

1.0 INTRODUCTION

1.1 PURPOSE AND SCOPE

The purpose of this Program Environmental Impact Report (PEIR) is to evaluate the potential environmental impacts of the City of Lake Elsinore's proposed General Plan Update (GPU). The proposed GPU incorporates the City's related updated Housing Element. This PEIR also provides a policy-level California Environmental Quality Act (CEQA) evaluation of three related projects: the proposed Downtown Master Plan (DMP), the proposed Annexation No. 81 (referred to herein as the "3rd Street Annexation") and the proposed Climate Action Plan (CAP). The PEIR is an informational document intended for use by the City of Lake Elsinore decision-makers and members of the general public in evaluating the potential environmental effects of the proposed GPU and related projects.

The City of Lake Elsinore (City) is the Lead Agency for the purposes of preparing and certifying this PEIR pursuant to Sections 15050 and 15367 of the State CEQA Guidelines (California Code of Regulations, Section 15000 *et seq.*) This PEIR has been prepared pursuant to the provisions of CEQA (California Public Resources Code, Sections 21000 *et seq.*), the State CEQA Guidelines and the City's Procedures for Implementing the State CEQA Guidelines.

1.1.1 PROJECT AUTHORITY

California Government Code Section 65300 requires each city and county in California to adopt a comprehensive, long-term general plan. This general plan must cover a local jurisdiction's entire planning area and address the broad range of issues associated with its development. Pursuant to this requirement, the City of Lake Elsinore has prepared an update to its General Plan. The proposed General Plan Update (GPU) would:

- ❖ Replace the existing 1990 City of Lake Elsinore General Plan;
- ❖ Incorporate revisions to the City's Land Use Element and Land Use Map. The Plan will also include 16 District Plans that cover specific, defined geographic areas within the City, to provide a more precise focus and to recognize the unique and treasured assets of the individual communities that make up the City;
- ❖ Revise the format of the City's General Plan by dividing the Plan into an introduction and four topical chapters. The topical chapters include:
 - *Community Form*, which includes a Strategic Framework for 2030, intended to guide the overall development of the City of Lake Elsinore by providing a set of Goals and Policies in a City-wide context. The Chapter deals with Land Use, Circulation, Growth Management, Housing, Community Facilities and Services, Parks and Recreation, and Historic Preservation.

- *Public Safety and Welfare*, which addresses Air Quality, Hazardous Materials, and Noise.
 - *Resource Protection and Preservation*, which addresses Biological Resources, Open Space, Water Resources, Cultural Resources and Paleontological Resources, Aesthetics, and Sustainable Environment (Greenhouse Gases/Climate Action Plan).
 - *Administration and Implementation*, which sets out an implementation program consisting of actions to be taken by the City to ensure appropriate and timely implementation of the General Plan Goals and Policies.
- ❖ Include, an *updated Housing Element*.
 - ❖ Include a *Downtown Master Plan* and a *3rd Street Annexation Area*.

Prepared pursuant to *California Government Code Section 65300 et seq.* and the *State of California 2003 General Plan Guidelines* the City’s GPU is a large-scale planning update that covers all land within the City’s corporate boundaries, its Sphere of Influence (SOI) and certain other adjacent, unincorporated areas of the County of Riverside, California. The GPU’s planning horizon is 2030. While the GPU does not present a specific plan for individual development, it establishes a framework for future projects and actions that may be taken in furtherance of the GPU’s goals and policies.

A complete description of the proposed GPU, DMP, updated Housing Element, 3rd Street Annexation and CAP) is provided in Section 2.0 (Project Description) of this PEIR.

1.2 COMPLIANCE WITH CEQA

1.2.1 DEFINITION OF “PROJECT” PURSUANT TO CEQA

Section 21065 of CEQA defines a “project” as an activity which “may cause either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment, and which is any of the following:

1. An activity directly undertaken by any public agency.
2. An activity undertaken by a person which is supported, in whole or in part, through contracts, grants, subsidies, loans, or other forms of assistance from one or more public agencies.
3. An activity that involves the issuance to a person of a lease, permit, license, certificate or other entitlement for use by one or more public agencies.”

Additionally, Section 15378 of the State CEQA Guidelines further defines “an activity undertaken by any public agency” as including “the adoption and amendment of local General Plans or elements thereof pursuant to Government Code Section 65100 – 65700.” Since the City’s

proposed GPU, DMP, Housing Element Update, 3rd Street Annexation and CAP (together hereinafter referred to as the “project”) are the “adoption and amendment of a local General Plan” and are an activity directly undertaken by a public agency that could result in a direct or reasonably foreseeable indirect physical change in the environment within the City and its Sphere of Influence (“project area”), it is a “project” pursuant to Section 21065 of CEQA and Section 15378 of the State CEQA Guidelines and is subject to the environmental review mandated by CEQA.

1.2.2 PURPOSE OF THE PROGRAM EIR

The EIR prepared for the proposed project is a Program EIR (PEIR), as defined in Section 15168 of the State CEQA Guidelines. A PEIR is defined as an EIR which may be prepared on a series of actions that can be characterized as one large project and are related either:

1. Geographically,
2. As logical parts in a chain of contemplated actions,
3. In connection with issuance of rules, regulations, plans or other general criteria to cover the conduct of a continuing program, or
4. As individual activities carried out under the same authorizing statutory or regulatory authority and having generally similar environmental effects which can be mitigated in similar ways.

The proposed project is a large-scale planning update that covers all land within the City’s corporate boundaries, its sphere of influence (SOI) and certain other adjacent, unincorporated areas of the County of Riverside, California. The proposed project is connected geographically and as a logical part of a chain of contemplated actions. Additionally, it establishes rules, regulations, plans and general criteria governing the conduct of a continuing program. Therefore, it is appropriate to prepare a PEIR to evaluate the potential environmental impacts of the proposed project.

According to Section 15168, the use of a PEIR has advantages in that the PEIR can:

1. Provide an occasion for a more exhaustive consideration of effects and alternatives than would be practical in an EIR on an individual action,
2. Ensure consideration of cumulative impacts that might be slighted in a case-by-case analysis,
3. Avoid duplicative reconsideration of basic policy considerations,
4. Allow the Lead Agency to consider broad policy alternatives and program-wide mitigation measures at an early time when the agency has greater flexibility to deal with basic problems or cumulative impacts, and
5. Allow reduction in paperwork.



In compliance with Section 21002.1 of CEQA and Section 15002 of the State CEQA Guidelines, the City of Lake Elsinore, as Lead Agency, has prepared this PEIR in order to (1) inform the general public, the local community, responsible and interested public agencies and the City’s decision-making bodies and other organizations, entities, and interested persons of the potential environmental effects of the proposed project, feasible measures to reduce potentially significant environmental effects, and alternatives that could reduce or avoid the significant effects of the proposed project, (2) enable the City to consider environmental consequences when deciding whether to approve the proposed project and (3) to satisfy the substantive and procedural requirements of CEQA. Furthermore, the PEIR will enable the City to tier later environmental documents pursuant to State CEQA Guidelines Section 15152.

“Tiering” refers to the use of the analysis of general matters contained in a broader EIR (such as one prepared for a general plan or policy statement) with later EIRs and negative declarations on narrower projects; incorporating by reference the general discussions from the broader EIR and concentrating the latter environmental document solely on the issues specific to the later project. (Section 15152 of the State CEQA Guidelines) Tiering is appropriate when the sequence of analysis is from an a first-tier EIR prepared for a general plan, policy, or program to a subsequent-tier environmental document for another plan, policy, or program of lesser scope, or to a site-specific environmental document. Tiering helps a public agency to focus upon the issues ripe for decision at each level of environmental review and in order to exclude duplicative analysis of environmental effects examined in previous environmental impact reports. (CEQA Section 21093)

This PEIR provides a first-tier analysis of the potential environmental effects associated with the proposed project. In accordance with the provisions of Section 15168(c) of the State CEQA Guidelines, subsequent activities in accordance with the proposed project will be examined by the City to determine whether an additional environmental document must be prepared. If the later activity would have effects that were not examined in the PEIR, a new Initial Study will need to be prepared leading to either an EIR or a Negative Declaration. However, if the City finds that no new effects would occur or no new mitigation measures would be required, the activity could be approved as being within the scope of the project covered by this PEIR and no new environmental document would be required.

The provisions set forth in Section 21166 of CEQA and in Sections 15162 through 15164 of the State CEQA Guidelines regarding the conditions under which the preparation of a subsequent EIR, a supplement to an EIR or an addendum to an EIR would be required are applicable to this PEIR.

1.2.3 PEIR PROCESS

NOTICE OF PREPARATION

The Environmental Impact Report (EIR) process typically consists of three parts – the Notice of Preparation, the Draft EIR and the Final EIR. In accordance with Section 15082 of the State

CEQA Guidelines, the City prepared and distributed a Notice of Preparation (NOP) for an EIR. The purpose of the NOP was to inform the general public, the local community, responsible and interested public agencies, the City's decision-making bodies and other organizations, entities, and interested persons of the City's decision to prepare a program-level EIR to address potential environmental impacts associated with the proposed project. The NOP was distributed on or about November 15, 2005.

Due to the decision to prepare a Program EIR, an Initial Study/Environmental Checklist was not prepared. This option is permitted under Section 15063(a) of the State CEQA Guidelines which provides that if the Lead Agency can determine that an EIR will clearly be required for the project, an Initial Study is not required. A copy of the NOP and the NOP distribution list are located in Appendix A. Copies of comments regarding the NOP, received by the City, are also included in Appendix A.

The City of Lake Elsinore, as lead agency, determined that the proposed project is a project of statewide, regional, or areawide significance pursuant to Section 15206(b)(1) of the State CEQA Guidelines. In compliance with Section 21083.9 of CEQA and Section 15082 (c)(1) of the State CEQA Guidelines, the City held a public scoping meeting on November 30, 2005, to receive public and agency comments. Comments received from the public and agencies during the public review period for the NOP and the public scoping meeting were considered in the preparation of the PEIR prepared for the proposed project.

ORIGINAL PEIR PROCESS 2005 - 2008

In 2007, a draft PEIR was prepared for the proposed project in accordance with then-current CEQA regulations and guidelines. The first draft PEIR was circulated for a 45-day public review period on or about December 6, 2007. Notification was provided to the State Clearinghouse (SCH), responsible and trustee agencies, and all interested parties and jurisdictions pursuant to the requirements of Section 15087 of the State CEQA Guidelines. Approximately 180 comments were received by the City during this original 45-day review period. These comments were evaluated and responded to in accordance with Section 15088 of the State CEQA Guidelines. The City also received approximately 80 requests for revisions to the proposed GPU Land Use Element and Land Use Map during and after the public comment period. These were reviewed by the City and changes were made to the GPU Land Use Element, Land Use Map, and the associated District Plans in response to those requests.

PEIR AND GPU PROCESS 2008 - 2011

In April 2008, a Final PEIR for the City of Lake Elsinore General Plan Update was prepared but was not certified by the City Council. Rather, City staff began work on a substantive revision of the proposed project. In addition to revisions to the Land Use Element and Land Use Map, and the updating of the Traffic Impact Study to reflect those changes, further revisions to the GPU were made in order to incorporate (1) an updated Housing Element that was not a part of the original General Plan scope; (2) the provisions of a Downtown Lake Elsinore Master Plan,

impacting both the Historic District Plan and the immediately adjacent portions of the Lake Edge District Plan; and (3) a Climate Action Plan.

The combined changes to the General Plan Update made between 2008 and 2011 triggered the need to update, revise, and where necessary expand upon the analysis of General Plan Update impacts presented in the first draft GPU PEIR.

Reissued Notice of Preparation

Due to the combined changes made to the proposed project, the City of Lake Elsinore determined that it was appropriate to reissue the Notice of Preparation of a Draft Environmental Impact Report (NOP). The reissued NOP for an EIR and a revised description of potential adverse impacts were distributed to the State Clearinghouse, responsible agencies, and other interested parties on or about May 26, 2011. The reissued NOP was posted by the Riverside County Clerk on May 27, 2011. Additionally, a notice advising of the availability of the reissued NOP was published in the Press-Enterprise newspaper on May 27, 2011. Pursuant to Section 15082 of the State CEQA Guidelines, recipients of the NOP were requested to provide responses within 30 days after their receipt of the reissued NOP. Copies of the reissued NOP and the NOP distribution list are located in Appendix A. Copies of comments regarding the revised NOP, received by the City, are also included in Appendix A.

Recirculation of the PEIR Prior to Certification

Section 15088.5 of the State CEQA Guidelines states that a lead agency is required to recirculate an EIR when, “significant new information is added to the EIR after public notice is given of the availability of the draft EIR for public review under Section 15087 but before certification.” As used in Section 15088.5, the term “information” would include changes to the project (in this case, revisions to the GPU) or environmental setting as well as additional data or other information. As previously noted, in the case of this PEIR, substantive changes were made to the “project”, as described above, and additional data has also been made available in the form of the City’s Climate Action Plan, a revised Traffic Impact Study, and background information contained in the updated Housing Element. Both the referenced changes to the GPU and the availability of additional data necessitate revisions to the PEIR.

As lead agency, the City has determined that the new information added to the PEIR after its initial circulation in 2008, made in response to changes in the GPU is “significant” and that the first circulated PEIR has been changed so extensively that an updated and revised draft PEIR must be re-circulated so that the public might have a meaningful opportunity to comment upon identified new impacts and/or mitigation measures.

Recirculation of an EIR requires notice pursuant to Section 15087 of the State CEQA Guidelines and consultation pursuant to Section 15086. The Guidelines also require the lead agency to evaluate and respond to comments made in the course of the 45-day public review period of the revised and recirculated draft EIR.

As noted in Section 15088.5(f) of the State CEQA Guidelines, recirculating an EIR can result in the lead agency receiving more than one set of comments from reviewers. Section 15088.5(f)(1) provides that, when an EIR is substantially revised and the entire document is recirculated, the lead agency may require reviewers to submit new comments and, in such cases, need not respond to the comments previously received during the earlier circulation period. In that case, the lead agency is required to advise reviewers that, while their earlier comments are a part of the administrative record, new comments must be submitted for the revised EIR and that the lead agency is only obligated to respond to those comments submitted in response to the recirculated revised EIR. Notice is hereby provided that although comments received regarding the previously circulated Draft PEIR are part of the administrative record, the previous comments do not require a written response in the Final PEIR. New comments must be submitted for the revised PEIR.

Further, Section 15088.5(g) of the State CEQA Guidelines requires that when recirculating a revised EIR the lead agency is required to summarize the revisions made to the previously circulated draft EIR, either as a part of the revised EIR or as an attachment to the revised EIR. The major changes that have been included in this recirculated PEIR document are summarized below.

1. The Draft PEIR has been revised to reflect the changes within the proposed project that have been made since the circulation of the previous Draft PEIR.
2. The Draft PEIR has been reformatted and the Executive Summary (Section S), Introduction (Section 1.0), and Project Description (Section 3.0) have been rewritten.
3. The Traffic Study (Appendix D) was revised to address revisions to the Land Use Element and Land Use Map.
4. The Transportation and Circulation Section (Section 3.4) was rewritten to reflect the results of the new Traffic Study.
5. The Noise analysis (Appendix E) and the Air Quality analysis (Appendix F) were updated to address revisions to the Land Use Element and Land Use Map and to reflect the results of the revised Traffic Study.
6. The Noise Section (Section 3.5) and the Air Quality Section (Section 3.6) were rewritten to reflect the results of the updated Noise analysis updated noise and air quality analyses and to move climate change issues to a new Greenhouse Gas Emissions section (Section 3.7).
7. Information contained in the Geology and Soils Section (Section 3.10) and the Community Facilities and Services Section (Section 3.12) of the previously circulated draft EIR have been divided into the following sections to facilitate public review: Section 3.11 (Geology and Soils), Section 3.12 (Mineral Resources), Section 3.14 (Public Services), Section 3.15 (Parks and Recreation) and Section 3.16 (Utilities and Service Systems).

8. The environmental setting, regulatory setting and analysis discussions of all sections have been updated or revised.
9. The discussion of cumulative impacts has been moved from individual sections to a new Cumulative Impacts Section. (Section 4.0).
10. The references used in the preparation of the discussion of the potential impacts related to each environmental issue have been set forth within each impact analysis section in order to clarify the use of the references consulting in the preparation of the Draft PEIR.
11. The proposed Climate Action Plan and the Elsinore Valley Municipal Water District's 2010 Urban Water Management Plan have been added as Appendix G and Appendix I, respectively, to this PEIR

Final PEIR

Section 15088 of the State CEQA Guidelines requires that the City, as lead agency, evaluate comments on environmental issues from persons who reviewed the Draft PEIR and prepare a written response. Section 15088 also requires the City to provide a written proposed response to a public agency on comments made by that public agency at least ten days prior to certifying the PEIR. In addition to the requirements set forth in Section 15088, the City shall also provide a written proposed response at least ten days prior to certifying the PEIR to any other commenter on comments made by that commenter.

If it is determined that responses to comments do not involve the addition of substantial new information, a Final PEIR will be prepared. The Final PEIR will be prepared prior to the City's decision regarding the proposed project, as required by Section 15089 of the State CEQA Guidelines. Pursuant to State CEQA Guidelines Section 15090, prior to approving the proposed project, the City shall certify that:

1. The final PEIR has been completed in compliance with CEQA;
2. The final PEIR was presented to the City Council and that the City Council reviewed and considered the information contained in the final PEIR prior to approving the project; and
3. The final PEIR reflects the lead agency's independent judgment and analysis.

When considering the certification of the Final PEIR, the City shall also consider and approve findings that address significant environmental effects pursuant to Section 15091 of the State CEQA Guidelines. When making the required findings, the City as lead agency shall also adopt a Mitigation Monitoring and Reporting Program (MMRP) for reporting on or monitoring the changes which it has either required in the project or made a condition of approval to avoid or substantially lessen significant environmental effects.

The City of Lake Elsinore, which has the principal responsibility for the processing and approval of the proposed project, is the "Lead Agency" for the purposes of CEQA compliance. As set forth in Section 15021 of the State CEQA Guidelines, the City of Lake Elsinore as lead agency has the duty to avoid or minimize environmental damage where feasible. Furthermore,

as set forth in Section 15021(d), "CEQA recognizes that in determining whether and how a project should be approved, a public agency has the obligation to balance a variety of public objectives, including economic, environmental, and social factors and in particular the goal of providing a decent home and satisfying living environment for every Californian." The City is required to prepare a statement of overriding considerations as described in Section 15093 of the State CEQA Guidelines to reflect this ultimate balancing of competing public objectives if the proposed project will cause one or more significant impacts on the environment which cannot be avoided or significantly lessened. (State CEQA Guidelines, Sections 15021(d), 15092(b)(2)(B) and 15093)

1.2.4 CEQA ISSUE AREAS ADDRESSED

The above noted NOP provided a brief summary of potential impacts to be assessed in the draft PEIR, as the proposed project was then scoped. These included Land Use and Recreation, Air Quality, Noise, Geology, Water, and Hazards. Subsequent to publication of the NOP, the number of issue areas to be considered by the draft PEIR both increased and were redefined. Some of the scope changes were made in response to comments received during the NOP circulation period; others were made in response to comments received during the 45-day initial circulation of the draft GPU PEIR in 2008. Subsequent revisions in scope and content of the draft PEIR were made as documents were added in the course of the GPU process and in response to changes in state law and to the State CEQA guidelines.

This document is a revised and updated draft PEIR for the proposed project and will address the following CEQA issue areas:

- | | |
|---|-------------------------------------|
| 1. Aesthetics | 9. Mineral Resources |
| 2. Air Quality | 10. Noise |
| 3. Biological Resources | 11. Population & Housing |
| 4. Cultural & Paleontological Resources | 12. Public Services |
| 5. Geology & Soils | 13. Parks and Recreation |
| 6. Hydrology & Water Quality | 14. Transportation & Circulation |
| 7. Hazards & Hazardous Materials | 15. Utilities & Service Systems |
| 8. Land Use & Planning | 16. Greenhouse Gases/Climate Change |

The potential cumulative effects related to each issue area are discussed in Section 4.0 of this document. Project Alternatives have been identified and are analyzed in Section 5.0. Section 6.0 addresses "Other CEQA Considerations."

1.2.5 AREAS OF POTENTIAL CONTROVERSY

In accordance with Section 15123(b)(2) of the State CEQA Guidelines, areas of potential controversy known to the Lead Agency including issues raised by agencies and the public shall be identified in the EIR. **Table 1.2-1, Areas of Potential Controversy**, below, briefly summarizes the comments/issues raised regarding the content of the PEIR by agencies and the public during the NOP public comment period, at the public scoping meeting, as comments on the circulated draft PEIR in 2008 and at public hearings on the 2008 draft PEIR.¹ Reference is provided as to the relevant EIR section(s) where the issue is addressed in this revised and updated PEIR. The thresholds used to determine whether or not effects are significant are included in the “Significance Thresholds” section for each topic discussion in this PEIR.

Table 1.2-1, Areas of Potential Controversy

INDIVIDUAL, GROUP, OR AGENCY	COMMENT	EIR SECTION
2005 NOP COMMENTS		
California Regional Water Quality Control Board – Santa Ana Region	Several alternatives, including varying levels of City build-out should be included in the DEIR	Section 5.0 - Alternatives to the Proposed Project
	A discussion of cumulative impacts in the DEIR should cite a general decrease of groundwater recharge posed by the project’s increments of impermeable surfaces.	Section 4.0 - Cumulative Impact Analysis
	Project impacts to both groundwater supply and quality should be addressed.	Section 3.9 – Hydrology and Water Quality
	The EIR should address ground- and surface-water quality issues including increased impermeable surfaces, impaired water bodies as defined by Clean Water Act Section 303d, best management practices, compliance with state-mandated programs, runoff flow rates, constructed wetlands, and preservation of native vegetation and naturalized drainage systems.	Section 3.9 – Hydrology and Water Quality
Governor’s Office of Emergency Services	In preparing the draft general plan and accompanying DEIR, the city should examine the sections of state planning law that involve potential hazards issues the city may face.	Section 3.10 – Hazards and Hazardous Materials
Native American Heritage	Conduct appropriate research to inventory existing cultural resources, contact affected	Section 3.2 – Cultural and Paleontological Resources

¹ Comments regarding the requested changes to the text contained in the draft GPU document are not included in **Table 1.2-1**.

INDIVIDUAL, GROUP, OR AGENCY	COMMENT	EIR SECTION
Commission	tribes, and include mitigation that address accidentally discovered archaeological resources and Native American human remains.	
Pechanga Band of Luiseño Indians	Continue consultation with Tribe, require Pechanga tribal monitors prior to and during all ground-disturbing activities associated with the project, and adopt appropriate mitigation measures in consultation with the Tribe.	Section 3.2 – Cultural and Paleontological Resources
Soboba Band of Luiseño Indians	Further consultation with Tribe, require Soboba tribal monitors during all ground-disturbing activities associated with the project and provide Tribe with copies of archaeological and/cultural resource documentation.	Section 3.2 – Cultural and Paleontological Resources
Riverside County Airport Land Use Commission	The project site is located within Influence Area of the adopted CLUP for Skylark Airport. The EIR must utilize the Caltrans Handbook for the area within the Influence Area.	Section 3.1 – Land Use and Planning Section 3.5 - Noise
Riverside Transit Agency	More attention should be given to transit.	Section 3.4 – Transportation and Circulation
South Coast Air Quality Management District	Lead Agency should identify any potential adverse air quality impacts and all air pollutant sources related to the project. Air quality impacts from both construction and operations should be calculated. Mitigation measures should be included.	Section 3.6 – Air Quality
Southern California Association of Governments	The project is regionally significant per CEQA guidelines. Use a side-by-side comparison of SCAG policies with a discussion of the consistency or support of the policy with the Proposed Plan.	Section 3.1 – Land Use and Planning
GENERAL ISSUES RAISED IN RESPONSE TO THE EIR SCOPING MEETING		
Audience Participants	Citywide need for parks and recreation	Section 3.15 – Parks and Recreation
	Coordination of City and County General Plans	Section 3.1 – Land Use and Planning
	Land use compatibility of City with surrounding jurisdictions including unincorporated areas of the County	Section 3.1 – Land Use and Planning



INDIVIDUAL, GROUP, OR AGENCY	COMMENT	EIR SECTION
	Annexations to the City and the Sphere of Influence (SOI) addressed by the GPU	Section 2.0 – Project Description
	Relationship of the GPU and City zoning	Section 3.1 – Land Use and Planning
	Circulation improvements proposed by GPU, including Citywide multiuse trails and roadway improvements to reduce traffic congestion and improve safety	Section 3.4 – Transportation and Circulation
	Coordination of City with other jurisdictions regarding the GPU	Section 1.0 - Introduction
	Growth anticipated in rural areas as a part of the GPU	Section 3.1 – Land Use and Planning
	Water quality, fish stocks, and boating in Lake	Section 3.9 – Hydrology and Water Quality Section 3.15 – Parks and Recreation
	Water supply	Section 3.16 – Utilities and Service Systems
	Impact of GPU on sensitive biological resources	Section 3.7 – Biological Resources
	Impact of GPU on historic resources within City	Section 3.2 – Cultural and Paleontological Resources
COMMENTS ON THE CIRCULATED 2008 DRAFT PEIR		
California Department of Fish and Game	Revise language, contained in the draft City of Lake Elsinore General Plan, regarding the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), the City’s implementation of the MSHCP and general plan policies.	Section 3.7 – Biological Resources
Native American Heritage Commission	Conduct appropriate research to inventory existing cultural resources, contact affected tribes, and include mitigation that address accidentally discovered archaeological resources and Native American human remains.	Section 3.2 – Cultural and Paleontological Resources

INDIVIDUAL, GROUP, OR AGENCY	COMMENT	EIR SECTION
California Regional Water Quality Control Board – Santa Ana Region	Provide clear direction discouraging modification of all riparian corridors, drainages and other natural water bodies and that riparian areas not only be avoided but protected as well. Encourage timely restoration of riparian/riverine resources that have been affected by non-native invasive plants.	Section 3.7 – Biological Resources
	Address isolated water bodies known to occur in the City/SOI and require mitigation of impacts to such bodies be established	Section 3.7 – Biological Resources
	The formation of areas described for conservation by the MSHCP is important for protecting water quality standards. Clarify the language regarding MSHCP target acreage.	Section 3.7 – Biological Resources Section 3.8 – Hydrology and Water Quality
	Potential changes to surface and groundwater hydrology could impact biological resources.	Section 3.7 – Biological Resources Section 3.8 – Hydrology and Water Quality
	Potential development within floodplains has the potential to impact water quality and General Plan goals aimed at protecting natural waterways.	Section 3.8 – Hydrology and Water Quality
	Development is known to create hydrologic conditions of concern and degradation of water courses water courses and their receiving waters. Cumulative hydrologic effects of storm water runoff discharges on receiving waters from existing and planned developments needs to be considered.	Section 3.8 – Hydrology and Water Quality
	The EIR should assure that the General Plan implements all relevant portions of the Regional Board’s Order No. R-8-2002-0011, NPDES Permit No. CAS618033 also known as the Riverside County municipal separate storm sewer system (MS4) permit.	Section 3.8 – Hydrology and Water Quality
	The EIR should address the total maximum daily loads regarding nutrients and organic enrichment and low dissolved oxygen	Section 3.8 – Hydrology and Water Quality

Section 1.0 - Introduction



INDIVIDUAL, GROUP, OR AGENCY	COMMENT	EIR SECTION
	impairments of Lake Elsinore and Canyon Lake.	
	Groundwater quality management should be addressed in the EIR	Section 3.8 – Hydrology and Water Quality
Castle & Cooke Alberhill Ranch	The provisions of the MSHCP as they pertain to the Alberhill Ranch properties should be reflected in the EIR.	Section 3.7 – Biological Resources
	The GPU and draft EIR should incorporate an updated Housing Element	Section 2.0 – Project Description Section 3.11 – Population and Housing
Miles ▪ Chen Law Group	The provisions of the MSHCP as they pertain to the Maruhachi Ceramics of America (MCA) properties should be reflected in the EIR.	Section 3.7 – Biological Resources
	The GPU and draft EIR should incorporate an updated Housing Element	Section 2.0 – Project Description Section 3.11 – Population and Housing
	The Vegetation Communities map (Figure 3.7-1) should reflect the appropriate baseline conditions.	Section 3.7 – Biological Resources
	Population and housing growth forecasts should be updated and the baseline for Population and Housing be confirmed.	Section 3.11 – Population and Housing
2011 REISSUED NOP COMMENTS		
Endangered Habitats League	Supports development in the downtown area. Also supports MSHCP conformance as the basis for biological impact analysis and mitigation.	Section 3.7 – Biological Resources
Native American Heritage Commission	The Native American Heritage Commission (NAHC) is a “trustee agency” designated for the protection of Native American Cultural Resources. The NAHC conducted a Sacred Lands File search of the project location and Native American cultural resources were not identified within the Lake Elsinore City boundaries; though the NAHC Sacred Lands Inventory is not exhaustive and cultural resources may be discovered during ground-	Section 3.2 – Cultural and Paleontological Resources

INDIVIDUAL, GROUP, OR AGENCY	COMMENT	EIR SECTION
	breaking activity. Contact listed Native American tribes to determine whether the proposed changes may impact Native American cultural resources.	
Morongo Band of Mission Indians	The project is outside of the Tribe's current reservation boundaries but within an area that may be considered a traditional use area or one in which the Tribe has cultural ties. The Tribe asked that specific conditions be imposed regarding cultural and archaeological resources and buried cultural materials on any development plans or entitlements.	Section 3.2 – Cultural and Paleontological Resources
Soboba Band of Luiseño Indians	Requests Government to Government consultation with Tribe in accordance with SB 18, that Tribe continue to be a lead consulting tribal entity for this project, require Soboba Band tribal monitors during all ground-disturbing activities associated with the project, and request that property procedures regarding discovered cultural artifacts and human remains be taken.	Section 3.2 – Cultural and Paleontological Resources
Governor's Office of Emergency Services	In preparing the draft general plan and accompanying DEIR, the city should examine the sections of state planning law that involve potential hazards issues the city may face.	Section 3.10 – Hazards and Hazardous Materials
Pala Band of Mission Indians	The project is not within the boundaries of the recognized Pala Indian Reservation and is also beyond the boundaries of the territory that the tribe considers its Traditional Use Area. The tribe has no objections to the continuation of the project as currently planned and defers to the wishes of Tribes in closer proximity to the project area.	Section 3.2 – Cultural and Paleontological Resources
California Department of Toxic Substances Control	The EIR should evaluate whether conditions within the project area may pose a threat to human health or the environment. The EIR should identify the mechanism to initiate any required and/or remediation for any site that may be contaminated and the government agency to provide the appropriate regulatory oversight.	Section 3.10 – Hazards and Hazardous Materials

Section 1.0 - Introduction



INDIVIDUAL, GROUP, OR AGENCY	COMMENT	EIR SECTION
Riverside County Waste Management Department	The PEIR must address potential impacts related to potential increases in construction and demolition waste and municipal solid waste generated at build-out. The PEIR should discuss the City’s Solid Waste Source Reduction Recycling Element and all regulatory requirements regarding solid waste. The CAP should assess the City’s share of greenhouse gases associate with the disposal of solid waste at landfills.	Section 3.7 – Greenhouse Gas Emissions Section 3.16 – Utilities and Service Systems
Caltech Optical Observatories	Requests that Light Pollution Impacts be included in the list of potential environmental impacts to be considered in the General Plan Update.	Section 3.3 - Aesthetics
United States Fish and Wildlife Service	The Service requests that the EIR address the effects of any proposed changes in land use designations within the Criteria Cells on MSHCP implementation and reserve assembly, including cost. It also requests that the EIR address any potential effects from land use changes under the proposed General Plan Update to the quantity and quality of surface water available to Collier Marsh, Alberhill Creek, Temescal Wash and the Alkalai endemic resources in the back basin.	Section 3.8 – Biological Resources Section 3.9 – Hydrology and Water Quality
Rincon Band of Luiseño Indians	The project is within the Luiseño Aboriginal territory. We wish to be informed of any environmental and archaeological reports that are done on this project.	Section 3.2 – Cultural and Paleontological Resources
City of Menifee	The City is concerned with potential traffic impacts on Holland Road and would like to coordinate with the City of Lake Elsinore on any mitigation measures or future improvements on that road. The City of Menifee also requests that the trails in the City of Menifee be shown on any General Plan Trails maps where they connect or intersect with trails in the City of Lake Elsinore.	Section 3.4 – Transportation and Circulation
South Coast Air Quality Management District	Lead Agency should identify any potential adverse air quality impacts and all air pollutant sources related to the project. Air quality impacts from both construction and operations	Section 3.6 – Air Quality

INDIVIDUAL, GROUP, OR AGENCY	COMMENT	EIR SECTION
	should be calculated. Mitigation measures should be included.	
Pechanga Band of Luiseño Indians	Continue consultation with Tribe, require Pechanga tribal monitors during all ground-disturbing activities associated with the project, and comply with legal requirements if human remains are found. Consider the common mitigation measures listed in their comment letter.	Section 3.2 – Cultural and Paleontological Resources
City of Canyon Lake	The EIR should consider the potential impacts of incompatible land uses adjacent to or near the City of Canyon Lake. Consider impacts upon roads and intersections within the City. Consider impact of planned land uses within the viewshed of the City.	Section 3.1 – Land Use and Planning Section 3.3 –Aesthetics Section 3.4 – Transportation and Circulation
Southern California Edison	SCE is providing information on SCE’s use of renewable energy and general plan policy suggestions. SCE requests that any proposed mitigation in proximity to SCE utility land be subject to early joint review between the City and SCE.	Section 3.16 – Utilities and Service Systems
Tim Fleming	The PEIR should include discussion of the preservation of Canary Island Date Palms and the use of CG&E earned funds in scenic areas for underground utilities.	Section 3.3 – Aesthetics
Riverside County Fire Department	Upon review of the NOP, the Fire Department believes those sections directly affecting fire and emergency services adequately address those concerns to be addressed in the forthcoming DEIR.	Section 3.16 – Utilities and Service Systems
Riverside County Airport Land Use Commission	The City of Lake Elsinore is not within the Airport Influence Area of a public-use airport. Skylark Airport, the presence of the airport should be considered in determining uses within the area influenced by the airport.	Section 3.5 - Noise
Riverside County Flood Control and Water Conservation District	The Draft EIR (DEIR) should fully evaluate any potential impacts to proposed Master Drainage Plan (MDP) facilities. The proposed Lakeland Village MDP is partially located within the City’s boundaries. The DEIR should include a	Section 3.7 – Biological Resources Section 3.8 – Hydrology and Water Quality



INDIVIDUAL, GROUP, OR AGENCY	COMMENT	EIR SECTION
	MSHCP consistency report and adequate mitigation. Development within the project boundaries will be required to prepare a WQMP and pay appropriate drainage plan fees.	
Sierra Club	The City must have its own plan of protection for species and habitat with particular attention paid to proper buffering from noise and disturbances, isolation and the protection and maintenance of species corridors. It is important to get correct GHG inventory data upfront for the plan as well as a system protocol that accurately measures GHG.	Section 3.7 – Biological Resources Section 3.7 – Greenhouse Gas Emissions

1.3 PEIR ORGANIZATION

This revised and updated draft PEIR is organized to provide a comprehensive analysis of the significant environmental impacts of the proposed project, to identify mitigation measures that address those potential impacts, and analyze alternatives to the proposed project. The PEIR is organized as follows:

- Section S.0, Executive Summary – provides a brief summary of the PEIR including project description, potential environmental impacts, mitigation measures, and alternatives.
- Section 1.0, Introduction – provides a brief summary of the proposed project, discusses the purpose and use of the PEIR, defines the scope of the PEIR, describes the EIR process, includes a summary of PEIR organization; and contains a listing of documents incorporated by reference.
- Section 2.0, Project Description – provides a detailed description of the proposed project including the project location and boundaries, a statement of the objectives sought by the proposed project, a description of the environmental setting, a list of approvals required to implement the project and a list of the agencies that are expected to use the PEIR.
- Section 3.0, Environmental Analysis – provides an analysis of the environmental impacts associated with implementation of the proposed project, including a detailed analysis of the existing conditions, project impacts, and recommended mitigation measures.

- Section 4.0 – Cumulative Impact Analysis – provides an analysis of impacts associated with the proposed project when considered in conjunction with other projects causing related impacts.
- Section 5.0, Alternatives to the Proposed Project – discusses a reasonable range of alternatives to the proposed project which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project.
- Section 6.0, Other CEQA Considerations – discusses potential growth-inducing impacts, significant environmental effects which cannot be avoided and significant irreversible environmental changes which would be caused by the project.
- Sections 7.0 and 8.0, References; Persons and Agencies Consulted; and EIR Preparers.
- Technical Appendices – The following appendices contain the technical documentation used in support of the PEIR:
 - Appendix A: Notice of Preparation (NOP) and Responses to NOP
 - Appendix B: City of Lake Elsinore General Plan Background Reports
 - Appendix C: 3rd Street Annexation Environmental Impact Study
 - Appendix D: Traffic Study
 - Appendix E: Noise Modeling Results
 - Appendix F: Air Quality Analysis Modeling Outputs
 - Appendix G: Climate Action Plan
 - Appendix H: Hazards and Hazardous Materials Records Search
 - Appendix I: Elsinore Valley Municipal Water District’s Urban Water Management Plan

1.4 INCORPORATION BY REFERENCE

Section 15006(t) of the State CEQA Guidelines states that public agencies should reduce delay and paperwork by using incorporation by reference State CEQA Guidelines Section 15150 (a) provides that an EIR may “incorporate by reference all or portions of another document which is a matter of public record or is generally available to the public. Where all or part of another document is incorporated by reference, the incorporated language shall be considered to be set forth in full as part of the text of the EIR or Negative Declaration.” Table 1.2-2, Documents Incorporated by Reference, lists those documents that have been incorporated by reference, where the documents are summarized in this PEIR, and where the documents are available for public review.



Table 1.2-2, Documents Incorporated by Reference

DOCUMENT INCORPORATED BY REFERENCE	SECTION(S) OF PEIR WHERE DOCUMENT IS SUMMARIZED	LOCATION WHERE AVAILABLE FOR PUBLIC REVIEW
City of Lake Elsinore Climate Action Plan	Section 3.7 - Greenhouse Gas Emissions	Appendix G of this PEIR.
EVMWD 2010 Urban Water Management Plan	Section 3.16 - Utilities and Service Systems	Appendix I of this PEIR.