or planned along West Lakeshore Drive, and the Project would have no potential to adversely affect the performance or safety of bus services. The required EIR shall evaluate and disclose whether the proposed Project would accommodate the Regional Trail through the site, and also shall determine whether a Class II bike lane has been accommodated. In addition, the required EIR shall evaluate whether the proposed Project would conflict with any General Plan policies related to public transit, bicycle, and pedestrian facilities. (Lake Elsinore, 2011a; RTA, n.d.)

4.17 UTILITIES AND SERVICE SYSTEMS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Exceed 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 wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Result in a determination by the wastewater treatment provider, which serves or may serve the project, that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
h. Require or result in the construction of new electrical, natural gas or telecommunication facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a) Would the Project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

The Project site is located within the service area of the Elsinore Valley Municipal Water District (EVMWD), within the District's Regional Collection System. Wastewater generated by the Project would be conveyed to the Regional Water Reclamation Facility (WRF), located approximately 1.6 miles north of

the Project site. Pursuant to Section 402 of the Clean Water Act (CWA), the EVMWD is subject to the National Pollutant Discharge Elimination System (NPDES) permit program. The Santa Ana RWQCB is responsible for enforcing the EVMWD's Waste Discharge Requirements as established under RWQCB Order No. R8-2004-0099 (NPDES Permit No. CA8000027). Order No. R8-2004-0099 sets forth discharge prohibitions including effluent limitation, receiving water limitations, monitoring mechanisms, and penalties for non-compliance with the provisions of the permit. Accordingly, the EVMWD is required pursuant to Order No. R8-2004-0099 to comply with all applicable waste discharge requirements. The Project's contribution of wastewater to the EVMWD treatment facilities would comply with all applicable waste discharge requirements. Therefore, the Project would not have any potential to exceed wastewater treatment requirements of the RWQCB. Further, the Project would not install or utilize septic systems or alternative wastewater treatment systems. Therefore, the Project would have no potential to result in exceedances of the applicable wastewater treatment requirements established by the RWQCB. Impacts would be less than significant.

b) Would the Project require or result in the construction of new wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Wastewater service is provided to the Project site by EVMWD. The proposed Project would install connections to EVMWD wastewater conveyance lines, which would result in physical environmental impacts. Off-site improvements also may be necessary to provide adequate service to the site. Additionally, there is a potential that Project wastewater flows could exceed the treatment capacity at the wastewater treatment facility to which Project wastewater flows would be conveyed. The required EIR shall evaluate whether the Project's demand for sewer service and/or the construction of necessary infrastructure would result in impacts to the environment, including capacity of the receiving wastewater treatment facility.

c) Would the Project have sufficient water supplies available to serve the project from existing entitlements and resources or are new or expanded entitlements needed?

Water to the Project site is provided by the Elsinore Valley Municipal Water District (EVMWD). The operation of 118 residential dwelling units, 132 hotel units, 35,599 s.f. of commercial retail, and recreational uses would result in an increase in potable water demand from the local water purveyor, EMWD. The EVMWD has adopted an Urban Water Management Plan (UWMP) dated June 2016. The UWMP which demonstrates that the District would be able to provide water service within its boundaries during normal and dry year conditions. The UWMP is based upon long-range planning documents of agencies within its jurisdiction, including the Lake Elsinore General Plan. The General Plan identifies the Project site for "Downtown Recreational (DR)"; thus, there is a potential that the Project could exceed the available water supplies as identified by the UWMP. This is a potentially significant impact that shall be evaluated in the required EIR.

d) Would the Project require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Refer to the response for Threshold 4.17(c), above. Because the Project would result in an increased demand for water resources, it can therefore be concluded the proposed Project's water demand may not be fully accounted for in the EVMWD's UWMP. As such, the required EIR shall evaluate whether the Project would require or result in the construction of new water treatment facilities or expansion of existing facilities.

- e) **Would the Project result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?**

Sewer flows generated by the proposed Project have the potential to result in deficient sewer capacity at the EVMWD Regional WRF, particularly because the wastewater treatment demand that would result from Project implementation would increase relative to the EVMWD's projections for future wastewater treatment demand. The required EIR shall evaluate whether there is adequate capacity to serve the project's projected demand in addition to the provider's existing commitments

- f) **Would the Project be served by a landfill system with sufficient permitted capacity to accommodate the project's solid waste disposal needs?**

The construction and operation of 118 residential dwelling units, 132 hotel units, 35,599 s.f. of commercial retail, and recreational uses on the Project site would generate solid waste requiring off-site disposal. The required EIR shall evaluate whether the Project's incremental contribution of solid waste to landfill facilities would result, on a direct or cumulative basis, in an exceedance to the available capacity of the landfills. The required EIR also shall evaluate whether any new or expanded solid waste facilities would be required to serve the Project.

- g) **Would the Project comply with federal, state, and local statutes and regulations related to solid waste?**

The Project would be required to comply with City and County waste reduction programs pursuant to the State's Integrated Waste Management Act and Chapter 14.12 of the City of Lake Elsinore Municipal Code. Project-generated solid waste would be conveyed to one of several landfills operated or managed by the Riverside County Waste Management Department (RCWMD). These existing landfills are required to comply with federal, state, and local statutes and regulations related to solid waste. Compliance with federal, state, and local statutes would reduce the amount of solid waste generated by the proposed Project and diverted to landfills, which in turn will aid in the extension of the life of affected disposal sites. The Project would comply with all applicable solid waste statutes and regulations; as such, impacts would be less than significant. No further analysis of this topic is required.

- h) **Would the Project require or result in the construction of new electrical, natural gas or telecommunication facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?**

Development of the Project site with 118 residential dwelling units, 132 hotel units, 35,599 s.f. of commercial retail, and recreational uses would require the construction of a variety of utilities on- and/or off-site, including electrical, natural gas, communications systems, storm water drainage facilities, street lighting, and other facilities. The environmental impacts associated with on- or off-site construction of these facilities shall be evaluated in the required EIR

4.18 MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
I. MANDATORY FINDINGS OF SIGNIFICANCE. Does 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sources: Project Application Materials

- a) **Does the Project 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?**

The proposed Project has the potential to alter the quality of the existing physical environment. The introduction of residential, commercial retail, hotel, and recreational uses to the area would restrict the range of sensitive animal species with a potential to occur on-site and/or could reduce habitat for sensitive plant or animal species. A site-specific biological investigation will be conducted to determine whether any sensitive animals, sensitive plants species, and/or sensitive plant communities occur on the Project site. With respect to archeological and paleontological resources, conversion of the site from undeveloped to developed property has the potential to impact and possibly eliminate important examples of the major periods of California prehistory. No historic resources are known to be present on the site. These issues shall be evaluated in the required EIR.

- b) **Does the Project 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)?

The proposed Project has the potential to result in cumulatively considerable impacts, particularly with respect to the following issue areas: air quality; biological resources; greenhouse gas emissions; traffic and transportation; land use and planning; hydrology and water quality; noise; and public services. The required EIR shall evaluate the Project's potential to result in cumulatively significant impacts

c) Does the Project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

The potential for the proposed Project to directly or indirectly affect human beings will be evaluated in the required EIR particularly with respect to the following issue areas: air quality, greenhouse gas emissions, and noise.

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