

S.0 EXECUTIVE SUMMARY

S.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.

S.2 PROJECT SUMMARY

S.2.1 PROJECT LOCATION

The City of Lake Elsinore (City) is located in the southwestern portion of Riverside County. The City encompasses approximately 43 square miles (27,747 acres). Interstate 15 (I-15) provides north-south regional access to the City and the Ortega Highway - State Route 74 (SR-74) extends in a northeast to southeast direction through the City. Surrounding cities include Canyon Lake and Menifee to the east and Wildomar to the south. The City of Lake Elsinore is also bordered to the north, east and southwest by unincorporated lands within the County of Riverside. United States Forest Service lands within the Cleveland National Forest border the City to the west. Along the I-15 corridor, the city of Corona is approximately twenty miles to the north and the cities of Murrieta and Temecula are within ten miles to the south. The city of Perris is within ten miles to the northeast of the City along the SR-74 corridor (**Figure S.0-1, Regional Location** and **Figure S.0-2, Vicinity Map**). The City’s Sphere of Influence (SOI) is more than 72 square miles (46,565 acres) and includes the land within City boundaries as well as unincorporated land surrounding the City to the north, west, and south (see **Figure S.0-3, City of Lake Elsinore and Sphere of Influence**). The majority of the unincorporated land in the SOI is vacant, with limited residential, agricultural, and industrial land uses dispersed throughout.



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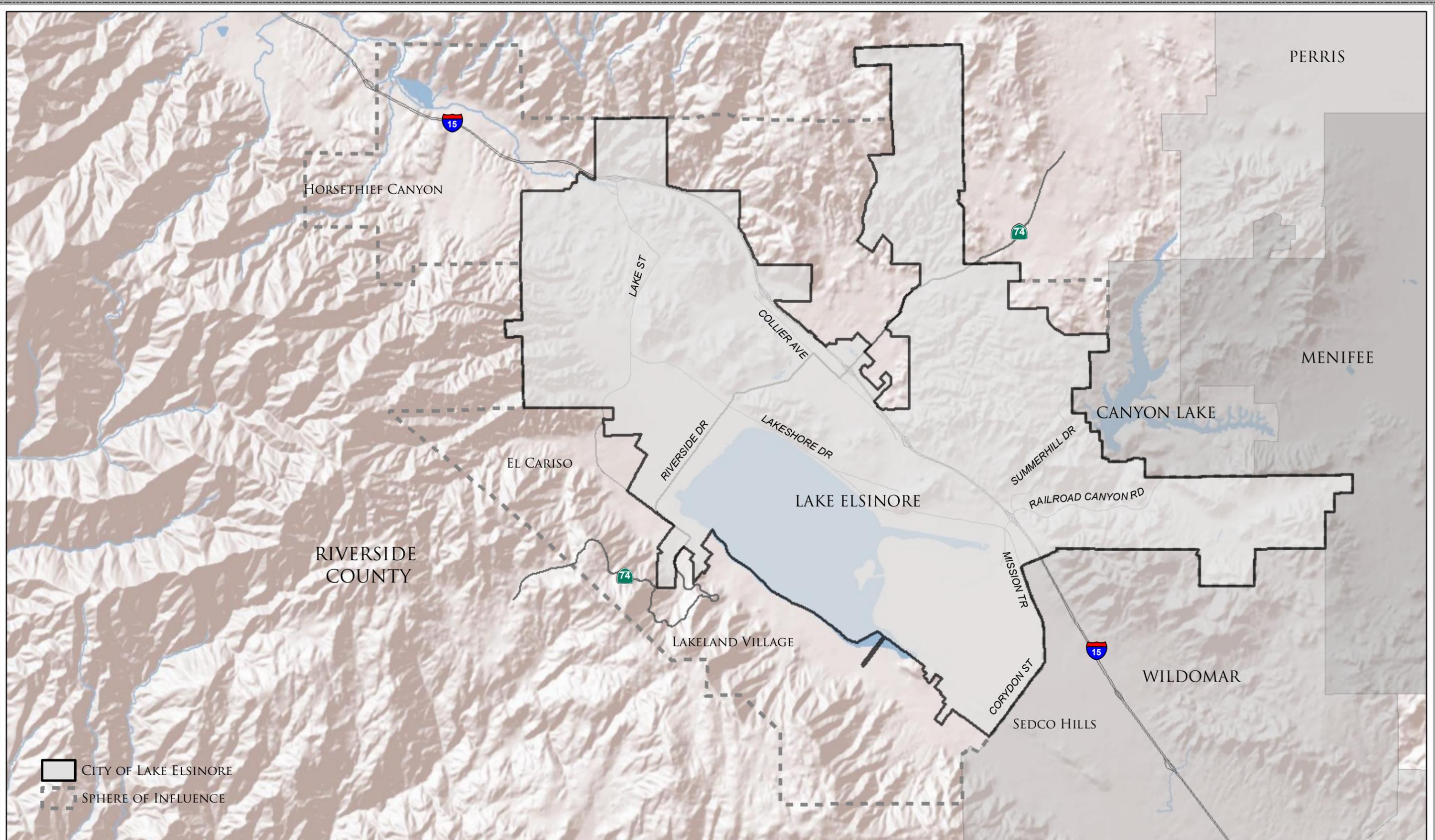
SOURCES: CITY OF LAKE ELSINORE, ESRI



CITY OF LAKE ELSINORE
REGIONAL LOCATION
FIGURE S.0-1



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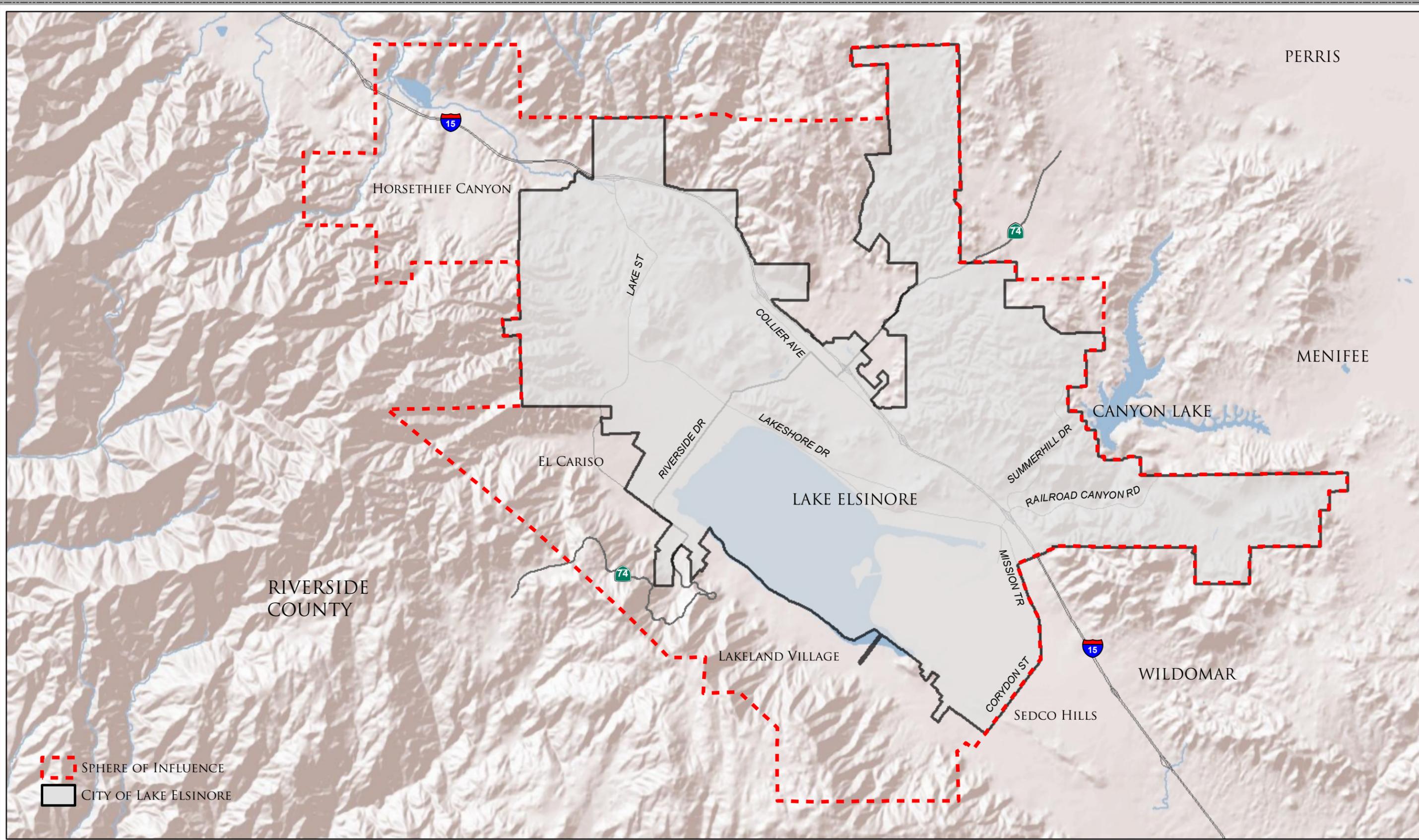
SOURCES: CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE



CITY OF LAKE ELSINORE
 VICINITY MAP
 FIGURE S.0-2

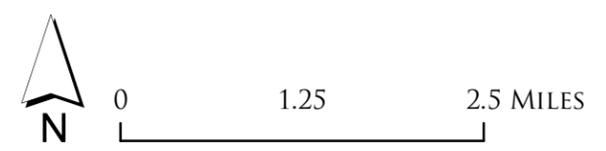


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 SPHERE OF INFLUENCE
 CITY OF LAKE ELSINORE

SOURCES: CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE



CITY OF LAKE ELSINORE AND SPHERE OF INFLUENCE
 FIGURE S.0-3



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S.2.2 PROJECT DESCRIPTION

PROJECT OBJECTIVES

The proposed project involves a series of proposed changes to the General Plan's Land Use Map, land use designations, and goals, policies and implementation. The proposed project will set the standards for development within the City for the next twenty years. The City's objectives for the proposed project are as follows:

- Update the City's environmental baseline (i.e., existing) conditions to the year 2005 (2007 for the Housing Element).
- Create a General Plan consistent with state law that guides City planning until 2030 and update the General Plan development projections for the year 2030, including projections for dwelling units, non-residential square footage, population and employment.
- Update the Housing Element of the General Plan (separately bound).
- Establish District Plans as part of the Land Use Element to allow for more focused planning of the City's many diverse neighborhoods.
- Incorporate a Downtown Master Plan into the Historic District Plan to guide the future development of the City's historic downtown core.
- Establish new land use designations including Gateway Commercial, Downtown Recreational, Commercial Mixed Use, Residential Mixed Use, and Lakeside Residential.
- Create a Land Use Plan that encourages the creation of a vibrant and active downtown and a lake destination.
- Create a plan to preserve the unique topography and visual character of the City through the preservation of steep slopes, ecologically significant areas, and public open space.
- Incorporate a program for sustainable development into the General Plan, drawn from the City's Climate Action Plan (2011).
- Create a General Plan that recognizes the rich history of the City and seeks to preserve its historical resources.
- Create a user-friendly plan for City officials, staff, residents, and stakeholders of the City of Lake Elsinore.

PROPOSED PROJECT

The proposed project consists of five separate parts: Lake Elsinore General Plan Update, Annexation No. 81, Downtown Master Plan, Housing Element and Climate Action Plan. Summarized below, these project parts are described in more detail in the following subsections of this chapter.

General Plan Update

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 would:

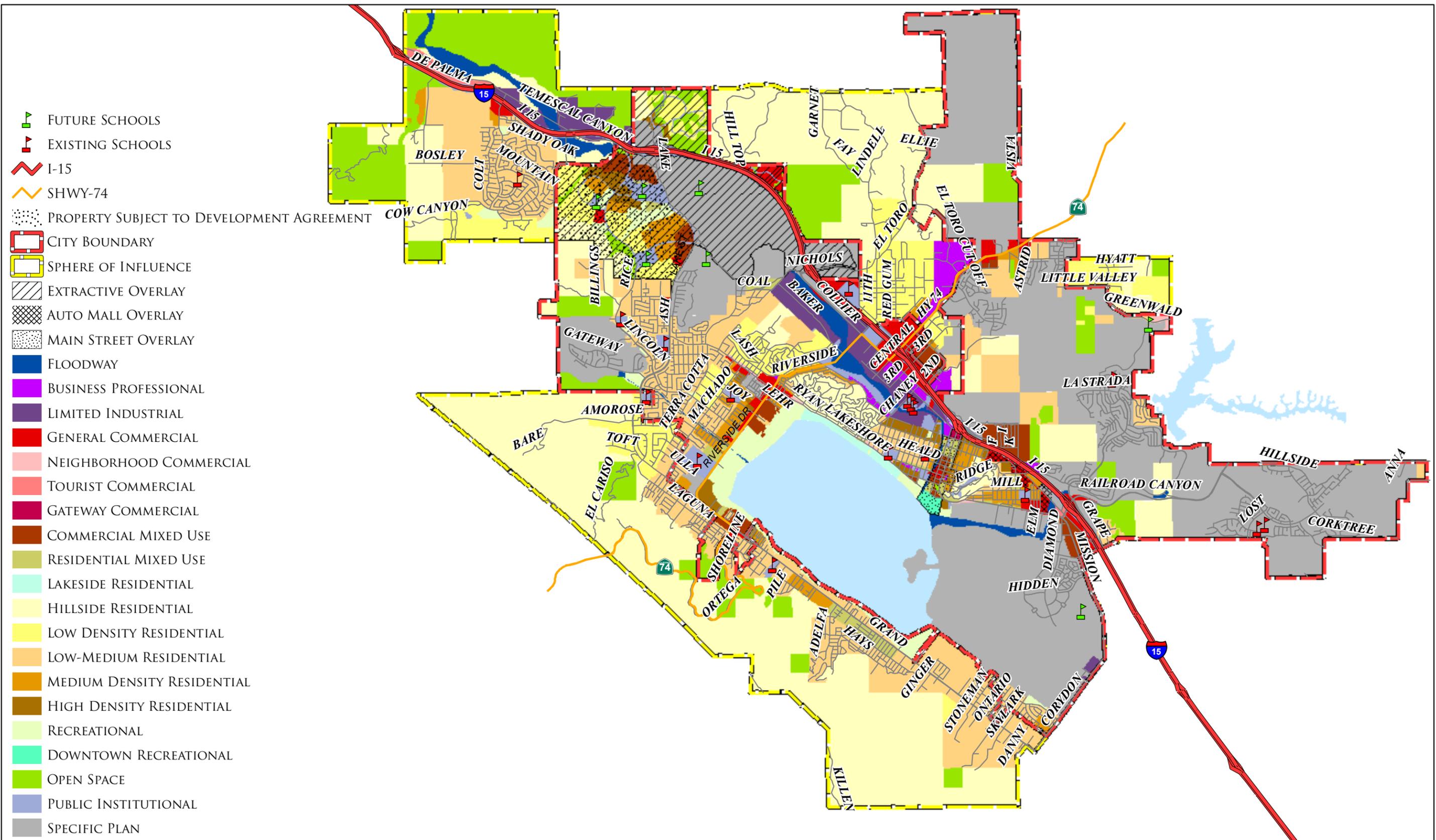
- ❖ Replace the existing 1990 City of Lake Elsinore General Plan;
- ❖ Incorporate revisions to the City's Land Use Element and Land Use Map. The Plan will also include 16 District Plans that cover specific, defined geographic areas within the City, to provide a more precise focus and to recognize the 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 three topical chapters.

The City's General Plan Update is a large-scale planning update that covers all land within the City's corporate boundaries, its sphere of influence and certain other adjacent, unincorporated areas of the County of Riverside, California. The General Plan Update's planning horizon is 2030. While the General Plan Update 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 general plan's goals and policies.

The format of the City's General Plan Update consists of an introduction and three 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, and Parks and Recreation.
- *Public Safety and Welfare*, which addresses Air Quality, Hazards and Hazardous Materials, Community Facilities and Services, and Noise.
- *Resource Protection and Preservation*, which addresses Biological Resources, Open Space, Water Resources, Cultural Resources and Paleontological Resources, Historic Preservation, Aesthetics, and Sustainable Environment (Greenhouse Gases/Climate Action Plan).

The proposed Land Use Plan is illustrated in **Figure S.0-4, Land Use Plan** and shows the proposed land use plan that is part of the General Plan Update. The proposed Land Use Plan shows the anticipated development in the horizon year of 2030. It functions as a guide to planners, the general public, and decision makers as to the ultimate pattern of development of the City at buildout. The acreage of each land use designation is shown in **Table S.0-1, General Plan 2030 Land Use Summary**.



SOURCES: CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE



CITY OF LAKE ELSINORE
LAND USE PLAN
FIGURE S.0-4



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Table S.0-1, General Plan 2030 Land Use Summary

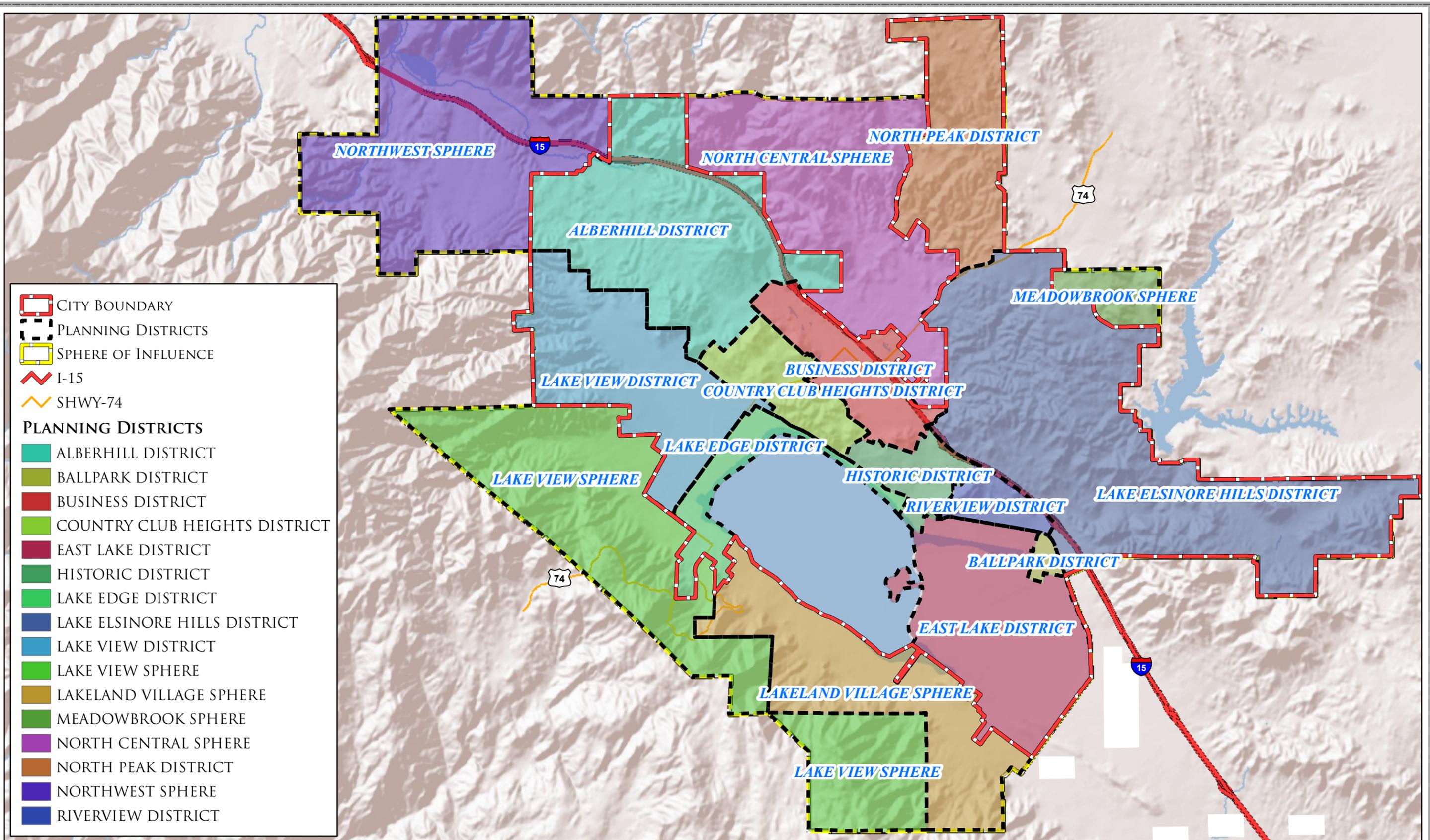
LAND USE DESIGNATION	CITY ONLY	SPHERE OF INFLUENCE	TOTAL	PERCENTAGE OF TOTAL LAND AREA
Business Professional	112.0	281.0	393.0	0.9%
Commercial Mixed Use	588.5	42.2	630.7	1.4%
Downtown Recreational	39.8	0.0	39.8	0.1%
Floodway	383.4	293.8	677.2	1.5%
General Commercial	639.4	66.7	706.1	1.6%
Gateway Commercial	10.6	0.0	10.6	0.0%
High Density Residential	321.4	8.2	329.6	0.8%
Hillside Residential	2,431.7	8,993.6	11,425.3	26.1%
Lakeside Residential	101.4	0.0	101.4	0.2%
Limited Industrial	448.0	250.0	698.0	1.6%
Low Density Residential	972.4	1,766.9	2,739.3	6.3%
Low-Medium Residential	2,725.0	3,399.6	6,124.6	14.0%
Medium Density Residential	697.9	164.1	862.1	2.0%
Neighborhood Commercial	58.4	0.0	58.4	0.1%
Open Space	1,093.6	2,797.9	3,891.5	8.9%
Public/Institutional	1,067.4	273.3	1,340.7	3.1%
Recreational	431.5	225.1	656.5	1.5%
Residential Mixed Use	182.6	103.7	286.3	0.7%
Tourist Commercial	12.5	77.0	89.5	0.2%
Specific Plan	12,637.3	74.6	12,711.9	29.0%
Total	24,954.8^(a)	18,817.7	43,772.5^(a)	100.0%

^(a) The total acreage within City Limits (24,954.8 acres) and the total acreage with the addition of the Sphere of Influence areas (43,772.5 acres) are gross acreages which includes streets. These figures do not include the Lake acreage (2,792 acres).

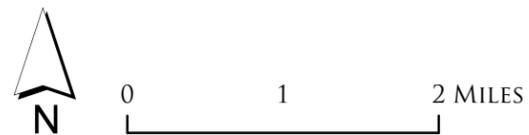
The City is divided into 16 District Plans (see **Figure S.0-5, City of Lake Elsinore Planning Districts**). Each District Plan contains sections on baseline conditions, planned land use, overall goals and policies as well as goals and policies related to urban design, historic preservation, transportation/circulation, and parks and recreation.



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SOURCES: CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE



CITY OF LAKE ELSINORE
 PLANNING DISTRICTS
 FIGURE S.0-5



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Annexation No. 81

Annexation No. 81 (also referred to as the “3rd Street Annexation”) consists of the proposed annexation of approximately 320 acres from the County to the City. The 3rd Street Annexation entails pre-zoning the parcels for consistency with City zones. This action will require revision of the City’s Zoning Ordinance to properly implement the pre-zoning conditions. The proposed annexation would allow increased efficiency in service provision to the area, which is almost completely surrounded by incorporated land, and would represent a more orderly planning and development pattern than would occur if the land remained in the County’s jurisdiction.

The 3rd Street Annexation territory is currently within the City’s Sphere of Influence and is nearly surrounded by incorporated land. The 3rd Street Annexation territory is generally bounded by State Route 74 to the northwest; recent residential development in the Ramsgate Specific Plan Area to the north; a mixture of developed and undeveloped land to the east and south; and Dexter Avenue, Cambern Avenue, and Interstate 15 to the southwest (**Figure S.0-6, 3rd Street Annexation Area Boundaries**).

Downtown Master Plan

The Downtown Master Plan will provide a vision and strategic framework to guide the future development of the City’s downtown area (**Figure S.0-7, Downtown Master Plan Boundaries**). The purpose of the Downtown Master Plan is to identify the goals, objectives and desires of the community and offer approaches to implement them. The Downtown Master Plan will establish five distinct walkable districts centered on Main Street (Gateway District, Garden District, Cultural District, Historic District and Waterfront District).

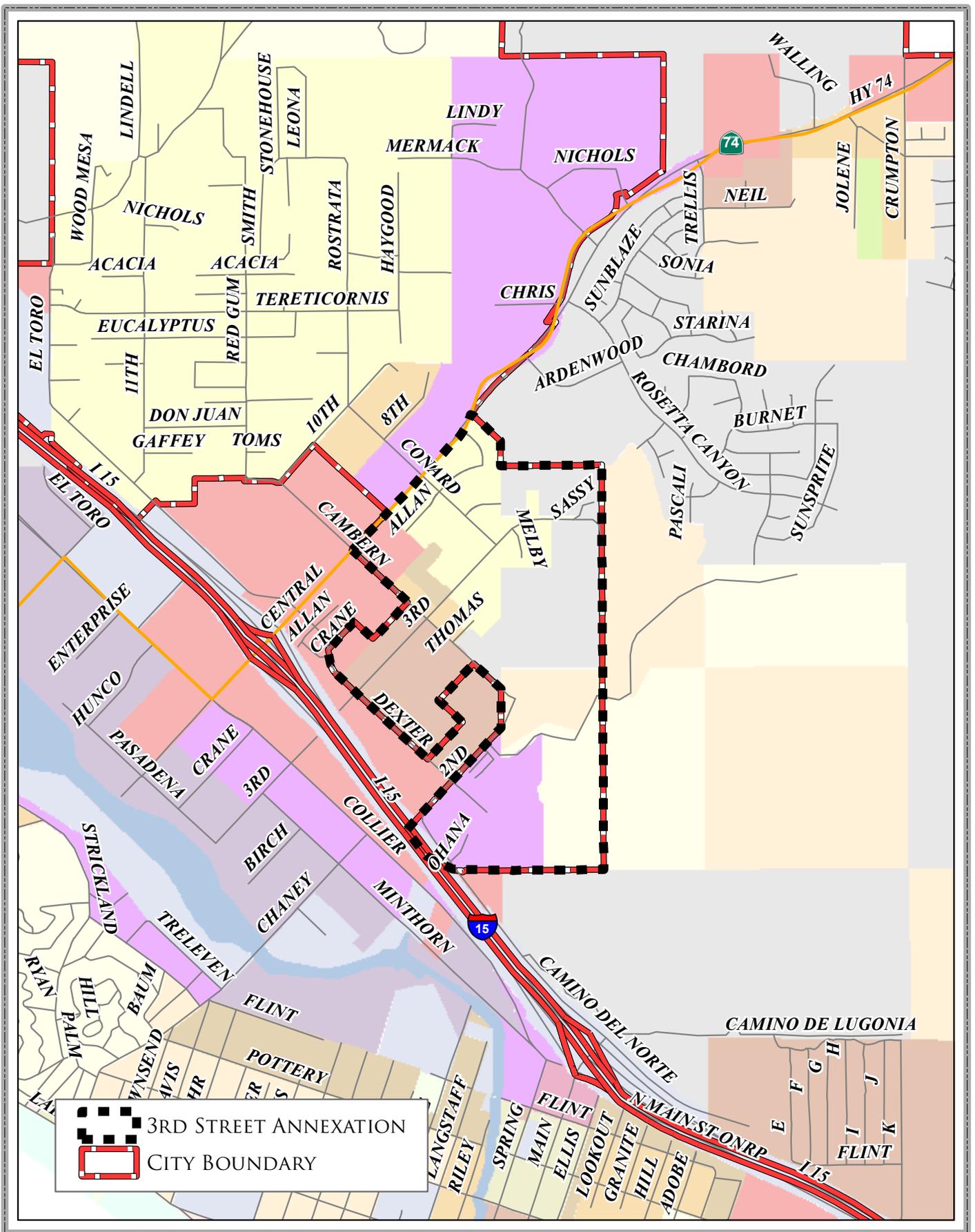
Housing Element

The Housing Element is one of the seven mandatory elements of the General Plan. Through its policies, procedures, and incentives, the updated Housing Element will provide an action-plan for maintaining and expanding the housing supply for all income levels in the City of Lake Elsinore. Lake Elsinore’s Housing Element for the planning period of July 1, 2008 to June 30, 2014 will describe policies and programs including:

- Identification and analysis of existing and projected housing needs, resources and constraints;
- A statement of goals, policies, quantified objectives, and scheduled programs for preservation, improvement and development of housing;
- Identification of adequate sites for housing; and
- Adequate provision for existing and projected needs of all economic segments of the community, including both lower and higher incomes.



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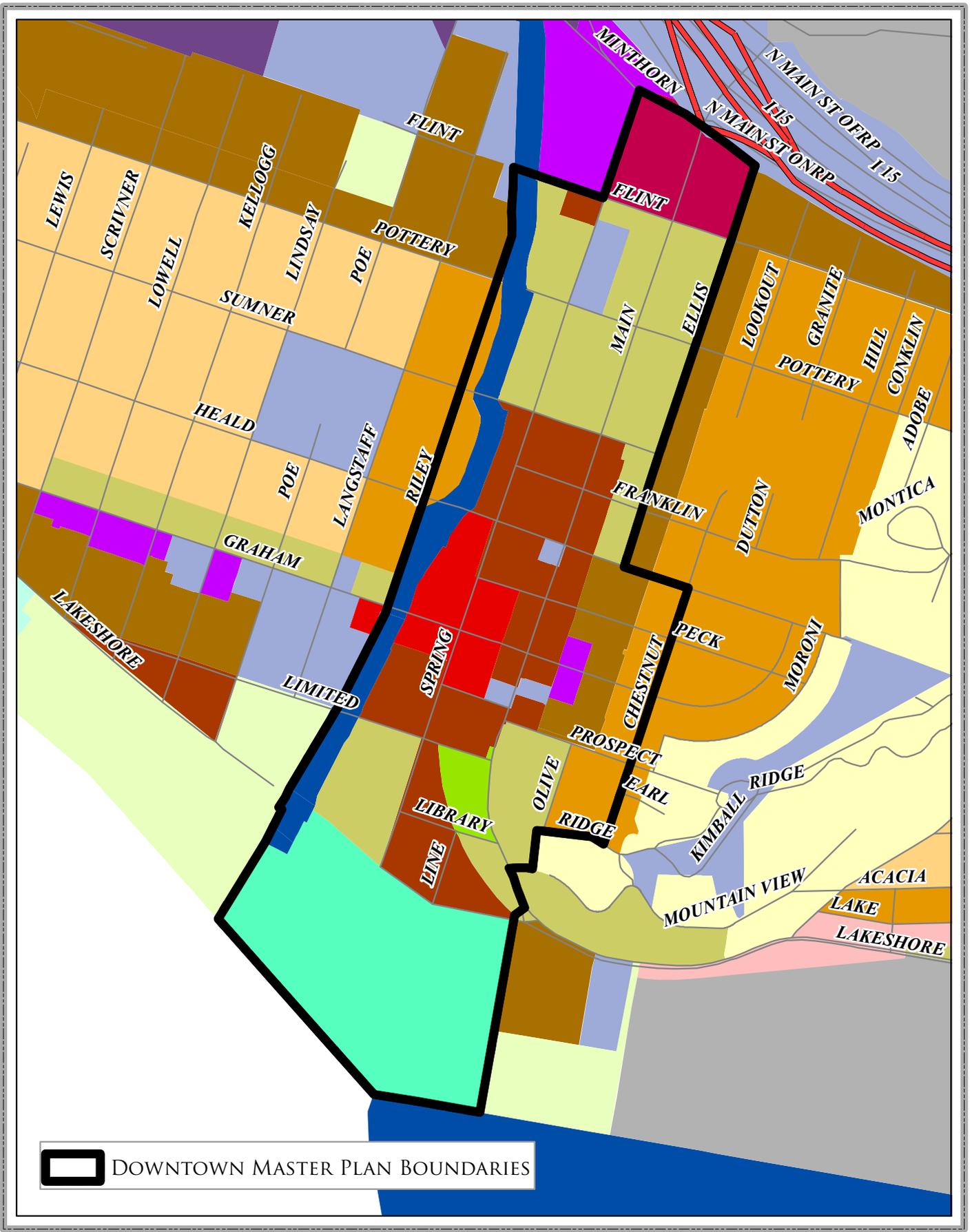
SOURCES: CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE GIS



CITY OF LAKE ELSINORE
 3RD STREET ANNEXATION AREA BOUNDARIES
 FIGURE S.0-6



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SOURCES: CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE GIS



CITY OF LAKE ELSINORE
 DOWNTOWN MASTER PLAN BOUNDARIES
 FIGURE S.0-7



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Climate Action Plan

The Climate Action Plan (CAP) is the City of Lake Elsinore’s long-range plan to reduce local greenhouse gas emissions that contribute to climate change. The CAP will identify the activities in Lake Elsinore that generate greenhouse gas emissions, will quantify these emissions, and project their future trends. It will also describe local greenhouse gas emissions targets for the years 2020 and 2030, consistent with the State of California’s emissions reduction targets, as well as strategies and measures to meet these targets.

Implementation of the CAP will guide Lake Elsinore’s actions to reduce its contribution to climate change and will support the State of California’s emissions reduction targets. The CAP is also intended to support tiering and streamlining of future projects within Lake Elsinore pursuant to CEQA Guidelines Sections 15152 and 15183.5.

S.3 INTENDED USE OF THIS PEIR

This EIR is an informational document for use by decision-makers, public agencies and the general public. It discusses 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. The City of Lake Elsinore Planning Commission and the City of Lake Elsinore City Council will use this PEIR when considering approval and adoption of the proposed project consisting of the Lake Elsinore General Plan Update, Annexation No. 81 (also referred to as the “3rd Street Annexation”), the Downtown Master Plan, the Housing Element and the Climate Action

The PEIR may also be used by other public agencies in their decision-making on subsequent implementing actions which may require approval from local, regional, state and federal agencies (including those that may at some time act as Responsible or Trustee Agencies) include, but are not limited to,

- City of Lake Elsinore Planning Commission
- City of Lake Elsinore City Council
- City of Lake Elsinore
- Elsinore Valley Municipal Water District
- Riverside County Flood Control and Water Conservation District
- Riverside County Department of Environmental Health
- Riverside County Airport Land Use Commission
- Pala Band of Mission Indians; Pechanga Band of Luiseño Indians; Soboba Band Luiseño Indians;
- South Coast Air Quality Management District
- United States Army Corps of Engineers

- U.S. Fish and Wildlife Service
- California Office of Historic Preservation (SHPO)
- California Department of Transportation
- California Department of Fish and Game
- Regional Water Quality Control Board - Santa Ana Region
- Local Agency Formation Commission (LAFCO)

S.4 AREAS OF POTENTIAL CONTROVERSY

In accordance with Section 15123(b)(2) of the State CEQA Guidelines, areas of controversy known to the Lead Agency including issues raised by agencies and the public shall be identified in the EIR. The following issues were raised by agencies and the public during the Notice of Preparation public comment periods, at a scoping session and in comments received on the previously circulated Draft EIR: Aesthetics, Air Quality, Biological Resources, Cultural and Paleontological Resources, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Parks and Recreation, Population and Housing, Transportation and Circulation, Utilities and Service Systems.

S.5 SUMMARY OF PROJECT ALTERNATIVES

CEQA Guidelines Section 15126.6 requires an assessment of a reasonable range of alternatives to a project. The alternatives must meet most of the objectives and avoid or substantially lessen potentially significant environmental impacts associated with the project. Section 5.0 of this PEIR analyzes three reasonable alternatives to the proposed project. These alternatives, as described below, are the No Project (Existing General Plan) Alternative, Alternative 1 – Low Density Alternative and Alternative 2 – High Density Alternative.

NO PROJECT ALTERNATIVE

For purposes of this PEIR, the No Project Alternative is defined as the existing conditions plus the projects that had received planning approvals but were not completed prior to preparation of the Draft GPU. The No Project Alternative also consists of implementing the existing General Plan, zoning and other City regulations, and ordinances without a GPU.

ALTERNATIVE 1 – LOW DENSITY ALTERNATIVE

The Low Density Alternative includes the low end of the ranges of permitted density/intensity of use per acre in each land use designation. The Low Density Alternative differs from the Proposed Land Use Plan because the densities are lower than the mid-range densities of the Proposed Land Use Plan. This alternative would allow for fewer dwelling units for those lands designated residential, including hillside, low, low-medium, medium, high, residential mixed use, and commercial mixed use. The Low Density Alternative includes commercial, industrial,

and other non-residential uses. Under the Low Density Alternative, there would be approximately 45,099 dwelling units and a population of 135,159 people at buildout.

ALTERNATIVE 2 – HIGH DENSITY ALTERNATIVE

The High Density Alternative allows for a buildout that reflects the high end of the ranges of permitted density/intensity of use per acre in each land use designation. This alternative is different from the Proposed Land Use Plan in that the densities for land use designations are higher and would allow a larger number of dwelling units for those areas designated residential, including hillside, low, low-medium, medium, high, residential mixed use, and commercial mixed use. The High Density Alternative includes commercial, industrial, and other non-residential uses. Under the High Density Alternative, there would be approximately 99,559 dwelling units and a population of 296,703 people at buildout.

ENVIRONMENTALLY SUPERIOR ALTERNATIVE

Section 15126.6(e)(2) of the State CEQA Guidelines requires the identification of the environmentally superior alternative. Of the alternatives evaluated above, the No Project (Existing General Plan) Alternative would result in minimal or substantially reduced environmental impacts. The State CEQA Guidelines also require the identification of another environmentally superior alternative if the No Project Alternative is the environmentally superior alternative. Of the remaining alternatives, the Low Density Alternative is considered to be the environmentally superior alternative for the overall project. Of the alternatives evaluated, the Low Density Alternative results in the least substantial impacts. Therefore, it can be considered environmentally superior to any alternative that proposes to change the proposed project.

S.6 SUMMARY OF ENVIRONMENTAL IMPACTS

The City of Lake Elsinore determined that a PEIR should be prepared pursuant to the provisions of the California Environmental Quality Act (CEQA) and the State CEQA Guidelines. This PEIR provides a programmatic analysis of the potential environmental effects of the proposed project. The impact discussion in each section of the PEIR identifies those policies and implementing programs from the proposed project that serve to mitigate or reduce potentially significant environmental impacts. If significant impacts are identified, mitigation measures, where feasible, which will avoid or substantially lessen these impacts are also proposed.

The following table, **Table S.0-2, Summary of Environmental Impacts and Mitigation Measures** provides a summary of impacts related to the proposed project. The table identifies significant environmental impacts resulting from the project along with applicable mitigation, pursuant to the CEQA Guidelines Section 15123(b)(1).+



Table S.0-2, Summary of Environmental Impacts and Mitigation Measures

POTENTIAL ENVIRONMENTAL IMPACT	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE AFTER MITIGATION
3.1 Land Use and Planning			
The community character of the area could significantly change with the implementation of individual projects in accordance with the proposed Land Use Plan.	Potentially Significant	No mitigation measures beyond the goals, policies and implementation programs identified in the proposed GPU are required.	Less than Significant
Overall implementation of individual projects in accordance with the Land Use Plan’s land use designations could result in significant adverse land use compatibility impacts. With implementation of the goals policies and implementation programs set forth in the proposed GPU, individual development proposed in accordance with the proposed land use designations would not result in significant adverse land use compatibility impacts.	Potentially Significant	No mitigation measures beyond the goals, policies and implementation programs identified in the proposed GPU are required.	Less than Significant
The projected population with buildout of the Land Use Plan is 318,856. The buildout for the proposed GPU within currently incorporated land only is projected to be 209,756. SCAG has projected the population to be 85,376 based on the 2008 Regional Transportation Plan within incorporated areas of the city only. The variance between the Land Use Plan and the SCAG forecast is considered to be in substantial conformance with the SCAG population forecasts with the understanding that the greater population figure correlates to additional housing opportunities to provide affordable housing,	Potentially Significant	In addition to implementation of the goals, policies and implementation programs identified in the proposed GPU, the following mitigation measure is required: MM Land Use 1: The Growth Management Program developed by the City provides a strategy for developing a pattern and rate of growth to ensure that adequate public facilities and infrastructure can be provided to meet the rate of new construction and population growth. The goals and policies under the Growth Management section of the Community Form chapter provide principles for a growth management section. Implementation of the development pattern provided in the Growth	Less than Significant

POTENTIAL ENVIRONMENTAL IMPACT	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE AFTER MITIGATION
and the GPU contains policies that require a job-housing balance.		Management Program and implementation of policies from the Growth Management Section of the Community Form chapter, in association with future development, would reduce impacts related to the population and housing forecasts.	
Implementation of individual projects in accordance with the Land Use Plan could result in significant inconsistencies with the MSHCP.	Potentially Significant	In addition to implementation of the goals, policies and implementation programs identified in the proposed GPU, the following mitigation measure is required: MM Land Use 2: Implementation of the GPU, the Land Use Plan, and District Plans could result in significant impacts related to disturbance of areas described for conservation in the MSHCP. Individual projects implemented pursuant to the Land Use Plan and District Plans in accordance with the Resource Protection and Preservation Chapter, Biological Resources Section, Goal 1, Policies 1.1–1.11 will be required to demonstrate their avoidance of significant impacts associated with areas described for conservation in the MSHCP Conservation Areas. Future projects may be allowed to alter the Conservation Area boundaries through criteria refinement, minor amendments, or other means, but would be required to do so in conformance with all regulations and mitigation requirements of the MSHCP.	Less than Significant
Development consistent with the proposed GPU and the District Plans could result in the potential for incompatibility of proposed land uses with current land uses throughout the City and SOI.	Potentially significant	In addition to implementation of the goals, policies and implementation programs identified in the proposed GPU, the following mitigation measures are required: MM Land Use 3: Each project within <u>the Skylark Airport Influence Area, as shown on Figure 2.7 of</u>	Less than Significant



POTENTIAL ENVIRONMENTAL IMPACT	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE AFTER MITIGATION
		<p><u>the General Plan</u>, will be reviewed for its consistency with the <u>Airport</u> Land Use Planning Handbook Recommendations when individual projects are proposed. This review will include analysis and subsequent review under CEQA. The feasibility of the proposed mitigation measures must be determined on a project-specific level.</p> <p>MM Land Use 4: If the motocross track is relocated adjacent to the new location for the airport, future development within the East Lake District Plan shall be required to conform with mitigation measures identified in the East Lake Specific Plan EIR. These measures are summarized in Table 3.1-6 of this EIR. However, additional project-specific CEQA environmental analysis and review will be required when a detailed project is proposed at the new motocross site. The subsequent This project-level review will include an analysis of potential land use compatibility issues with locating the motocross site in proximity to the airport.</p>	
<p>Due to the small percentage of land currently dedicated to agriculture, and the designation by the Riverside County General Plan as non-agricultural land uses, the conversion of this land will result in a less-than-significant impact.</p>	<p>Less than Significant</p>	<p>No mitigation measures beyond the goals, policies and implementation programs identified in the proposed GPU are required.</p>	<p>Less than Significant</p>
<p>The GPU includes goals and policies that, in combination with a growth management strategic plan, will reduce increased development and density impacts. Implementation of the growth management plan would reduce impacts related to the</p>	<p>Less than Significant</p>	<p>In addition to implementation of the goals, policies and implementation programs identified in the proposed GPU, implementation of mitigation measures MM Land Use 1 through MM Land Use 4 is required.</p>	<p>Less than Significant</p>

POTENTIAL ENVIRONMENTAL IMPACT	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE AFTER MITIGATION
inconsistency of the GPU with the population and housing forecasts of SCAG to below a level of significance. Potential cumulative impacts related to the loss of agricultural lands are less than significant.			
3.2 Cultural and Paleontological Resources			
Implementation of the proposed project, including the General Plan Update's Land Use Plan and District Plans and the Downtown Master Plan, and within the 3rd Street Annexation area could result in impacts on significant historic resources as defined in California Code of Regulations, Section 15064.5.	Potentially Significant	In addition to implementation of the goals, policies and implementation programs identified in the proposed GPU, the following mitigation measure is required: MM Cultural/Paleontological Resources 1: Individual projects implemented in accordance with the Land Use Plan shall also demonstrate compliance with Land Use Policies 4.1-4.4, Cultural and Paleontological Resources Policy 5.46.1 , and Historic Preservation Policies 8.49.1-8.49.4 , and 9.410.1-9.410.4 . As well as compliance with applicable District Plan Policies related to cultural and paleontological resources.	Less than Significant
Implementation of the proposed project, including the General Plan Update's Land Use Plan and District Plans and the Downtown Master Plan, and within the 3rd Street Annexation area could result in impacts on significant archeological resources as defined in California Code of Regulations, Section 15064.5.	Potentially Significant	In addition to implementation of the goals, policies and implementation programs identified in the proposed GPU, the following mitigation measures are required: MM Cultural/Paleontological Resources 2: Prior to issuance of grading permit(s) for the project, the project applicant shall retain an archaeological monitor to monitor all ground-disturbing activities in an effort to identify any unknown archaeological resources. Any newly discovered cultural resource deposits shall be subject to a cultural resources evaluation.	Less than Significant



POTENTIAL ENVIRONMENTAL IMPACT	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE AFTER MITIGATION
		<p>MM Cultural/Paleontological Resources 3: At least 30 days prior to seeking a grading permit, the project applicant shall contact the appropriate tribe to notify that Tribe of grading, excavation and the monitoring program, and to coordinate with the City of Lake Elsinore and the Tribe to develop a Cultural Resources Treatment and Monitoring Agreement. The Agreement shall address the treatment of known cultural resources, the designation, responsibilities, and participation of Native American Tribal monitors during grading, excavation and ground disturbing activities; project grading and development scheduling; terms of compensation; and treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on the site.</p> <p>MM Cultural/Paleontological Resources 4: Prior to issuance of any grading permit, the project archaeologist shall file a pre-grading report with the City and County (if required) to document the proposed methodology for grading activity observation. Said methodology shall include the requirement for a qualified archaeological monitor to be present and to have the authority to stop and redirect grading activities. In accordance with the agreement required in MM Cultural/Paleontological Resources 2, the archaeological monitor’s authority to stop and redirect grading will be exercised in consultation with the appropriate tribe in order to evaluate the significance of any archaeological resources discovered on the property. Tribal monitors shall be allowed to monitor all grading, excavation and</p>	

POTENTIAL ENVIRONMENTAL IMPACT	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE AFTER MITIGATION
		<p>ground breaking activities, and shall also have the authority to stop and redirect grading activities in consultation with the project archeologist.</p> <p>MM Cultural/Paleontological Resources 5: The landowner shall relinquish ownership of all cultural resources, including sacred items, burial goods and all archaeological artifacts that are found on the project area to the appropriate tribe for proper treatment and disposition.</p> <p>MM Cultural/Paleontological Resources 6: All sacred sites, should they be encountered within the project area, shall be avoided and preserved as the preferred mitigation, if feasible.</p> <p>MM Cultural/Paleontological Resources 7: If inadvertent discoveries of subsurface archaeological/cultural resources are discovered during grading, the Developer, the project archaeologist, and the appropriate tribe shall assess the significance of such resources and shall meet and confer regarding the mitigation for such resources. If the Developer and the Tribe cannot agree on the significance or the mitigation for such resources, these issues will be presented to the Community Development Director (CDD) for decision. The CDD shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological resources and shall take into account the religious beliefs, customs, and practices of the appropriate tribe. Notwithstanding any other rights available under the law, the decision of the CDD shall be appealable to the City of Lake Elsinore.</p>	



POTENTIAL ENVIRONMENTAL IMPACT	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE AFTER MITIGATION
		<p>MM Cultural/Paleontological Resources 8: Individual projects implemented in accordance with the Land Use Plan shall also demonstrate compliance with Cultural and Paleontological Resources Policies 5-26.2 5-46.4 and 6-17.1–6-57.5. As well as compliance with applicable District Plan Policies related to cultural and paleontological resources.</p>	
Implementation of the proposed project, including the General Plan Update’s Land Use Plan and District Plans and the Downtown Master Plan, and within the 3rd Street Annexation area could directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.	Potentially significant	<p>In addition to implementation of the goals, policies and implementation programs identified in the proposed GPU, the following mitigation measure is required:</p> <p>MM Cultural/Paleontological Resources 9: Individual projects implemented in accordance with the Land Use Plan shall also demonstrate compliance with Cultural and Paleontological Resources Policy 7-18.1. As well as compliance with applicable District Plan Policies related to cultural and paleontological resources.</p>	Less than Significant
Implementation of the proposed project, including the General Plan Update’s Land Use Plan and District Plans and the Downtown Master Plan, and within the 3rd Street Annexation area could result in impacts due to the accidental discovery of human remains.	Potentially significant.	<p>MM Cultural/Paleontological Resources 10: If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the <u>coroner shall contact the</u> Native American Heritage Commission shall be contacted within a reasonable</p>	Less than Significant

POTENTIAL ENVIRONMENTAL IMPACT	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE AFTER MITIGATION
		timeframe 24 hours. Subsequently, the Native American Heritage Commission shall identify the person or persons it believes to be the “most likely descendant.” The most likely descendant shall then make recommendations, and engage in consultations concerning the treatment of the remains as provided in Public Resources Code 5097.98.	
With implementation of the proposed project’s goals, policies and implementation programs and compliance with regulatory requirements, any potential cumulative impacts related to historical, cultural and paleontological resources will be mitigated to a less-than-significant level.	Less than Significant	In addition to implementation of the goals, policies and implementation programs identified in the proposed GPU, implementation of mitigation measures MM Cultural/Paleontological 1 through MM Cultural/Paleontological 10 is required.	Less than Significant
3.3 Aesthetics			
Buildout of the proposed project would have potentially significant adverse impacts on views of hillsides and mountains. The impacts on views from I-15 looking toward the lake and hillsides are potentially significant.	Potentially Significant	In addition to implementation of the goals, policies and implementation programs identified in the proposed GPU, the following mitigation measure is required: MM Aesthetics 1: Future development projects will be required to prepare visual simulations demonstrating compliance with the applicable GPU goals and policies. Preparation of visual simulations demonstrating compliance with the GPU goals and policies would be required for future development projects located in scenic viewsheds along the I-15 corridor and other areas at the discretion of the Director of Community Development.	Less than Significant
Implementation of the proposed project,	Less than Significant	No mitigation measures beyond the goals, policies and implementation programs identified in the	Less than Significant



POTENTIAL ENVIRONMENTAL IMPACT	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE AFTER MITIGATION
including the Land Use Plan, the District Plans and within the 3rd Street Annexation area will result in less than significant impacts to scenic resources		proposed GPU are required.	
Implementation of the proposed project, including the Land Use Plan, the District Plans and within the 3rd Street Annexation area will result in less than significant impacts to the existing visual character of the City at its SOL.	Less than Significant	No mitigation measures beyond the goals, policies and implementation programs identified in the proposed GPU are required.	Less than Significant
Implementation of the proposed project, including the Land Use Plan, the District Plans and within the 3rd Street Annexation area and compliance with the regulatory requirements of the City's Zoning Code will result in less than significant impacts from light and glare.	Less than Significant	No mitigation measures beyond the goals, policies and implementation programs identified in the proposed GPU are required.	Less than Significant
Implementation of the proposed project would not result in cumulatively considerable aesthetic impacts.	Less than Significant	In addition to implementation of the goals, policies and implementation programs identified in the proposed GPU, implementation of mitigation measure MM Aesthetics 1 is required.	Less than Significant
3.4 Transportation and Circulation			
With implementation of the Land Use Plan all roadways within the study area would be expected to have substantial traffic volumes and nearly all of the intersection analysis locations would require improvements. Therefore, implementation of the GPU and Land Use Plan could result in potentially significant impacts on traffic levels within the	Potentially significant	In addition to implementation of the goals, policies and implementation programs identified in the proposed GPU, the following mitigation measures are required: MM Transportation 1: The intersection of Old Franklin Street at Auto Center Drive shall be configured as a through street parallel to I-15, with the overcrossing of the freeway forming a "T"	Significant and Unavoidable

POTENTIAL ENVIRONMENTAL IMPACT	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE AFTER MITIGATION
City and SOI.		<p>intersection.</p> <p>MM Transportation 2: Individual projects implemented pursuant to the Land Use Plan will be required to demonstrate avoidance of significant impacts through implementation of the ultimate roadway and intersection classifications and improvements shown on the Land Use Plan and the Capital Improvement Program as well as the goals and policies set forth by the Circulation Section of the Community Form Chapter. With implementation of these goals and policies, individual projects implemented in accordance with the GPU and Land Use Plan would not result in significant and unavoidable adverse impacts on traffic levels.</p> <p>MM Transportation 3: Individual projects implemented pursuant to the Land Use Plan within the 3rd Street Annexation will be required to demonstrate their avoidance of significant impacts through:</p> <ul style="list-style-type: none"> • implementation of the ultimate roadway and intersection classifications and improvements shown on the Land Use Plan and the Capital Improvement Program; • the goals and policies set forth by the Circulation Section of the Community Form Chapter; • implementation of improvements to signalization and the curve radius for the alignment from 2nd Street to Camino Del 	



POTENTIAL ENVIRONMENTAL IMPACT	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE AFTER MITIGATION
		Norte identified in the Traffic Study.	
Implementation of the proposed project would not result in significant impacts related to airport traffic patterns.	Less than Significant	No mitigation measures beyond the goals, policies and implementation programs identified in the proposed GPU are required.	Less than Significant
The proposed project will not increase hazards due to design features or incompatible uses, result in inadequate emergency access, or result in inadequate parking capacity.	Less than Significant	No mitigation measures beyond the goals, policies and implementation programs identified in the proposed GPU are required.	Less than Significant
Implementation of the proposed project will not result in inadequate emergency access.	Less than Significant	No mitigation measures beyond the goals, policies and implementation programs identified in the proposed GPU are required.	Less than Significant
Implementation of individual projects and associated population growth anticipated in accordance with the Land Use Plan could result in significant impacts on existing bikeways or create hazards by failing to support alternative modes of transportation.	Potentially Significant	In addition to implementation of the goals, policies and implementation programs identified in the proposed GPU, the following mitigation measure is required: MM Transportation 4: Individual projects implemented pursuant to the Land Use Plan will be required to demonstrate avoidance of significant impacts through implementation of the ultimate roadway and intersection classifications and improvements shown on the Land Use plan and the Capital Improvement Program as well as the goals and policies set forth by the Circulation Section of the Community Form Chapter.	Less than Significant
Implementation of individual projects and associated population growth anticipated in accordance with the Land Use Plan could result in significant impacts on existing truck	Potentially Significant	In addition to implementation of the goals, policies and implementation programs identified in the proposed GPU, the following mitigation measure is required:	Less than Significant

POTENTIAL ENVIRONMENTAL IMPACT	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE AFTER MITIGATION
routes or create hazards by failing to provide adequate truck routes.		MM Transportation 5: Individual projects implemented pursuant to the Land Use Plan will be required to demonstrate avoidance of significant impacts through implementation of the ultimate roadway and intersection classifications and improvements shown on the Land Use Plan and the Capital Improvement Program as well as the goals and policies set forth by the Circulation Section of the Community Form Chapter.	
With implementation of the Land Use Plan all roadways within the study area would be expected to have substantial traffic volumes and nearly all of the intersection analysis locations would require improvements. However, the actual construction of the required intersection and roadway improvements cannot be determined with certainty. Thus, it is possible that the required improvements will not be constructed in time to mitigate the proposed project's traffic and circulation impacts to below the level of significance. Therefore, cumulative impacts will remain significant and unavoidable	Potentially Significant	In addition to implementation of the goals, policies and implementation programs identified in the proposed GPU, implementation of mitigation measures MM Transportation 1 through MM Transportation 5 is required.	Significant and Unavoidable
3.5 Noise			
Implementation of the GPU would increase the number of vehicles utilizing the local circulation system and place new receptors (including residences, commercial developments, etc.) near roadways that experience varying levels of traffic noise. Additional vehicles on roadways would result in additional noise generated along the	Potentially Significant	In addition to implementation of the goals, policies and implementation programs identified in the proposed GPU, the following mitigation measure is required: MM Noise 1: In accordance with the policies of the Lake Elsinore General Plan Update and the City's Zoning Code, the City shall require the applicant for any future development to analyze the impacts of	Significant and Unavoidable



POTENTIAL ENVIRONMENTAL IMPACT	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE AFTER MITIGATION
<p>affected roadways, and more receptors adjacent to noisy roadways would mean that more people would potentially be affected by traffic noise conditions.</p> <p>In accordance with the GPU, projects will be required to demonstrate their compliance with the relevant noise standards, but where projects do not comply, specific mitigation measures will be required. Due to the programmatic nature of noise analysis on this project, such impacts and mitigation measures cannot be identified at this time.</p>		<p>increased traffic volume on noise conditions along affected roadways. Where project-specific analysis concludes that noise standards may be exceeded, the City shall require binding mitigation measures that will reduce the traffic noise to acceptable levels.</p> <p>For projects placing noise-sensitive land uses adjacent to or in the vicinity of a major roadway, the City shall require the project applicant to demonstrate the new use’s compliance with City standards regarding traffic noise received on the site. Where project-specific analysis determines that noise standards may be exceeded, then the City shall require binding mitigation measures that will reduce the noise received to acceptable levels. However, in some cases where realignments or upgrades of roadways are proposed or traffic levels will increase substantially like that anticipated for I-15, SR-74, Riverside Drive, Grand Avenue, Lakeshore Drive, and Lake Street there may be no mitigation that would adequately reduce future traffic noise as experienced by existing land uses or future development projects, resulting in significant and unmitigated impacts at the project level.</p>	
<p>The GPU proposes commercial development that would generate noise related to such sources as delivery operations, parking lots, and human activity</p>	<p>Potentially Significant</p>	<p>In addition to implementation of the goals, policies and implementation programs identified in the proposed GPU, the following mitigation measure is required:</p> <p>MM Noise 2: For projects proposing new commercial uses in the vicinity of sensitive receptors, the City shall require the project applicant to demonstrate the new use’s compliance with City noise standards. Where project-specific analysis</p>	<p>Less than Significant</p>

POTENTIAL ENVIRONMENTAL IMPACT	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE AFTER MITIGATION
		determines that noise standards may be exceeded, the City shall require binding mitigation measures that will reduce the noise received to acceptable levels.	
The GPU would entail construction of new schools that have the potential to receive noise exceeding state standards. Exceeding state standards for school noise would be considered a significant impact.	Potentially Significant	In addition to implementation of the goals, policies and implementation programs identified in the proposed GPU, the following mitigation measure is required: MM Noise 3: For residential projects proposed adjacent to schools, the City shall require the project applicant to demonstrate the new use’s compliance with City noise standards. Where project-specific analysis determines that noise standards may be exceeded, the City shall require binding mitigation measures that will reduce the noise received to acceptable levels. The City shall require all school projects to conduct site-specific noise analysis in accordance with State requirements.	Less than Significant
The GPU proposes new or enhanced recreational uses that may generate noise conditions received off-site, as well as new residential and commercial development in proximity to existing and proposed recreational uses, which may in turn be affected by recreational noise.	Potentially Significant	In addition to implementation of the goals, policies and implementation programs identified in the proposed GPU, the following mitigation measure is required: MM Noise 4: For projects proposing new recreational uses or increased intensity of recreational activity in proximity to sensitive receptors, the City shall require the project applicant to demonstrate the recreational use’s compliance with City noise standards. Where project-specific analysis determines that noise standards may be exceeded, the City shall require binding mitigation	Less than Significant



POTENTIAL ENVIRONMENTAL IMPACT	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE AFTER MITIGATION
		<p>measures that will reduce the noise received to acceptable levels.</p> <p>For projects proposing new residential uses in proximity to recreational areas, the City shall require the project applicant to demonstrate the recreational residential use's compliance with City noise standards <u>with respect to the existing recreational areas</u>. Where project-specific analysis determines that noise standards may be exceeded, then the City shall require binding mitigation measures that will reduce the noise received to acceptable levels.</p>	
<p>The GPU proposes industrial and mining uses in various places throughout the City and SOI that may generate noise received off-site.</p>	Potentially Significant	<p>In addition to implementation of the goals, policies and implementation programs identified in the proposed GPU, the following mitigation measure is required:</p> <p>MM Noise 5: For projects proposing new industrial/mining operations in the vicinity of sensitive receptors or projects that propose new sensitive uses in the vicinity of industrial/mining operations, the City shall require the project applicant to demonstrate the new use's compliance with City noise standards. Where project-specific analysis determines that noise standards may be exceeded, the City shall require binding mitigation measures that will reduce the noise received to acceptable levels.</p>	Less than Significant
<p>The 3rd Street Annexation would entail individual projects that would generate construction noise. The 3rd Street Annexation project also proposes new commercial uses in proximity to residential development;</p>	Potentially Significant	<p>In addition to implementation of the goals, policies and implementation programs identified in the proposed GPU, the following mitigation measures are required:</p>	Less than Significant

POTENTIAL ENVIRONMENTAL IMPACT	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE AFTER MITIGATION
<p>commercial uses can generate noise that would be received by residential uses.</p>		<p>MM Noise 6: The City shall require 3rd Street Annexation project applicants to demonstrate their compliance with City standards regarding construction noise. Where project-specific analysis determines that noise standards may be exceeded, the City shall require binding mitigation measures that will reduce the construction noise to acceptable levels.</p> <p>For 3rd Street Annexation projects placing noise-sensitive land uses adjacent to or in the vicinity of I-15, SR-74, Cambern Avenue, and Camino del Norte, the City shall require the project applicant to demonstrate the new use’s compliance with City standards regarding traffic noise received on the site. Where project-specific analysis determines that noise standards may be exceeded, then the City shall require binding mitigation measures that will reduce the noise received to acceptable levels.</p> <p>For 3rd Street Annexation projects proposing new commercial uses in the vicinity of sensitive receptors, the City shall require the project applicant to demonstrate the new use’s compliance with City noise standards. Where project-specific analysis determines that noise standards may be exceeded, then the City shall require binding mitigation measures that will reduce the noise received to acceptable levels.</p>	
<p>GPU projects have the potential to generate vibration during future construction and grading activities.</p>	<p>Potentially Significant</p>	<p>In addition to implementation of the goals, policies and implementation programs identified in the proposed GPU, the following mitigation measure is required:</p> <p>MM Noise 7: For projects that have a potential to</p>	<p>Less than Significant</p>



POTENTIAL ENVIRONMENTAL IMPACT	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE AFTER MITIGATION
		<p>generate construction-related groundborne vibration (e.g., use of pile drivers, rock drills, and pavement breakers), the City shall require the project applicant to submit a construction-related vibration mitigation plan to the City for review and approval. The mitigation plan shall depict the location of the construction equipment and activities and how the vibration from this equipment and activity would be mitigated during construction of the project. The City shall require binding mitigation measures implementing the approved mitigation plan.</p>	
<p>GPU projects have the potential to place new industrial and mining operations in proximity to sensitive receptors, and vice versa, such that the sensitive receptors would be subject to vibration that would be annoying to people in buildings.</p>	<p>Potentially Significant</p>	<p>In addition to implementation of the goals, policies and implementation programs identified in the proposed GPU, the following mitigation measure is required:</p> <p>MM Noise 8: For projects proposing new industrial/mining operations in the vicinity of sensitive receptors or projects that propose new sensitive uses in the vicinity of industrial/mining operations, the City shall require the project applicant to demonstrate the new use’s compliance with City noise standards. Where project-specific analysis determines there is a potential for significant vibration-related impacts, the City shall require binding mitigation measures that will reduce the vibration received to acceptable levels.</p>	<p>Less than Significant</p>
<p>Implementation of the GPU has the potential to result in temporary construction noise received by nearby residents, schools, commercial areas, and other receptors that could exceed acceptable levels set forth in the</p>	<p>Potentially Significant</p>	<p>In addition to implementation of the goals, policies and implementation programs identified in the proposed GPU, the following mitigation measure is required:</p> <p>MM Noise 9: The City shall require project</p>	<p>Less than Significant</p>

POTENTIAL ENVIRONMENTAL IMPACT	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE AFTER MITIGATION
Zoning Code. GPU policy sets forth the City's intent to enforce the Zoning Code and other noise standards.		applicants to demonstrate their compliance with City standards regarding construction noise. Where project-specific analysis determines that noise standards may be exceeded, the City shall require binding mitigation measures that will reduce the construction noise to acceptable levels.	
The GPU proposes development adjacent to Skylark Airport that would generate noise received off-site.	Potentially Significant	In addition to implementation of the goals, policies and implementation programs identified in the proposed GPU, the following mitigation measure is required: MM Noise 10: For projects proposing sensitive uses that may receive airport noise, the City shall require the project applicant to demonstrate the new use's compliance with City noise standards. Where project-specific analysis determines that noise standards may be exceeded, the City shall require binding mitigation measures that will reduce the noise received to acceptable levels.	Less than Significant
Since the traffic associated with the proposed project in conjunction with the increased traffic generated by cumulative growth would extend the 70 dBA, 65 dBA and 60dBA Ldn contours beyond existing conditions, cumulative long-term traffic-related noise impacts would be significant and unavoidable.	Potentially Significant	In addition to implementation of the goals, policies and implementation programs identified in the proposed GPU, implementation of mitigation measures MM Noise 1 through MM Noise 10 is required.	Significant and Unavoidable
3.6 Air Quality			
New development and increased growth that would be accommodated over the next 20 years under the GPU would result in construction activity that would cause an	Potentially Significant	In addition to implementation of the goals, policies and implementation programs identified in the proposed GPU, the following mitigation measure is required:	Less than Significant



POTENTIAL ENVIRONMENTAL IMPACT	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE AFTER MITIGATION
<p>increase in temporary construction-related emissions (particulate matter, CO, NO_x, SO₂, and VOCs) by the operation of construction equipment. Fugitive dust (PM10) would be emitted by activities that disturb the ground, such as grading and excavation, road construction, and building construction. These emissions could result in temporary or intermittent health and nuisance-type impacts in the immediate vicinity of individual construction sites.</p> <p>Construction emissions would not directly obstruct implementation of the AQMP, but construction projects associated with implementation of the proposed Land Use Plan have the potential to exceed emissions thresholds established by the SCAQMD.</p>		<p>MM Air Quality 1: Individual projects implemented pursuant to the Land Use Plan will be required to demonstrate their avoidance of significant impacts on air quality from construction activities through implementation of regulatory requirements and the goals and policies set forth in the proposed GPU. Where project-specific analysis determines that air quality standards may be exceeded, the City shall require mitigation measures that will reduce the emissions to the greatest extent practicable.</p>	
<p>The development shown in the proposed Land Use Plan will generate additional regional area- and mobile-source emissions over time from both stationary sources and mobile sources.</p> <p>GPU buildout would drastically exceed project-level emissions thresholds established by the SCAQMD. The discrepancy between thresholds and estimated emissions are somewhat misleading, however, as the thresholds are intended to identify individual projects that emit excessive amounts of regulated pollutants, and the GPU is a much larger endeavor than a stand-alone development project.</p>	<p>Potentially Significant</p>	<p>In addition to implementation of the goals, policies and implementation programs identified in the proposed GPU, the following mitigation measure is required:</p> <p>MM Air Quality 2: Individual projects implemented pursuant to the Land Use Plan will be required to demonstrate a reduction in impacts on air quality from operational emissions through implementation of goals and policies listed within the General Plan. Where project-specific analysis determines that air quality standards may be exceeded, the City shall require mitigation measures that will reduce the emissions to the greatest extent practicable. All applicants for future development shall comply with AQMP control measures so as to</p>	<p>Significant and Unavoidable</p>

POTENTIAL ENVIRONMENTAL IMPACT	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE AFTER MITIGATION
<p>Buildout of the GPU would also result in emission of pollutants for which the SCAB is in nonattainment of federal and/or state standards.</p> <p>The GPU would obstruct implementation of the AQMP by not contributing to its goals of regional reductions of air pollutant emissions in the region, and it would conflict with the AQMP in its inconsistency with AQMP projections for pollutant emissions.</p>		reduce this impact to the greatest extent possible.	
<p>The regional and cumulative impacts on CO, NO_x, and O₃ concentrations related to conflicts or obstruction of the applicable air quality plan, violation of air quality standards set forth by the SCAQMD AQMP, and contributions to a cumulatively considerable net increase of a criteria pollutant in a nonattainment region would be considered significant.</p>	Potentially Significant	<p>In addition to implementation of the goals, policies and implementation programs identified in the proposed GPU, the following mitigation measure is required:</p> <p>MM Air Quality 3: Individual projects implemented pursuant to the Land Use Plan within each District Plan will be required to demonstrate a reduction in impacts on air quality from operational emissions through implementation of the General Plan's goals and policies. Where project-specific analysis determines that air quality standards may be exceeded, the City shall require mitigation measures that will reduce the emissions to the greatest extent practicable. All applicants for future development shall comply with AQMP control measures so as to reduce this impact to the greatest extent possible.</p>	Significant and Unavoidable
<p>The land use designation changes would result in more commercial areas, which could increase traffic emissions. Development proposed in accordance with the Land Use Plan within the 3rd Street Annexation could</p>	Potentially Significant	<p>In addition to implementation of the goals, policies and implementation programs identified in the proposed GPU, the following mitigation measure is required:</p>	Significant and Unavoidable



POTENTIAL ENVIRONMENTAL IMPACT	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE AFTER MITIGATION
result in short- and long-term impacts related to air quality that would be considered significant.		MM Air Quality 4: Individual projects implemented pursuant to the Land Use Plan within the 3rd Street Annexation will be required to demonstrate a reduction in impacts on air quality from operational emissions through compliance with the General Plan’s goals and policies. Where project-specific analysis determines that air quality standards may be exceeded, the City shall require mitigation measures that will reduce the emissions to the greatest extent practicable. All applicants for future development shall comply with AQMP control measures so as to reduce this impact to the greatest extent possible.	
New development under the GPU could result in the exposure of sensitive receptors to air pollutants.	Potentially Significant	In addition to implementation of the goals, policies and implementation programs identified in the proposed GPU, the following mitigation measure is required: MM Air Quality 5: Individual projects implemented pursuant to the Land Use Plan will be required to demonstrate avoidance of significant impacts on air quality emissions associated with sensitive land uses. Where project-specific analysis determines that air quality emissions will adversely affect sensitive receptors, the City shall require mitigation measures that will reduce the emissions to the greatest extent practicable	Significant and Unavoidable
The proposed GPU will allow the types and quantity of land uses that have the potential to create objectionable odors.	Potentially Significant	In addition to implementation of the goals, policies and implementation programs identified in the proposed GPU, the following mitigation measure is required: MM Air Quality 6: Through the City’s project review process, individual projects implemented	Less than Significant

POTENTIAL ENVIRONMENTAL IMPACT	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE AFTER MITIGATION
		pursuant to the Land Use Plan will be evaluated to determine their potential for creating objectionable odors that would potentially impact a substantial number of persons. Where project-specific analysis determines that objectionable odors will occur, the City shall require mitigation measures that will reduce the emissions to the greatest extent practicable.	
The policies would reduce the impact of implementation of the GPU in association with the future development process. However, the regional and cumulative impacts on other criteria pollutants concentrations related to conflicts or obstruction of the applicable air quality plan, violation of air quality standards set forth by the SCAQMD AQMP and contributions to a cumulatively considerable net increase of a criteria pollutant in a nonattainment region would be considered significant.	Potentially Significant	In addition to implementation of the goals, policies and implementation programs identified in the proposed GPU, implementation of mitigation measures MM Air 1 through MM Air 6 is required.	Significant and Unavoidable



POTENTIAL ENVIRONMENTAL IMPACT	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE AFTER MITIGATION
3.7 – Greenhouse Gas Emissions			
<p>Under forecasted business-as-usual conditions, and accounting for the full extent of the growth permitted under the General Plan, Lake Elsinore’s GHG emissions are projected to increase to 1,064,565 MT CO₂e in 2020, which is equivalent to 7.4 MT CO₂e per resident or employee in the City’s service population, and to 2,028,819 MT CO₂e in 2030, which equates to 6.7 MT CO₂e per resident or employee in the City’s service population.</p> <p>The combination of state-level measures and local strategies and measures identified in the CAP will allow Lake Elsinore to meet, if not exceed, the overall service population target of 6.6 MT CO₂e/SP in 2020 and 4.4 MT CO₂e/SP in 2030.</p>	Potentially Significant	No mitigation measures beyond implementation of the strategies and measures set forth in the proposed Climate Action Plan and compliance with the goals, policies and implementation programs identified in the proposed GPU are required.	Less than Significant
<p>The proposed Climate Action Plan is consistent with and built upon the goals, policies and implementation programs contained in the proposed GPU. Therefore, the proposed project would be consistent and not conflict with an applicable GHG reduction plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.</p>	Less than Significant	No mitigation measures beyond implementation of the strategies and measures set forth in the proposed Climate Action Plan and compliance with the goals, policies and implementation programs identified in the proposed GPU are required.	Less than Significant
<p>Inasmuch as the City will be able to achieve established AB 32 and Executive Order S-3-05 target GHG emission reduction levels, the proposed project will result in less-than-significant cumulative impacts associated</p>	Less than Significant	No mitigation measures beyond implementation of the strategies and measures set forth in the proposed Climate Action Plan and compliance with the goals, policies and implementation programs	Less than Significant

POTENTIAL ENVIRONMENTAL IMPACT	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE AFTER MITIGATION
with GHG emissions.		identified in the proposed GPU are required.	
3.8 Biological Resources			
<p>Implementation of the proposed project would result in permanent impacts on the various habitats present throughout the City and SOI that support candidate, sensitive, or special status plant and animal species. Habitat impacts include direct removal through clearing and development, as well as indirect encroachment by new uses placed in or adjacent to natural areas, which in turn would affect plant and wildlife species residing within the area, including special-status species.</p> <p>Although it is the intent of the proposed project to minimize habitat impacts, future projects permitted by the GPU Land Use Plan may result in significant impacts and could result in inconsistencies between City policy and land use decision-making and the adopted policies and goals of the MSHCP.</p>	Potentially Significant	<p>In addition to implementation of the goals, policies and implementation programs identified in the proposed GPU, the following mitigation measures are required:</p> <p>MM Biological Resources 1: Project-specific analysis of plant and wildlife impacts and habitat impacts completed in accordance with the MSHCP will be required to determine the significance of impacts and identify mitigation measures to reduce the impacts of future developments on plant and wildlife species and vegetation communities to less-than-significant levels.</p> <p>MM Biological Resources 2: Project-specific analysis of habitat impacts and impacts on special-status wildlife species completed in accordance with the MSHCP and the Resource Protection and Preservation Chapter, Biological Resources Section, Goal 1, Policies 1.1-1.8 and Policy 2.2 will be required to determine the significance of impacts and identify mitigation measures to minimize the impacts to less-than-significant levels.</p>	Less than Significant
<p>Future development proposed in accordance with the proposed project could result in temporary and/or permanent impacts on wetland habitat and wetland features within the City and the SOI, including Lake Elsinore, the San Jacinto River, and the Temescal Wash. Project development could disturb wetland habitat, result in dredge/fill</p>	Potentially Significant	<p>In addition to implementation of the goals, policies and implementation programs identified in the proposed GPU, the following mitigation measure is required:</p> <p>MM Biological Resources 3: Individual environmental review conducted for future development projects will be required to identify any impacts on riparian areas and wetlands and, in</p>	Less than Significant

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POTENTIAL ENVIRONMENTAL IMPACT	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE AFTER MITIGATION
<p>activities in creeks and rivers, or result in increased sedimentation to wetland features that could adversely affect the feature’s viability as a biological resource as a result of site grading, and project drainage. In addition, adverse impacts could occur as a result of activities such as watercourse modification, development-required hardening of slopes adjacent to sensitive watercourses, construction of bridges and crossings, and the introduction of non-native invasive species into wetland or vernal pool habitats. Due to the programmatic level of environmental analysis conducted for this PEIR and the lack of site-specific information available, such as grading plans for potential future development projects, the full extent of potential biological impacts resulting from the implementation of the proposed project is not quantifiable at this time.</p>		<p>consultation with the appropriate resource agencies and applicable regional plans, must ensure incorporation of adequate mitigation to preserve the viability of these important biological resources.</p>	
<p>Implementation of the future projects permitted pursuant to the proposed project could result in the loss of established wildlife movement corridors and the loss or disturbance of nesting habitat for avian species protected by the Migratory Bird Treaty Act.</p>	<p>Potentially Significant</p>	<p>In addition to implementation of the goals, policies and implementation programs identified in the proposed GPU, the following mitigation measures are required:</p> <p>MM Biological Resources 4: Not more than thirty days prior to construction activities that occur between February 1 and August 15 of any year, surveys for nesting bird species shall be conducted by a qualified biologist selected by the developer and approved by the City. If no active avian nests are identified on or within 250 feet of the limits of the construction area, up to the limits of the project site, no further mitigation is necessary.</p>	<p>Less than Significant</p>

POTENTIAL ENVIRONMENTAL IMPACT	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE AFTER MITIGATION
		<p>Alternatively, to avoid impacts, the City may allow individual projects the option of beginning construction after the previous breeding season for bird species has ended (after August 15) and before the next breeding season begins (before February 15).</p> <p>MM Biological Resources 5: If active nests for avian species are found within the construction footprint of any future project, construction activities shall be delayed within a minimum 250-foot buffer zone surrounding nests of other special-status avian species until the young have fledged. This buffer zone shall not extend beyond the project site. No action other than avoidance shall be taken without CDFG consultation.</p> <p>MM Biological Resources 4: Not more than thirty days prior to construction activities that occur between February 1 and August 15 of any year, surveys for nesting bird species shall be conducted by a qualified biologist selected by the developer and approved by the City. If no active avian nests are identified on or within 250 feet of the limits of the construction area, up to the limits of the project site, no further mitigation is necessary.</p> <p>Alternatively, to avoid impacts, the City may allow individual projects the option of beginning construction after the previous breeding season for bird species has ended (after August 15) and before the next breeding season begins (before February 15).</p> <p>MM Biological Resources 5: If active nests for avian species are found within the construction footprint of any future project, construction activities shall be</p>	



POTENTIAL ENVIRONMENTAL IMPACT	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE AFTER MITIGATION
		delayed within a minimum 250-foot buffer zone surrounding nests of other special-status avian species until the young have fledged. This buffer zone shall not extend beyond the project site. No action other than avoidance shall be taken without CDFG consultation.	
Implementation of the future projects permitted pursuant to the proposed project could result in the removal of significant local heritage trees such as significant palm trees and native oak trees.	Less than Significant	No mitigation measures beyond the goals, policies and implementation programs identified in the proposed GPU are required.	Less than Significant
Inasmuch as the proposed project includes goals, policies and implementation programs that implement the MSHCP and support implementation of the SKR HCP, the proposed project does not conflict with the provisions of an adopted habitat conservation plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan	Less than Significant	No mitigation measures beyond the goals, policies and implementation programs identified in the proposed GPU are required.	Less than Significant
Implementation of existing State, federal, regional, and local regulatory requirements, including GPU goals, policies and implementation programs, together with implementation of applicable mitigation measures contained herein, would ensure that implementation of the proposed project, and the future development projects derived from it, would not make a cumulatively considerable contribution to cumulative biological resource impacts within either the Elsinore Area Plan jurisdiction area or the	Less than Significant	In addition to implementation of the goals, policies and implementation programs identified in the proposed GPU, implementation of mitigation measures MM Biological Resources 1 through MM Biological Resources 5 is required.	Less than Significant

POTENTIAL ENVIRONMENTAL IMPACT	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE AFTER MITIGATION
area covered by the LESJWA			
3.9 Hydrology and Water Quality			
Development consistent with the GPU could result in increased non-point source and point source contamination from common urban sources, construction activity, and vehicle use. This pollution could have a potentially significant impact on surface and groundwater quality.	Potentially Significant	In addition to implementation of the goals, policies and implementation programs identified in the proposed GPU, the following mitigation measure is required: MM Hydrology 1: The following goals and policies of the GPU must be implemented as a part of future development to mitigate potential impacts associated with 1) alteration of drainage patterns and associated erosion; 2) development within the 100 year floodplain and 3) water quality: <ul style="list-style-type: none"> • Flooding and Floodplains Policies 5.1-5.2 • Water Resources Policies 4.1-4.4 • Biological Resources Policies 1.1-1.8 and 2.1-2.2 	Less than Significant
Development consistent with the GPU could result in altered drainage patterns, significantly increasing the potential for erosion throughout the City, especially where hillsides are developed with residential uses.	Potentially Significant	Same as mitigation measure MM Hydrology 1 , above.	Less than Significant
Increased development throughout the City and SOI would potentially result in significant alteration of the drainage patterns by altering or extending grading within any of these streams. Any development within the 100-year floodplain would be subject to potentially significant flooding impacts.	Potentially Significant	Same as mitigation measure MM Hydrology 1 , above.	Less than Significant
Implementation of the proposed Land Use	Less than Significant	No mitigation measures beyond the goals, policies	Less than Significant



POTENTIAL ENVIRONMENTAL IMPACT	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE AFTER MITIGATION
<p>Plan will result in the increase in the number of persons residing and the amount of construction within the high inundation zone of the Railroad Canyon Dam. Although failure of the Railroad Canyon Dam is an extremely unlikely event, portions of the City would be subject to flooding possibly necessitating evacuation of the area.</p> <p>Implementation of the proposed Land Use Plan will result in the increase in the number of persons residing and the amount of construction within areas that have the potential for mudflows/debris flows.</p>		and implementation programs identified in the proposed GPU are required.	
<p>Increased development throughout the project area and throughout western Riverside County could result in increased non-point source and point source contamination from common urban sources, construction activity, and vehicle use. Additionally, more people could be exposed to potential flooding and impacts from debris flows. However, through compliance with existing regulatory requirements, compliance with the goals, policies and implementation programs of the proposed GPU and implementation of mitigation measure MM Hydrology 1 potential cumulative impacts related to hydrology and water quality will be less than significant.</p>	Less than Significant	In addition to implementation of the goals, policies and implementation programs identified in the proposed GPU, implementation of mitigation measure MM Hydrology 1 is required.	Less than Significant
3.10 Hazards and Hazardous Materials			
<p>Increased development throughout the City and SOI in accordance with the Land Use</p>	Potentially Significant	In addition to implementation of the goals, policies and implementation programs identified in the	Less than Significant

POTENTIAL ENVIRONMENTAL IMPACT	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE AFTER MITIGATION
<p>Plan could expose people to potentially significant hazards from use of hazardous materials and the disposal of hazardous waste.</p>		<p>proposed GPU, the following mitigation measures are required:</p> <p>MM Hazards 1: Individual projects implemented pursuant to the Land Use Plan will be required to demonstrate their avoidance of significant impacts associated with use and storage of hazardous materials and disposal of hazardous waste through implementation of Policies 3.1 through 3.4 of the Hazards and Hazardous Materials section of the Public Safety and Welfare chapter.</p> <p>MM Hazards 2: Individual projects implemented pursuant to the Land Use Plan within the District Plans will be required to demonstrate their avoidance of significant impacts associated with exposure to hazardous materials through implementation of Policy 3.5 of the Hazards and Hazardous Materials section of the Public Safety and Welfare chapter. Proposed development projects on or adjacent to the SARI line in these districts would be required to analyze risks specific to sensitive land uses and the extent of the subsurface components involved with building in these locations.</p> <p>MM Hazards 3: Individual projects implemented pursuant to the Land Use Plan within the 3rd Street Annexation will be required to demonstrate their avoidance of significant impacts associated with use and storage of hazardous materials and disposal of hazardous waste through implementation of Policies 3.1 through 3.4 of the Hazards and Hazardous Materials section of the Public Safety and Welfare chapter.</p>	



POTENTIAL ENVIRONMENTAL IMPACT	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE AFTER MITIGATION
The proposed project itself will not directly result in any specific development project. However, individual development projects implemented pursuant to the proposed project could be affected by sites that were once or in the future may be listed on a hazardous materials site list.	Less than Significant	No mitigation measures beyond the goals, policies and implementation programs identified in the proposed GPU are required.	Less than Significant
<p>The Land Use Plan would allow development of residential and commercial uses in the vicinity of the airport. However, no features of the GPU or the Land Use Plan would conflict with requirements of the FAA regarding proximity of development to airports. All future development proposed within proximity to the airport would be required to comply with FAA regulations to ensure that future residents or employees are not subject to significant hazards.</p> <p>The potential inconsistencies of future development with the densities allowed for in the Land Use Planning Handbook are considered to be a potentially significant land use compatibility impact at a programmatic level.</p>	Potentially Significant	<p>In addition to implementation of the goals, policies and implementation programs identified in the proposed GPU, the following mitigation measure is required:</p> <p>MM Hazards 4: Proposed development projects within proximity to the Skylark Airport <u>the Skylark Airport Influence Area, as shown on Figure 2.7 of the General Plan</u> will be evaluated for consistency with continued operations at the airport. The project applicant of each such development project shall comply with the applicable requirements of the Federal Aviation Administration (FAA) regarding any encroachment into the airport’s navigable airspace in accordance with Federal Aviation Regulations (FAR) Part 77.</p>	Less than Significant
Implementation of the proposed project will not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.	No impacts	No mitigation measures beyond the goals, policies and implementation programs identified in the proposed GPU are required.	No impacts.
New development under the GPU would extend into areas of the SOI that are	Potentially Significant	In addition to implementation of the goals, policies and implementation programs identified in the	Less than Significant

POTENTIAL ENVIRONMENTAL IMPACT	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE AFTER MITIGATION
considered highly susceptible to wildfires		proposed GPU, the following mitigation measure is required: MM Hazards 5: Individual projects implemented pursuant to the Land Use Plan in each District and within the 3rd Street Annexation Area will be required to demonstrate their avoidance of significant impacts associated with wildfire hazards through implementation of all policies under the Wildfire Hazards section of the Public Safety and Welfare chapter.	
With implementation of the policies of the GPU, all project-related impacts related to hazards and hazardous materials would be reduced to less than significant levels. State, federal, regional and local regulations would apply to development within the project area and throughout western Riverside County, thereby reducing the potential for cumulative impacts associated with hazards and hazardous materials to a less than significant level. The proposed project's incremental contribution to these impacts would be less than cumulatively considerable.	Less than Significant	In addition to implementation of the goals, policies and implementation programs identified in the proposed GPU, implementation of mitigation measures MM Hazards 1 through MM Hazards 5 is required.	Less than Significant
3.11 Geology and Soils			
Increased development throughout the City and SOI in accordance with proposed project has the potential to cause impacts involving exposure of people or property to the risk of loss, injury, or death involving rupture of a known earthquake fault, strong seismic	Potentially Significant	In addition to implementation of the goals, policies and implementation programs identified in the proposed GPU, the following mitigation measures are required: MM Geology and Soils 1: Individual projects implemented pursuant to the proposed project will	Less than Significant



POTENTIAL ENVIRONMENTAL IMPACT	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE AFTER MITIGATION
ground shaking, seismic-related ground failure, including liquefaction, landslides, lateral spreading, subsidence, or collapse.		<p>be required to demonstrate their avoidance of significant impacts associated with seismic hazards including ground-shaking, liquefaction, landslides, subsidence and collapse through implementation of all goals and policies under the Land Use section of the Community Form Chapter and the Seismic Activity section of the Public Safety and Welfare chapter of the GPU.</p> <p>MM Geology and Soils 2: The City shall continue to enforce the seismic design provisions for Seismic Zone 4 of the California Building Code, including near-source seismic conditions for all new construction in the City.</p>	
Clearing and grading for construction associated with future development in the City and its SOI could result in short-term soil erosion by wind and water, and loss of topsoil. Through compliance with regulatory requirements and implementation of the proposed project’s goals, policies and implementation programs potential impacts related to soil erosion or loss of topsoil are considered less than significant.	No impacts	No mitigation measures beyond the goals, policies and implementation programs identified in the proposed GPU are required.	No impacts.
Increased development throughout the City and SOI in accordance with the proposed project would increase the potential for significant exposure of people or property to the risk of property loss, injury, or death resulting from expansive and corrosive soils hazards.	Potentially Significant	<p>In addition to implementation of the goals, policies and implementation programs identified in the proposed GPU, the following mitigation measure is required:</p> <p>MM Geology and Soils 3: Individual projects implemented pursuant to the proposed project will be required to demonstrate their avoidance of significant impacts associated with expansive or corrosive soils through implementation of the</p>	Less than Significant

POTENTIAL ENVIRONMENTAL IMPACT	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE AFTER MITIGATION
		policies under the Seismic Activity section of the Public Safety and Welfare chapter.	
The proposed project would not result in the installation of septic tanks or alternative waste water disposal systems in soils incapable of adequately supporting such sewage disposal systems	Less than Significant	No mitigation measures beyond the goals, policies and implementation programs identified in the proposed GPU are required.	Less than Significant
With implementation of the policies of the GPU as, previously cited, the applicable provisions of the LEMC, and proposed mitigation measures, potential cumulative impacts related to geotechnical hazards, expansive soils, corrosive soils, landslides and subsidence within the City and SOI would be less than significant with mitigation incorporated.	Less than Significant	In addition to implementation of the goals, policies and implementation programs identified in the proposed GPU, implementation of mitigation measures MM Geology and Soils 1 through MM Geology and Soils 3 is required.	Less than Significant
3.12 Mineral Resources			
The policies within the proposed General Plan pertaining to mineral resources seek to conserve areas identified as containing significant mineral deposits for potential use. The policies will maintain the availability of mineral resources while continuing to encourage proper reclamation and enhancement of areas impacted by extractive/mining activities for the public's health, safety and welfare. Implementation of the proposed General Plan policies related to mineral resources ensure that future development in the City and its SOI would not have any significant	Less than Significant	No mitigation measures beyond the goals, policies and implementation programs identified in the proposed GPU are required.	Less than Significant



POTENTIAL ENVIRONMENTAL IMPACT	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE AFTER MITIGATION
<p>adverse impacts on mineral resources nor would future mineral resource extraction have any significant adverse impacts on future development.</p> <p>Implementation of the proposed General Plan policies related to mineral resources ensure that future development in the City and its SOI would not have any significant adverse impacts on mineral resources nor would future mineral resource extraction have any significant adverse impacts on future development. This cumulative impact would be less than cumulatively considerable.</p>			
3.13 Population and Housing			
<p>The projected population is based on the land use categories and density assumptions included in the Land Use Plan. Though the projected population with buildout of both the incorporated and unincorporated portions of the GPU is 318,856, projected buildout for the incorporated area only is 209,756. This is in direct comparison with the adopted SCAG population forecast for 2030 of 85,376 in the incorporated area. The GPU population projections are considered consistent with the projections being considered by SCAG for several key reasons. First, the SCAG population forecast is not based upon buildout pursuant to the City’s General Plan, but rather on projected annual growth rates; second, the greater range set</p>	<p>No Impact</p>	<p>No mitigation measures beyond the goals, policies and implementation programs identified in the proposed GPU are required.</p>	<p>No Impact</p>

POTENTIAL ENVIRONMENTAL IMPACT	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE AFTER MITIGATION
<p>forth in the GPU allows for greater flexibility in providing affordable housing, a state mandated program; and, third, the GPU will require a jobs-housing balance that meets or exceeds the regional goals.</p> <p>The proposed project establishes goals, policies and implementation programs that will reduce potential growth-related impacts. Therefore, the proposed project will direct growth and development so that it occurs in a manner that is manageable for the City and avoids significant physical impacts that result from population growth.</p> <p>The indirect impacts of the estimated population increase are discussed in Sections 3.1 through 3.12, 3.14 through 3.16 of this PEIR.</p>			
<p>Approval of the proposed project would not result in the direct displacement of existing housing or people, since the proposed project will only result in the adoption of land use designations and associated goals, policies and implementation programs; rather than individual development projects. Development of vacant land would not displace residential units or persons; therefore, no impact would occur. However, redevelopment of existing developments has the potential to result in some displacement of housing or people. Without the exact location of new development, it is not possible to determine whether it will displace residential units or persons and any such</p>	<p>Less than Significant</p>	<p>No mitigation measures beyond the goals, policies and implementation programs identified in the proposed GPU are required.</p>	<p>Less than Significant</p>



POTENTIAL ENVIRONMENTAL IMPACT	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE AFTER MITIGATION
analysis would be speculative.			
<p>Subsequent land use activities associated with the implementation of the proposed project, in addition to existing, approved, proposed and reasonably foreseeable development, could result in a cumulative increase in the population and housing growth in western Riverside County. However, implementation of the goals, policies and implementation programs will enable the City of Lake Elsinore to direct growth and development so that it occurs in a manner that is manageable for the City and avoids significant physical impacts that result from population growth. Therefore, there will be a less than significant cumulative impact related to population and housing.</p>	Less than Significant	No mitigation measures beyond the goals, policies and implementation programs identified in the proposed GPU are required.	Less than Significant
Section 3.14 Public Services			
<p>Potential impacts would result from population increase and increased development throughout the City and SOI in accordance with the proposed Land Use Plan and potential substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives for police, fire, school, library, and animal control would be potentially significant. Individual projects implemented pursuant to the Land Use Plan</p>	Potentially Significant	<p>In addition to implementation of the goals, policies and implementation programs identified in the proposed GPU, the following mitigation measure is required:</p> <p>MM Public Services 1: Individual projects implemented pursuant to the Land Use Plan will be required to demonstrate their avoidance of significant impacts associated with public services related to 1) police service, 2) fire protection, 3) schools, 4) libraries, , and 5) animal control through implementation of the following:</p> <ul style="list-style-type: none"> • Compliance with applicable State and local laws and regulations, 	Less than Significant

POTENTIAL ENVIRONMENTAL IMPACT	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE AFTER MITIGATION
would also result in potentially significant impacts associated with public services related to police, fire, school, library, and animal control.		<ul style="list-style-type: none"> • Policy 1.6 of the Community Form chapter, Land Use section, • Policies 8.1 through 8.4 under Goal 8 of the Community Facilities and Protection Services section of the Public Safety and Welfare chapter, and • Goals 9 through 11 and associated policies of the Community Facilities and Protection Services section of the Public Safety and Welfare chapter addressing schools, libraries, and animal control services. 	
With the population growth allowed by the Proposed Land Use Plan, cumulative impacts are inevitable. With the provisions made in the goals and policies in planning efforts by County agencies and other service providers, implementation of future development in accordance with the Proposed Land Use Plan would not have significant cumulative impacts upon these services.	Less than Significant	In addition to implementation of the goals, policies and implementation programs identified in the proposed GPU, implementation of mitigation measures MM Public Services 1 is required.	Less than Significant
Section 3.15 Parks and Recreation			
The population increase associated with increased development throughout the City and SOI in accordance with the proposed Land Use Plan would potentially result in substantial adverse physical impacts associated with the increased use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.	Potentially Significant	<p>In addition to implementation of the goals, policies and implementation programs identified in the proposed GPU, the following mitigation measure is required:</p> <p>MM Parks and Recreation 1: Individual projects implemented pursuant to the Land Use Plan will be required to demonstrate their avoidance of significant impacts associated with community services related to parks and recreation through implementation of the following:</p>	Less than Significant



POTENTIAL ENVIRONMENTAL IMPACT	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE AFTER MITIGATION
		<ul style="list-style-type: none"> • Policies under Goals 8 and 9 of the Parks and Recreation section of the Community Form chapter. • Policies 1.1 and 2.1 of the Community Form chapter, Land Use section. 	
The proposed project will provide sufficient acreage to meet the projected parks needs of the residents of the City of Lake Elsinore. Inasmuch as the City will be able to provide adequate park and recreation services to serve its future population, potential impacts are not considered to be cumulatively significant.	Less than Significant	In addition to implementation of the goals, policies and implementation programs identified in the proposed GPU, implementation of mitigation measure MM Parks and Recreation 1 is required.	Less than Significant
3.16 Utilities and Service Systems			
<p>Implementation of the proposed project result in population increases due to increased development throughout the City and SOI in accordance with the proposed Land Use Plan. This increased development would generate increased wastewater flows that will require treatment at EVMWD facilities.</p> <p>Through compliance with EVMWD's Wastewater Master Plan, payment of established EVMWD utility rates and connection fees, and compliance with Chapter 16 of the LEMC, wastewater-related impacts associated with the proposed project would be reduced to a less-than-significant level.</p>	Less than Significant	No mitigation measures beyond the goals, policies and implementation programs identified in the proposed GPU are required.	Less than Significant

POTENTIAL ENVIRONMENTAL IMPACT	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE AFTER MITIGATION
<p>Implementation of the proposed project result in population increases and increases in commercial, industrial and other non-residential uses due to increased development throughout the City and SOI in accordance with the proposed Land Use Plan. This increased development would generate increased demand for water.</p> <p>The EVMWD UWMP indicates that there are sufficient water supplies and water shortage contingency plans to protect existing and future water needs within its service area. Through compliance with EVMWD's UWMP and Water Distribution System Master Plan, Chapter 16 of the LEMC and the City's Water Efficient Landscaping Requirements (LEMC Chapter 19.08), and payment of established EVMWD utility rates and connection fees, water supply and infrastructure associated with the proposed project would be reduced to a less-than-significant level.</p>	Less than Significant	No mitigation measures beyond the goals, policies and implementation programs identified in the proposed GPU are required.	Less than Significant
<p>Implementation of the proposed project result in population increases and increases in commercial, industrial and other non-residential uses which would potentially impact solid waste disposal services and the capacity of landfill facilities that serve the City. However, through compliance with City and County waste reduction programs and compliance with applicable State and local laws and regulations, potential impacts will be reduced to less-than-significant levels.</p>	Less than Significant	No mitigation measures beyond the goals, policies and implementation programs identified in the proposed GPU are required.	Less than Significant



POTENTIAL ENVIRONMENTAL IMPACT	LEVEL OF SIGNIFICANCE BEFORE MITIGATION	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE AFTER MITIGATION
<p>The increase in development allowed under the proposed Land Use Plan would require increases in the availability and adequacy of electrical and natural gas service, and telecommunications services. The proposed project’s goals, policies and implementation programs will reduce potential impacts on electrical and natural gas service, and telecommunications services as development continues by ensuring that these services will be provided. Therefore, impacts would be considered less than significant at a programmatic level.</p>	<p>Less than Significant</p>	<p>No mitigation measures beyond the goals, policies and implementation programs identified in the proposed GPU are required.</p>	<p>Less than Significant</p>
<p>With implementation of the goals, policies and implementation programs of the proposed project and compliance with existing regulatory requirements and service provider Master Plans; potential cumulative impacts on utilities and service systems will be less than significant.</p>	<p>Less than Significant</p>	<p>No mitigation measures beyond the goals, policies and implementation programs identified in the proposed GPU are required.</p>	<p>Less than Significant</p>

S.7 UNAVOIDABLE SIGNIFICANT ENVIRONMENTAL EFFECTS

Section 15126.2(b) of the CEQA Guidelines requires that an EIR describe potential environmental impacts that cannot be avoided, even with the implementation of feasible mitigation measures. Implementation of the GPU would result in the following significant and unavoidable project-related impacts.

TRANSPORTATION AND CIRCULATION

At buildout of the proposed GPU in 2030, all study area intersections are projected to operate at acceptable LOS during the peak hours with improvements that are consistent with the proposed roadway system and the implementation of the GPU Circulation Element and Capital Improvements Program. However, the actual construction of the required intersection and roadway improvements cannot be determined with certainty. It is anticipated that as development that implements the proposed Land Use Plan proceeds, each development will pay for and construct general plan level road improvements on roads adjacent to the development sites. However, the timing of road improvements needed to improve level of service on a regional basis based upon need and the availability of funding. Thus, it is possible that the required improvements will not be constructed in time to mitigate the proposed project's traffic and circulation impacts to below the level of significance and therefore even after mitigation, project-related and cumulative impacts will remain significant and unavoidable.

NOISE

An increase in traffic volume throughout the local and regional circulation system as a result of GPU implementation has the potential to generate noise levels along roadway corridors that would exceed standards set forth in the Zoning Code and the General Plan's Noise and Land Use Compatibility Matrix and Interior and Exterior Noise Standards. Considering that the 65 Ldn contour would extend beyond existing conditions, additional existing and planned residential areas in proximity to major public roadways could be subject to exterior noise levels that exceed City standards. As a result, traffic levels at buildout of the GPU could result in significant noise impacts on existing land uses and increased traffic noise would be contributing to significant and unavoidable cumulative impacts.

AIR QUALITY

GPU buildout would drastically exceed project-level emissions thresholds established by the SCAQMD for all criteria pollutants resulting in significant adverse impacts. The regional and cumulative impacts on CO, NO_x, and O₃ concentrations related to conflicts or obstruction of the applicable air quality plan, violation of air quality standards set forth by the SCAQMD AQMP, and contributions to a cumulatively considerable net increase of a criteria pollutant in a nonattainment region would be considered significant.



Non-vehicular operational emissions resulting from activities associated with residential and nonresidential development anticipated under the GPU would incrementally add to total air emissions. Implementation of the policies set forth in the GPU would reduce operational emissions impacts associated with future development in the City; however, considering that the region is in federal and state nonattainment status for certain criteria pollutants, such policies do not ensure that future development and associated emissions will not continue to contribute to regional nonattainment status for these pollutants. As a result, the contribution of development and associated operational emissions anticipated with buildout of the GPU to violation of state and federal ambient air quality standards would be a significant impact on air quality.