



PLANNING APPLICATION No. 2021-18

General Plan Amendment No. 2021-01

ENVIRONMENTAL REVIEW No. 2021-01

(Initial Study/Negative Declaration)

Prepared By:

CITY OF LAKE ELSINORE

130 South Main Street
Lake Elsinore, CA 92530

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I. INTRODUCTION

A. PURPOSE

This document is an Initial Study for evaluation of environmental impacts resulting from implementation of Planning Application 2021-18 (General Plan Amendment No. 2021-01) which consists of an update to the City of Lake Elsinore's Housing Element to cover the 2021-2019 period, an update of the General Plan Safety Element contained in Chapter 3.0 (Public Safety and Welfare) of the City's General Plan and a new Environmental Justice Element, which is being incorporated into Chapter 3.0. For purposes of this document, this application will be called the "proposed project".

B. CALIFORNIA ENVIRONMENTAL QUALITY ACT

As defined by Section 15063 of the California Environmental Quality Act (CEQA) Guidelines, an **Initial Study** is prepared primarily to provide the Lead Agency with information to use as the basis for determining whether an Environmental Impact Report (EIR), Negative Declaration, or Mitigated Negative Declaration would be appropriate for providing the necessary environmental documentation and clearance for any proposed project.

According to CEQA Guidelines Section 15065, an **EIR** is deemed appropriate for a particular proposal if the following conditions occur:

- The project has the potential to: substantially degrade the quality of the environment; substantially reduce the habitat of a fish or wildlife species; cause a fish or wildlife population to drop below self-sustaining levels; threaten to eliminate a plant or animal community; substantially reduce the number or restrict the range of an endangered, rare or threatened species; or eliminate important examples of the major periods of California history or prehistory.
- The project has the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals.
- The project has possible environmental effects that are individually limited but cumulatively considerable.
- The environmental effects of a project will cause substantial adverse effects on human beings, either directly or indirectly.

According to CEQA Section 21080(c)(1) and CEQA Guidelines Section 15070(a), a **Negative Declaration** can be adopted if it can be determined that the project will not have a significant effect on the environment.

According to CEQA Section 21080(c)(2) and CEQA Guidelines Section 15070(b), a **Mitigated Negative Declaration** can be adopted if it is determined that although the **Initial Study** identifies that the project may have potentially significant effects on the environment, revisions in the project plans and/or mitigation measures, which would avoid or mitigate the effects to below the level of significance, have been made or agreed to by the applicant.

This Initial Study has determined that the proposed project will not result in potentially significant environmental effects and therefore, a Negative Declaration is deemed the appropriate document to provide the necessary environmental evaluations and clearance.

This Initial Study and Negative Declaration are prepared in conformance with the California Environmental Quality Act of 1970 , as amended (Public Resources Code, Section 21000 *et seq.*); the State Guidelines for Implementation of the California Environmental Quality Act (“CEQA Guidelines”), as amended (California Code of Regulations, Title 14, Division 6, Chapter 3, Section 15000, *et seq.*); applicable requirements of the City of Lake Elsinore; and the regulations, requirements, and procedures of any other responsible public agency or agency with jurisdiction by law.

The City of Lake Elsinore is designated the Lead Agency, in accordance with Section 15050 of the CEQA Guidelines. The Lead Agency is the public agency which has the principal responsibility for carrying out or approving a project which may have significant effects upon the environment.

C. INTENDED USES OF INITIAL STUDY AND NEGATIVE DECLARATION

This Initial Study and Negative Declaration are informational documents which are intended to inform the City of Lake Elsinore decision-makers, other responsible or interested agencies, and the general public of the potential environmental effects of the proposed project. The environmental review process has been established to enable public agencies to evaluate environmental consequences and to examine and implement methods of eliminating or reducing any potentially adverse impacts. While CEQA requires that consideration be given to avoiding environmental damage, the Lead Agency and other responsible agencies must balance adverse environmental effects against other public objectives, including economic and social goals (CEQA Guidelines Section 15021).

The City of Lake Elsinore City Council, as Lead Agency, has determined that environmental clearance for the proposed project can be provided with a Negative Declaration. The Initial Study and Notice of Availability and Intent to Adopt prepared for the Negative Declaration will be circulated for a period of 30 days for public and agency review. Comments received on the document will be considered by the Lead Agency before it acts on the proposed project.

D. CONTENTS OF INITIAL STUDY

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

I. INTRODUCTION presents an introduction to the entire report. This section identifies City of Lake Elsinore contact persons involved in the process, scope of environmental review, environmental procedures, and incorporation by reference documents.

II. PROJECT DESCRIPTION describes the proposed project. A description of discretionary approvals and permits required for project implementation is also included.

III. ENVIRONMENTAL CHECKLIST FORM contains the City’s Environmental Checklist Form. The checklist form presents results of the environmental evaluation for the proposed project and those areas that would have either a potentially significant impact, a less than significant impact with mitigation incorporated, a less than significant impact, or no impact.

IV. ENVIRONMENTAL ANALYSIS provides the background analysis supporting each response provided in the environmental checklist form. Each response checked in the checklist form is discussed and supported with sufficient data and analysis. As appropriate, each response discussion

describes and identifies specific impacts anticipated with project implementation. In this section, mitigation measures are also set forth, as appropriate, that would reduce potentially significant adverse impacts to levels of less than significance.

V. MANDATORY FINDINGS presents the background analysis supporting each response provided in the environmental checklist form for the Mandatory Findings of Significance set forth in Section 21083(b) of CEQA and Section 15065 of the CEQA Guidelines.

VI. PERSONS AND ORGANIZATIONS CONSULTED identifies those individuals consulted and involved in the preparation of this Initial Study and Negative Declaration.

VII. REFERENCES lists bibliographical materials used in preparation of this document.

E. SCOPE OF ENVIRONMENTAL ANALYSIS

For evaluation of environmental impacts, each question from the Environmental Checklist Form is stated and responses are provided according to the analysis undertaken as part of the Initial Study. All responses will take into account the whole action involved, including offsite as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts. Project impacts and effects will be evaluated and quantified, when appropriate. To each question, there are four possible responses, including:

1. **No Impact:** A “No Impact” response is adequately supported if the referenced information sources show that the impact simply does not apply to the proposed project. A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. **Less Than Significant Impact:** Development associated with project implementation will have the potential to impact the environment. These impacts, however, will be less than the levels of thresholds that are considered significant and no additional analysis is required.
3. **Less Than Significant With Mitigation Incorporated:** This applies where incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact”. The Lead Agency must describe the mitigation measures and briefly explain how they reduce the effect to a less than significant level.
4. **Potentially Significant Impact:** There is substantial evidence that the proposed project may have impacts that are considered potentially significant and an EIR is required.

F. TIERED DOCUMENTS, INCORPORATION BY REFERENCE, AND TECHNICAL STUDIES

Information, findings, and conclusions contained in this document are based on the incorporation by reference of tiered documentation and technical studies that have been prepared for the proposed project which are discussed in the following section.

1. Tiered Documents

As permitted in CEQA Guidelines Section 15152(a) the analysis of general matters contained in a broader EIR (such as one prepared for a general plan or policy statement) with later EIRs and

negative declarations on narrower projects; incorporating by reference the general discussions from the broader EIR; and concentrating the later EIR or negative declaration solely on the issues specific to the later project.

Tiering is defined in CEQA Guidelines Section 15385 as follows:

“Tiering” refers to the coverage of general matters in broader EIRs (such as on general plans or policy statements) with subsequent narrower EIRs or ultimately site-specific EIRs incorporating by reference the general discussions and concentrating solely on the issues specific to the EIR subsequently prepared. Tiering is appropriate when the sequence of EIRs is:

- (a) From a general plan, policy, or program EIR to a program, plan, or policy EIR of lesser scope or to a site-specific EIR;
- (b) From an EIR on a specific action at an early stage to a subsequent EIR or a supplement to an EIR at a later stage. Tiering in such cases is appropriate when it helps the Lead Agency to focus on the issues which are ripe for decision and exclude from consideration issues already decided or not yet ripe.

Tiering also allows this document to comply with Section 15152(b) of the CEQA Guidelines, which discourages repetitive analyses, as follows:

“Agencies are encouraged to tier the environmental analyses which they prepare for separate but related projects including general plans, zoning changes, and development projects. This approach can eliminate repetitive discussions of the same issues and focus the later EIR or negative declaration on the actual issues ripe for decision at each level of environmental review. Tiering is appropriate when the sequence of analysis is from an EIR prepared for a general plan, policy or program to an EIR or negative declaration for another plan, policy, or program of lesser scope, or to a site-specific EIR or negative declaration.”

Further, Section 15152(d) of the CEQA Guidelines states:

“Where an EIR has been prepared and certified for a program, plan, policy, or ordinance consistent with the requirements of this section, any lead agency for a later project pursuant to or consistent with the program, plan, policy, or ordinance should limit the EIR or negative declaration on the later project to effects which:

- (1) Were not examined as significant effects on the environment in the prior EIR; or
- (2) Are susceptible to substantial reduction or avoidance by the choice of specific revisions in the project, by the imposition of conditions or other means.”

For this document, the “City of Lake Elsinore General Plan Update Final Recirculated Program Environmental Impact Report” certified December 13, 2011 (SCH #2005121019) serves as the broader document, since it analyzes the entire City area, which includes the proposed project site. However, as discussed, site-specific impacts, which the broader document (City of Lake Elsinore General Plan Update Final Recirculated Program Environmental Impact Report) cannot adequately address, may occur for certain issue areas. This document, therefore, evaluates each environmental issue alone and will rely upon the analysis contained within the Lake Elsinore General Plan Final EIR with respect to remaining issue areas.

2. Incorporation by Reference

An EIR or Negative Declaration may incorporate by reference all or portions of another document

which is a matter of public record or is generally available to the public. Where all or part of another document is incorporated by reference, the incorporated language shall be considered to be set forth in full as part of the text of the EIR or Negative Declaration. (CEQA Guidelines Section 15150[a])

Incorporation by reference is a procedure for reducing the size of EIRs/MND and is most appropriate for including long, descriptive, or technical materials that provide general background information, but do not contribute directly to the specific analysis of the project itself. This procedure is particularly useful when an EIR or Negative Declaration relies on a broadly-drafted EIR for its evaluation of cumulative impacts of related projects (*Las Virgenes Homeowners Federation v. County of Los Angeles* [1986, 177 Ca.3d 300]). If an EIR or Negative Declaration relies on information from a supporting study that is available to the public, the EIR or Negative Declaration cannot be deemed unsupported by evidence or analysis (*San Francisco Ecology Center v. City and County of San Francisco* [1975, 48 Ca.3d 584, 595]).

When an EIR or Negative Declaration incorporates a document by reference, the incorporation must comply with CEQA Guidelines Section 15150 as follows:

- Where part of another document is incorporated by reference, such other document shall be made available to the public for inspection at a public place or public building. The EIR or Negative Declaration shall state where the incorporated documents will be available for inspection. At a minimum, the incorporated document shall be made available to the public in an office of the Lead Agency. (CEQA Guidelines Section 15150[b])
- The incorporated part of the referenced document shall be briefly summarized where possible or briefly described if the data or information cannot be summarized. The relationship between the incorporated part of the referenced document and the EIR shall be described. (CEQA Guidelines Section 15150[c])
- This document must include the State identification number of the incorporated document (CEQA Guidelines Section 15150[d]).

3. Documents Incorporated by Reference/Technical Studies

a. The following document(s) is/are incorporated by reference:

- City of Lake Elsinore General Plan Update Final Recirculated Program Environmental Impact Report (“General Plan EIR”) (SCH #2005121019), certified December 13, 2011. The General Plan EIR, from which this document is tiered, addresses the entire City of Lake Elsinore and provides background and inventory information and data which apply to the project site. Incorporated information and/or data will be cited in the appropriate sections.

b. The above-listed document is available for review at:

City of Lake Elsinore
Planning Division
130 S. Main Street
Lake Elsinore, California 92530

Hours: Mon-Thurs: 8 a.m. - 5 p.m.
Friday: 8 a.m. - 4 p.m.
Closed Holidays

II. PROJECT DESCRIPTION

A. PROJECT LOCATION AND SETTING

Project Location

Located within western Riverside County, the City of Lake Elsinore bordered by the Elsinore Mountains to the west, which is part of the Santa Ana Mountain Range. The City is surrounded by Wildomar to the southeast, unincorporated Riverside County to the west and north, and Menifee and Canyon Lake to the east. The City's planning area (including its sphere of influence) encompasses approximately 72 square miles. Figure 1, Regional Location and Figure 2, Vicinity Map illustrate the City's location within western Riverside County and its local context. The City of Lake Elsinore 2021-2029 Housing Element applies to all residential and mixed-use zoning districts and all General Plan land use designations that allow residential or mixed-use development within the municipal boundaries of the City of Lake Elsinore. The update of the General Plan Safety Element and the new Environmental Justice Element will apply to all properties within the City of Lake Elsinore.

Environmental Setting

The City of Lake Elsinore is located in southwestern Riverside County. The City lies on either side of Interstate 15 and is pocketed by the surrounding hillsides, including the Cleveland National Forest to the west. Interstate 15 provides access to the regional highway network. The City has seen substantial development in the past twenty years, however large amounts of vacant areas still exist within the City. The topography of the City varies between flat areas amongst the core and downtown areas of the City north and east of Lake Elsinore and transitions to steeper terrain elsewhere in the City.

B. PROJECT DESCRIPTION

The proposed Project includes the following entitlements:

- **City of Lake Elsinore 2021-2029 Housing Element and Amendment of City of Lake Elsinore General Plan Chapter 3.0 (Public Safety and Welfare)** including updates related to the Safety Element and the addition of new Environmental Justice goals, policies and programs. (Planning Application No. 2021-18/General Plan Amendment No. 2021-01).

The project consists of three components consisting of:

1. **The adoption and implementation of the City of Lake Elsinore 2021-2029 Housing Element**, which represents an update of the City's Housing Element. California law requires an update of the Housing Element every eight years in order to remain relevant and reflective of the community's changing housing needs. California is now entering its sixth cycle, covering a period between 2021 and 2029. The Housing Element is an integral component of the City's General Plan as it addresses existing and future housing needs of all types for persons in all economic segment groups within the City. The Housing Element serves as a tool for decision-makers and the public in understanding and meeting housing needs in Lake Elsinore. While the law does not require local governments to actually construct housing to meet identified needs, it does require that the community address housing needs in its discretionary planning actions such as creating opportunities for housing in the land use plan and facilitating development through policies. To meet this goal, the Housing Element identifies existing vacant or underdeveloped areas already designated by the General Plan Land Use Element to provide for the City's projected housing needs.

2. **An update of the General Plan Safety Element contained in Chapter 3.0 (Public Safety and Welfare)** of the City's General Plan pursuant to California Government Code Section 65302(g)(3) which requires that upon the next revision of the housing element on or after January 1, 2014, the safety element is required to be reviewed and updated as necessary to address the risk of fire for land classified as State Responsibility Areas and land classified as Very High Fire Hazard Severity zones.
3. **A new Environmental Justice Element, which is being incorporated into Chapter 3.0** pursuant to Government Code Section 65302 (h)(1) which requires upon the adoption or next revision of two or more elements concurrently on or after January 1, 2018 that the City adopt or review the environmental justice element, or the environmental justice goals, policies, and objectives in other elements.

III. ENVIRONMENTAL CHECKLIST

A. BACKGROUND

1. Project Title: City of Lake Elsinore 2021-2029 Housing Element and Amendment of City of Lake Elsinore General Plan Chapter 3.0 (Public Safety and Welfare) including updates related to the Safety Element and the addition of new Environmental Justice goals, policies and programs. (Planning Application No. 2021-18/General Plan Amendment No. 2021-01)

2. Lead Agency Name and Address:

City of Lake Elsinore, 130 South Main Street, Lake Elsinore, CA 92530

3. Contact Person and Phone Number: Richard J. MacHott, Planning Manager, (951) 674-3124, Extension 209

4. Project Location: Located within western Riverside County, the City of Lake Elsinore bordered by the Elsinore Mountains to the west, which is part of the Santa Ana Mountain Range. The City is surrounded by Wildomar to the southeast, unincorporated Riverside County to the west and north, and Menifee and Canyon Lake to the east. The City's planning area (including its sphere of influence) encompasses approximately 72 square miles.

5. Project Sponsor's Name and Address: City of Lake Elsinore
Planning Division
130 South Main Street
Lake Elsinore, California 92530

6. General Plan Designation: The residential and mixed-use land use designations that support housing development within the City of Lake Elsinore consist of the following:

Hillside Residential (0.0-1.0 DU/Acre): This category of residential use is primarily intended for low-density single-family residential development and small-scale agricultural uses in areas of steep slopes. Minimum lot size is dependent on the average slope of an individual subdivision between one-acre for under 15% slope up to ten-acre minimum for 35% slope and above.

Lakeside Residential (0.0-4.0 DU/Acre): This category is primarily intended for custom single-family homes on properties that are oriented and have accessibility to Lake Elsinore. Densities are limited to 1 dwelling unit per 10,000 net square foot lot for new subdivisions.

Low Density Residential (1.0-3.0 DU/Acre): This category of residential use is primarily intended to provide for the development of traditional single-family subdivisions with one dwelling permitted per lot at a density between 1 to 3 dwelling units per acre.

Low-Medium Density Residential (1.0-6.0 DU/Acre): This category of residential use is also primarily intended to provide for the development of traditional single-family subdivisions with one dwelling permitted per lot, but with an increased density allowance between 1 to 6 dwelling units per acre.

Medium Density Residential (7.0-18.0 DU/Acre): This category of residential use allows for moderate density housing either as attached or detached single-family or attached multi-family units between 7 to 18 dwelling units per acre.

High Density Residential (19.0-24.0 DU/Acre): This category of residential use allows for a broad range of dwelling unit types that may be either attached single- or multi-family residential units between 19 to 24 dwelling units per acre.

Commercial Mixed Use 7.0-18.0 DU/Acre): This category provides for a mix of residential and non-residential uses within a single development with an emphasis on retail, service, civic, and professional office uses. Residential uses are also allowed as subordinate to non-residential uses at a density between 7 to 18 dwelling units per acre.

Residential Mixed Use (19.0-24.0 DU/Acre): This category also provides for a mix of residential and non-residential uses within a single development with an emphasis on high density residential uses. Residential uses are allowed at a density between 19 to 24 dwelling units per acre.

7. Zoning: The Lake Elsinore Zoning Code presently provides for eight primary residential zoning classifications. The densities of the zones range from 0.1 dwelling units per acre (10-acre minimum lot size) to 24 dwelling units per acre depending on development type as well as affordable and senior housing density bonuses. Each of the classifications is listed below:

- Rural Mountainous Residential (R-M-R)
- Rural Residential (R-R)
- Estate Single-Family Residential (R-E)
- Hillside Single-Family Residential (R-H)
- Single-Family Residential (R-1)
- Medium Density Residential (R-2)
- High Density Residential (R-3)
- Mobilehome Community (MC)
- Residential Mixed Use (RMU)
- Commercial Mixed Use (CMU)

8. Description of Project:

Housing Element Description

Housing Element provides the City of Lake Elsinore with a coordinated and comprehensive strategy for promoting the production of safe, decent, and affordable housing for all community residents. The Housing Element is a mandatory General Plan element. It identifies ways in which the housing needs of existing and future residents can be met. California law requires an update of the Housing Element every eight years in order to remain relevant and reflective of the community's changing housing needs. The

proposed project includes the Housing Element for the sixth cycle planning period covering a period between 2021 and 2029.

Government Code Section 65583 requires that the housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, mobilehomes, and emergency shelters, and shall make adequate provision for the existing and projected needs of all economic segments of the community. The element shall contain all of the following:

- (a) An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs.
- (b) A statement of the community's goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing.
- (c) A program that sets forth a schedule of actions during the planning period, each with a timeline for implementation, that may recognize that certain programs are ongoing, such that there will be beneficial impacts of the programs within the planning period, that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element.

The Housing Element consists of:

- An introduction of the scope and purpose of the Housing Element
- An analysis of the City's demographic and housing characteristics and trends
- A review of potential market, governmental, and environmental constraints to meeting the City's identified housing needs
- An evaluation of land, administrative, and financial resources available to address the housing goals
- A review of past accomplishments under the previous Housing Element
- A Housing Plan to address the identified housing needs, including housing goals, policies, and programs

Projected Housing Need (RHNA)

Housing Element law requires a quantification of each jurisdiction's share of the regional housing need as established in the Regional Housing Needs Assessment (RHNA) Plan prepared by the jurisdiction's council of governments. HCD, in conjunction with the Southern California Association of Governments (SCAG), determine a projected housing need for the region covered by SCAG: the counties of Riverside, San Bernardino, Los Angeles, Orange, Ventura, and Imperial. This share, known as the Regional Housing Needs Allocation (RHNA), is 1,341,834 new housing units for the 2021-2029 planning period throughout the SCAG region. SCAG has, in turn, allocated this share among its constituent jurisdictions, distributing to each its own RHNA divided along income levels.

The City of Lake Elsinore has a RHNA of 6,681 housing units to accommodate in the housing element period. The income distribution of those housing units is shown in Table 1, Regional Housing Needs Allocation 2021-2029

Table 1, Regional Housing Needs Allocation 2021-2029

Income Group	Total Housing Units	Percentage of Units
Extremely-/Very Low-Income (0 to 50% AMI)*	1,878	28.1%
Low-Income (>50 to 80% AMI)	1,099	16.4%
Moderate-Income (>80 to 120% AMI)	1,134	17.0%
Above Moderate-Income (>120% AMI)	2,570	38.5%
<i>Total</i>	<i>6,681</i>	<i>100%</i>
Notes: AMI: Area Median Income * Note: Pursuant to AB 2634, local jurisdictions are also required to project the housing needs of extremely low-income households (0 to 30% AMI). In estimating the number of extremely low-income households, a jurisdiction can use 50% of the very low-income allocation (939 units).		

Residential Sites Inventory

State law requires that jurisdictions demonstrate in the Housing Element that the land inventory is adequate to accommodate that jurisdiction's share of the region's projected growth. After accounting for approved projects, the City has a remaining RHNA of 6,555 units. Throughout the city, various properties zoned for residential and mixed-use use and approved Specific Plan development collectively provide sufficient capacity to meet and exceed identified housing needs for very low-income households, as well as provide an inventory buffer for all income categories.

Approved residential development projects credited toward the 2021-2029 RHNA can accommodate 126 units. (Table 2, Approved Projects Affordability Distribution) The City has a remaining RHNA of 6,555 units to be addressed through site identification.

Table 2, Approved Projects Affordability Distribution

Affordability Distribution	Ex./Very Low (0-50% AMI)	Low (50-80% AMI)	Moderate Income (80-120% AMI)	Above Moderate Income (120%+ AMI)	Total
Building Permits issued since 06/30/21	--	--	--	36	36
Tessera Development	--	--	90	--	90
Total	--	--	90	36	126
2021-2029 RHNA	1,878	1,099	1,134	2,570	6,681
<i>Remaining RHNA: Surplus/Remaining (+/-)</i>	<i>-1,878</i>	<i>-1,099</i>	<i>-1,044</i>	<i>-2,534</i>	<i>-6,555</i>

Source: City of Lake Elsinore, 2020

The Housing Element Sites Inventory consists of accessory dwelling unit (ADU) projections, remaining Specific Plan capacity, and vacant residential and mixed-use sites. Together, these sites ensure that the remaining RHNA can adequately be accommodated during the planning period. The sites have no identified constraints that would prevent development or reuse during the Housing Element period. Table 3, Vacant Land Inventory and Table 4, Sites Inventory Summary, summarize the sites inventory (see also Figure 3, Sites Inventory, and Figure 4, Sites Inventory Map - HDR and RMU Sites).

ADU Projections

A projection of ADU development during the planning period is included in the site inventory. In 2019, two ADUs were permitted; in 2020, six ADUs were permitted. In 2021, the City approved nine ADU applications. The previous demand for ADUs in Lake Elsinore has been minimal due to the availability of relatively affordable housing. Nonetheless with recent, favorable ADU legislation which has created new incentives and streamlined processes to build ADUs and the City's efforts to publicize ADU development, demand for ADU development is expected to increase. As part of Housing Element implementation, the City will work to encourage and facilitate development of ADUs (Program 19). The City projects that during the planning period (8.3 years), at least 50 accessory dwelling units (ADUs) will be developed (6 per year).

The affordability assumptions for the ADUs are based on the Southern California Association of Governments' (SCAG) ADU affordability analysis for San Bernardino/Riverside County that have been approved by the State Department of Housing and Community Development (HCD). (SCAG estimates an affordability breakdown of ADUs in the San Bernardino/Riverside subregion as follows: 15% extremely low-income, 8% very low-income, 35% low-income, 35% moderate-income, and 8% above moderate-income. (6th Cycle Housing Element Update Technical Assistance – ADU Affordability Analysis, August 27, 2020.)

Vacant Sites

The vacant sites inventory includes 18 HDR/R-3 sites and 10 RMU sites totaling 104.7 acres; combined, these sites yield a realistic capacity of 2,255 units. Table 3, Vacant Land Inventory, lists the sites and provides detailed descriptions of each.

Table 3, Vacant Land Inventory

Site #	Size (acres)	# of APNs	Allowed Density	Realistic Capacity	Notes
R3-1	1.97	1	19-24 du/ac	43 units	Vacant Very low/low-income affordability Adjacent to a commercially zoned area
R3-2	1.50	6	19-24 du/ac	34 units	Vacant Very low/low-income affordability Most (1.1 acres) of site under common ownership Subject to AB 1397
R3-3	3.60	17	19-24 du/ac	79 units	Vacant Very low/low-income affordability Half (1.8 acres) of site under common ownership Subject to AB 1397
R3-4	0.54	3	19-24 du/ac	12 units	Vacant Very low/low-income affordability Under common ownership Subject to AB 1397
R3-5	4.04	25	19-24 du/ac	85 units	Vacant Very low/low-income affordability Most of site (3 acres) owned by two owners Subject to AB 1397

Site #	Size (acres)	# of APNs	Allowed Density	Realistic Capacity	Notes
R3-6	1.27	6	19-24 du/ac	29 units	Vacant Very low/low-income affordability Most (1.1 acres) of site under common ownership Subject to AB 1397
R3-7	1.60	7	19-24 du/ac	34 units	Vacant Very low/low-income affordability Under common ownership Subject to AB 1397
R3-8	1.04	1	19-24 du/ac	23 units	Vacant Very low/low-income affordability Under common ownership Subject to AB 1397
R3-9	0.79	4	19-24 du/ac	17 units	Vacant Very low/low-income affordability Under common ownership Subject to AB 1397
R3-10	0.56	3	19-24 du/ac	11 units	Vacant Very low/low-income affordability Under common ownership
R3-11	0.59	3	19-24 du/ac	13 units	Vacant Very low/low-income affordability 2 owners including City of Lake Elsinore (0.21 acres) Located adjacent to a mobile home park and a new Specific Plan aimed at revitalization and intensification. Subject to AB 1397
R3-12	0.81	4	19-24 du/ac	18 units	Vacant Half (0.47 acres) of site under common ownership Easily accessible from I-15 and near a future commercial area Very low/low-income affordability Subject to AB 1397
R3-13	1.21	1	19-24 du/ac	27 units	Vacant Easily accessible from I-15 and near a future commercial development Very low/low-income affordability Subject to AB 1397
R3-14	4.55	4	19-24 du/ac	100 units	Vacant Located adjacent to higher density residential development and future commercial area Under common ownership Very low/low-income affordability Subject to AB 1397

Site #	Size (acres)	# of APNs	Allowed Density	Realistic Capacity	Notes
R3-15	4.35	1	19-24 du/ac	96 units	Vacant Located adjacent to a mobile home park Located across the street from a future 146-unit condominium development. Very low/low-income affordability Subject to AB 1397
R3-16	13.16	1	19-24 du/ac	290 units	Vacant Located adjacent to a mobile home park Located across the street from a future 146-unit condominium development. Very low/low-income affordability Subject to AB 1397
R3-17	3.47	1	19-24 du/ac	76 units	Vacant Very low/low-income affordability Subject to AB 1397
R3-18	14.31	1	19-24 du/ac	268 units	Vacant Located along a major corridor (CA-74) for easy access Multi-family development opportunity located in a single-family residential area and near a future commercial area Very low/low-income affordability Subject to AB 1397 MSHCP habitat set-aside required – 15.85 acre site, only 14.31 acres developable
RMU-1	4.96	1	19-24 du/ac	109 units	Vacant Very low/low-income affordability Subject to AB 1397
RMU-2	5.03	3	19-24 du/ac	110 units	Vacant Very low/low-income affordability Under common ownership Subject to AB 1397
RMU-3	8.25	1	19-24 du/ac	181 units	Vacant Very low/low-income affordability Subject to AB 1397
RMU-4	5.99	11	19-24 du/ac	132 units	Vacant Located across the street from a high-density residential development, next to Eastlake Specific Plan mixed-use overlay area with capacity for 750 residential units and adjacent to the Downtown Elsinore Specific Plan mixed-use area. Very low/low-income affordability Most (4.56 acres) of site under common ownership Subject to AB 1397

Site #	Size (acres)	# of APNs	Allowed Density	Realistic Capacity	Notes
RMU-5	3.26	25	19-24 du/ac	73 units	Vacant Easily accessible from I-15 and near a future commercial development Very low/low-income affordability Most (2.36 acres) of site under common ownership Subject to AB 1397
RMU-6	5.26	44	19-24 du/ac	117 units	Vacant Easily accessible from I-15 and near a future commercial development Very low/low-income affordability Most (3.91 acres) of site under common ownership Subject to AB 1397
RMU-7	1.08	9	19-24 du/ac	26 units	Vacant Easily accessible from I-15 and near a future commercial development Very low/low-income affordability Most (0.59 acres) of site under common ownership Adjacent to underutilized land for potential larger site
RMU-8	8.76	9	19-24 du/ac	192 units	Vacant Very low/low-income affordability Most (5.61 acres) of site under common ownership Located next to Eastlake Specific Plan mixed-use overlay with capacity for 750 residential units and adjacent to future commercial development.
RMU-9	0.56	3	19-24 du/ac	11 units	Vacant Very low/low-income affordability Under common ownership Located in residential areas across the street from an R-3 residential area
RMU-10	2.21	1	19-24 du/ac	49 units	Vacant Very low/low-income affordability Located next to a mobile home park and a high-density residential area. Across the street from a commercial mixed-use area.
Total	104.71	196		2,255 units	

Sites Inventory Summary

Table 4, Sites Inventory Summary, summarizes the sites available to address the 2021-2029 RHNA for the City of Lake Elsinore. The approved projects and site inventory identify capacity for 11,875 units, 3,119 units of which are on sites suitable for development of lower-income housing. Overall, the City can adequately accommodate—and has excess capacity for—the full RHNA for 2021-2029.

Table 4, Sites Inventory Summary

	Ex./Very Low (0-50% AMI)	Low (>50-80% AMI)	Moderate Income (>80-120% AMI)	Above Moderate Income (>120% AMI)	Total
RHNA					
2021-2029 Final RHNA	1,878	1,099	1,134	2,570	6,681
APPROVED PROJECTS (Specific Plans)					
Building Permits issued since 06/30/21	0	0	0	36	36
Tessera Condominium Project*	0	0	90	0	90
<i>subtotal</i>	0	4,448	9,292	4,753	18,493
SITES INVENTORY:					
Estimated ADU Production*	12	17	17	4	50
Specific Plan Capacity**	835	0	5,282	3,327	9,444
HDR Sites**	1,255	0	0	0	1,255
RMU Sites**	1,000	0	0	0	1,000
<i>subtotal</i>	3,102	17	5,299	3,331	11,749
TOTAL APPROVED PROJECTS & SITES					
Total	3,102	17	5,389	3,367	11,875
REMAINING RHNA					
(+shortfall/-surplus)	-1,224	+1,082	-4,255	-797	

* SCAG estimates an affordability breakdown of ADUs as follows: 15% extremely low-income, 8% very low-income, 35% low-income, 35% moderate-income, and 8% above moderate-income. (6th Cycle Housing Element Update Technical Assistance – ADU Affordability Analysis, August 27, 2020.)

** Affordability based on density

Housing Plan

The Housing Plan is established to guide the development and preservation of a balanced inventory of housing to meet the needs of present and future residents of the City. To achieve this goal, the Housing Plan identifies long-term housing goals and shorter-term policies to address the identified housing needs. The goals and policies are then implemented through a series of housing programs. The following is a summary of the goals, policies, and implementation programs that represent the policy direction of the proposed 2021-2029 Housing Element.

Goal 1 Preservation, maintenance, and improvement of the existing housing stock, including the affordable housing stock

Policy 1.1 Continue to enforce building, land use, and property maintenance codes.

Policy 1.2 Facilitate the removal or rehabilitation of housing units that pose serious health and safety hazards to residents and adjacent structures.

Policy 1.3 Continue programs directed at preserving the physical quality of housing and neighborhood environments and maintaining compliance with established standards.

Policy 1.4 Invest in neighborhoods that have aging and deteriorating housing and infrastructure.

Policy 1.5 Assist in the preservation of housing units at risk of converting from affordable housing to market rate housing.

Policy 1.6 Encourage energy conservation and sustainable building measures in new and existing homes and the addition of energy conservation devices/practices in existing developments.

Program 1 Code Enforcement - The City will continue using code enforcement to identify housing maintenance issues and to expedite rehabilitation of substandard and deteriorating housing by offering technical assistance or assistance referrals to homeowners and occupants. As new projects, code enforcement actions, and other opportunities arise, the City will investigate ways to meet its housing needs through rehabilitation and preservation of existing units.

Program 2: Substandard and Abandoned Housing - Eliminate—through demolition—unsafe and dilapidated housing units that cannot be rehabilitated. Enforce the City’s Abandoned Residential Property Registration Program (Lake Elsinore Municipal Code, Chapter 8.60) and encourage owners of houses and properties that become vacant and abandoned due to foreclosure or other circumstances to maintain or rehabilitate the properties. Utilize CDBG or other funds, as available, to provide financial assistance for minor repairs of homes owned and occupied by lower-income residents.

Program 3: Housing Rehabilitation Programs - Utilize CDBG or other funds, as available, to provide financial assistance for minor repairs of homes owned and occupied by lower-income residents. Eligible repairs include plumbing, electrical, painting, carpentry, roof repairs, and masonry work. Continue using the Receivership Program to rehabilitate at-risk residential properties.

Program 4: Affordable Housing at Risk of Conversion - Based on City records and information from the California Housing Partnership Corporation, in the next 10 years (2021-2031) no assisted units have expiring affordability covenant. However, the City will continue to monitor the status of subsidized affordable projects, rental projects, and mobile homes and provide technical and financial assistance, when possible, to ensure long-term affordability. If affordable housing developments become at-risk of converting to market rate housing, the City will maintain contact with local organizations and housing providers who may have an interest in acquiring at-risk units. The City will keep track of and apply for funding opportunities to preserve at-risk units and assist other organizations in applying for funding to acquire at-risk units.

Program 5: Energy Conservation - Encourage and facilitate energy conservation and help residents minimize energy-related expenses.

Goal 2 Diverse and high-quality housing opportunities to meet the needs of all economic segments of the community

Policy 2.1 Preserve and expand the City’s supply of affordable (low- and/or moderate-income) rental and ownership housing for lower- income households.

Policy 2.2 Use incentives and regulatory concessions to promote the development of housing for lower-income persons and those with special needs including, but not limited to, large families, persons with physical or developmental disabilities, families with children, the elderly, and persons experiencing homelessness.

Policy 2.3 Continue to actively pursue and utilize federal and State subsidies, as well as partnerships and City resources to the fullest extent possible, to assist in meeting the housing needs of lower-income residents, including extremely low-income residents.

Policy 2.4 Discourage the conversion of existing apartment units to condominiums where such conversion will diminish the supply of lower-income housing.

Policy 2.5 Support local and regional efforts to address homelessness and programs that provide emergency resources.

Policy 2.6 Provide information to residents and businesses about COVID-19 pandemic tenant, homeowner, and small landlord protection programs assistance on the City website.

Policy 2.7 Promote coordination and cooperation between the City, developers, and neighborhood residents early and throughout the process for affordable housing developments.

Policy 2.8 As funding allows, explore opportunities to address existing housing problems and support regional programs to assist prospective homebuyers.

Program 6: Density Bonus - Maintain an affordable housing density bonus ordinance that establishes procedures for obtaining and monitoring density bonuses in compliance with state law. Update the City's density bonus ordinance to remain in compliance with Government Code §65915 or update the City's zoning regulations to cross reference the most recent State laws governing density bonus provision. Include a copy of the Density Bonus Ordinance with Residential Design Review Applications.

Program 7: Affordable Housing Development - Make available on the City website and distribute to interested developers and non-profit housing agencies a list of City-owned property suitable for affordable housing projects and the Housing Element which includes a residential sites inventory. Update the City-owned property list regularly. Annually consult with local affordable housing developers, including offering letters of support for grant applications, advising on local zoning and code compliance, and facilitating partnerships. When appropriate (based on affordability level) and available funding, the City will provide incentives or financial assistance to residential developments that include units that are affordable to lower-income households, including extremely low-income households. Assistance can include expedited permit processing, impact fee deferrals, and funding assistance (Low- and Moderate-Income Housing Asset Funds contingent on a project meeting the location and affordability requirements). The City will promote these incentives to developers during the application process and use development agreements to obtain the inclusion of affordable housing units in new residential projects. The City has added incentives to encourage lot consolidation in the text of the Downtown Elsinore Specific Plan and will considering expanding those incentives citywide.

Program 8: Affordable Housing Partnerships - Work with agencies and organizations to increase affordable housing activities such as construction, rehabilitation, or financial assistance to renters and owners. Provide a link to available housing programs for residents and developers on the City website. Partnerships and programs to continue and/or pursue include but are not limited to: County of Riverside Housing Authority (City/County Mortgage Revenue Bonds), County of Riverside Office of Economic Development (First Time Home Buyer and Mortgage Certificate Program), California Housing Finance Agency (CalHFA), and Habitat for Humanity. Endeavor to facilitate at least two affordable housing project during the planning period. Participate and leverage funds from the newly created Western Riverside County Housing Finance Trust, a joint powers authority, for the purposes of funding housing specifically assisting the homeless population and persons and families of extremely low-, very low-, and low-income within the County of Riverside.

Program 9: Downtown Lake Elsinore Residential Development - Incentivize infill development in the City's historic Downtown to establish an attractive, walkable streetscape with a mix of shopping opportunities, restaurants, and housing in both well-maintained historic buildings and high-quality new development and open spaces. redevelop tax-delinquent properties, and consolidate parcels to create larger, development ready pads in/near Downtown. Pursue modifications to residential development

standards to facilitate development in Downtown, and identify funding sources to invest in infrastructure and housing.

Program 10: Homeowner Assistance Programs - Continue to support first-time, home buyers in Lake Elsinore by connecting interested residents and members of the public to the Mortgage Credit Certificate (MCC) and First Time Home Buyer Down Payment Assistance Program (FTHB) run by Riverside County Economic Development Agency (EDA) and the First Time Home Buyer program, run by the California Housing Finance Agency (CalHFA). Direct residents to national and regional mortgage assistance programs, including but not limited to the Fair Housing Council of Riverside's First-Time Homebuyer workshops, Homebuyer Pre-Purchase Consulting services, and Foreclosure Prevention/Loan Modification Services. Coordinate with local service providers and other community-based organizations to publicize these housing assistance programs. Provide information on these programs on the City's website and via social media, through flyers posted at City facilities, and via staff assistance at City Hall.

Program 11: Development Process Streamlining - Continue streamlining the project review process by:

- Reviewing, and if necessary, revising local review procedures to facilitate a streamlined review process
- Accommodating SB 35 streamlining applications or inquiries by creating and making available to interested parties an informational packet that explains the SB 35 streamlining provisions in Lake Elsinore and provides SB 35 eligibility information

Program 12: Objective Design Standards - In compliance with SB 330, adopt objective design standards to ensure that the City can provide local guidance on design and clearly articulate objective design standards for by-right projects as allowed by state law.

Program 13: Rental Assistance - Continue to support the Housing Choice Voucher (Section 8) Program. Direct eligible households to the Housing Choice Voucher rental assistance program managed by the Housing Authority of Riverside County. Provide information to landlords regarding participation in the Housing Choice Voucher Rental Assistance Program. Work with the Housing Authority of the County of Riverside to promote Housing Choice Voucher use in high resources area in the City. Expand the location of participating voucher properties by adding information for property owners and landlords to the City's website about participation in the Housing Choice Voucher Rental Assistance Program and advertising the County's Informational Seminars for Landlords.

Program 14: Special Needs Housing – The City will encourage and facilitate housing opportunities to meet the special housing needs of special needs residents— including the seniors, disabled, developmentally disabled, large families, the homeless, farmworkers, and extremely low-income households by:

- Giving priority for available funding to development projects that include a component for special needs groups in addition to other lower-income households.
- Creating an online inventory of City-owned properties that are appropriate for development of affordable or special needs housing and publicize their availability to promote the use of sites for housing. Share inventory with non-profit, or special needs organizations annually.
- Adopt a density bonus ordinance in compliance with Government Code Section 65915.
- Adopt objective design standards to ensure that the City can provide local guidance on design and clearly articulate objective design standards for by-right projects as allowed by state law.
- Provide technical assistance (application assistance, references) for non-profit organizations to pursue funding for the construction of elderly, disabled, or other special needs housing.
- Provide referrals to federal programs such as the U.S. Department of Housing and Urban Development (HUD) Section 202 Supportive Housing for the Elderly Program.
- Assist interested affordable or special needs developers pursue projects in the City by offering

expedited permit processing, flexibility in development standards and reduced, waived, or subsidized development and impact fees for affordable housing.

- Assist in meeting the housing needs for persons with disabilities, including persons with developmental disabilities, by assisting developers who seek State and federal monies in support of housing construction and rehabilitation targeted for persons with disabilities, including persons with developmental disabilities and providing regulatory incentives, when possible, to projects targeted for persons with disabilities, including persons with developmental disabilities.

Program 15: Resources to Address Homeless Need – The City will use available funding to support organizations that address the needs of at-risk and homeless individuals and families through assistance to non-profits serving the homeless population. The City will annually contact service providers and share identified levels of CDBG or other available funds (including City funds) for homeless resources or housing programs. The City will continue working with non-profit organizations that address homelessness to aid residents in need and provide technical support as needed and will cultivate a close relationship with the qualified and experienced non-profits to operate a safe and secure crisis stabilization housing complex (The Anchor). The City will create an online inventory of City-owned properties that are appropriate for development of affordable or special needs housing and publicize their availability to promote the use of sites for housing. Share inventory with non-profit, or special needs organizations annually. The City will continue using the Lake Elsinore Homeless Task Force to further the City's efforts to address homelessness as a means to engage key community leaders, businesses, and residents to join the City in its efforts to reduce homelessness in our community. As part of the Homeless Task Force, the City will fund a position for homeless outreach. The City will also continue participation in the Regional Homeless Alliance for Southwest Riverside County.

Goal 3 Adequate sites for housing development to accommodate a range of housing by type, size, location, price, and tenure

Policy 3.1 Use the City's General Plan, Municipal Code, other land use and development plans, and the development process to provide housing sites that meet the identified local need.

Policy 3.2 Promote a balance of housing types, including mixed-use development, to meet the needs of the community.

Policy 3.3 Maintain an inventory of vacant and underutilized land and make available to the development community.

Policy 3.4 Provide avenues for the development of housing for extremely low-income and special needs persons.

Policy 3.5 Require that new development pay the cost of providing needed facilities and an equitable share of services and to mitigate negative impacts such as those to the transportation system.

Program 16: Adequate Sites - The City will maintain an inventory of available sites for residential development and provide it to prospective residential developers upon request. The City will continue to track the affordability of new housing projects and progress toward meeting the City's RHNA. The City is not responsible for the actual construction of these units. The City can, however, create a regulatory environment that enable the private market to build these units. This includes the adoption and implementation of General Plan policies, zoning and development standards, and/or incentives to encourage the construction of various types of units.

Program 17: No Net Loss - Government Code Section 65863 stipulates that a jurisdiction must ensure

that its Housing Element inventory can accommodate its share of the RHNA by income level throughout the planning period. If a jurisdiction approves a housing project at a lower density or with fewer units by income category than identified in the Housing Element, it must quantify at the time of approval the remaining unmet housing need at each income level and determine whether there is sufficient capacity to meet that need. If not, the city or county must “identify and make available” additional adequate sites to accommodate the jurisdiction’s share of housing need by income level within 180 days of approving the reduced-density project.

Program 18: Consistency Zoning - When updates to the General Plan are made, complete zoning actions necessary to bring Title 17 – Zoning of the Municipal Code consistent with the General Plan Land Use Element.

Program 19: Accessory Dwelling Units - The City has promoted the development of accessory dwelling units (ADUs) by updating its ADU ordinance in 2021 (Ordinance No. 1448) which addresses the latest provisions in State law, including permit streamlining processes required by law (AB 68 and AB 881). The City will provide technical resources to interested property owners such as an ADU Frequently Asked Questions handout that explains where ADUs can be developed in Lake Elsinore and what development standards they must adhere to. The City will create a webpage on the City’s website with ADU resources. The City will also provide pre-approved ADU development plans within three years and provide written information at the City’s planning counter and website.

Program 20: Specific Plans - While initiation of physical development of a Specific Plan is largely outside the control of the City, the City will continue to promote development within existing and future specific plans. The City will maintain a list of Specific Plans with remaining development capacity and provide entitlement information of each plan as well as necessary entitlements or actions. The City will reach to owners/developers of Specific Plans with no recent entitlements actions every other year to identify any development constraints that may be within the control of the City. The City will address any identified issues. During the outreach process, the City will also provide information to owners and developers about available housing funds to assist in the development of affordable housing.

Program 21: Development Agreements - Work toward the incorporation of a wide range of housing types (including special needs housing), densities, and affordability levels during the negotiation or renegotiation of Development Agreements with residential developers. Encourage developers to construct a percentage of affordable housing concurrently with market rate housing in each phase of development.

Goal 4 The removal of governmental and non-governmental constraints to the development, improvement, and maintenance of housing

- Policy 4.1 Periodically review residential development standards and regulations, ordinances, processing procedures, and residential fees to identify and mitigate constraints that may impede the development, improvement, and conservation of housing.
- Policy 4.2 Review projects in as timely a manner as possible, while maintaining adequate public involvement and fulfilling the appropriate requirements of state and local laws.
- Policy 4.3 Monitor State and federal housing-related legislation—and update City plans, ordinances, and processes pursuant to such legislation—to remove or reduce governmental constraints.
- Policy 4.4 Assist applicants navigating the development approval process; facilitate building permit and development plan processing for residential construction.

Program 22: Compliance with Zoning Laws Amend the City’s zoning regulations and make changes to ensure compliance with the Supportive Housing Streamlining Act (AB 2162) and AB 101 (Low-Barrier Navigation Centers). Require that employee housing, including agricultural employees, be treated like any other residential use in the same zone consistent with the Employee Housing Act.

Program 23: Residential Development Standards - Review developments standards for the residential zoning districts and revise standards that are found to constrain development of housing. The City will identify residential or mixed use zones or geographic areas where an increase in residential density will facilitate development of housing. The City will establishing prototype development plans for different residential types as a tool to streamline and facilitate residential development. Prototype plans can also assist with grant funding application for affordable or special needs housing as plans can be tailored to the funding application requirements.

Program 24: Non-Government Constraints - Continue to monitor and evaluate development standards and advances in housing construction methods. Although the City has limited influence over non-governmental constraints, if non-governmental constraints are identified, the City will review, and if necessary, revise, any development regulations or processes that can potentially lessen those constraints.

Goal 5 Affirmatively furthering equal and fair access to sound, affordable housing for all persons

Policy 5.1 Affirmatively further fair housing related to the sale, rental, and financing of housing to avoid discrimination based on race, religion, age, sex, marital status, ancestry, national origin, color, familial status, or disability, or any other arbitrary factor.

Policy 5.2 Assist in the enforcement of State and federal fair housing and anti-discrimination laws by assisting organizations that receive and investigate fair housing allegations and refer possible violations of fair housing laws to enforcing agencies.

Policy 5.3 Promote and affirmatively further fair housing opportunities and promote housing options throughout the community for all persons and reduce the risk of displacement.

Policy 5.4 Ensure that persons with disabilities have adequate access to housing and reasonable accommodation in zoning and land use regulations.

Program 25: Affirmatively Further Fair Housing - The City promotes and affirmatively furthers fair housing opportunities and promotes housing for all persons, including those protected by the California Fair Employment and Housing Act and any other State and federal fair housing and planning laws. The City will work to address housing choices and affordability in high opportunity areas, strategies for preservation and revitalization, and displacement protection.

Update of the General Plan Safety Element

Government Code Section 65302(g)(3) requires that upon the next revision of the housing element on or after January 1, 2014, the safety element is required to be reviewed and updated as necessary to address the risk of fire for land classified as State Responsibility Areas and land classified as Very High Fire Hazard severity zones. For this reason, concurrent with the above-described update of the Housing Element, the City is proposing updates to the Safety Element components of Chapter 3.0 of the City’s General Plan. In addition to the Section 65302(g)(3) required revisions, other portions of Chapter 3.0 is being updated to reflect current information and to incorporate policies contained in the Lake Elsinore Local Hazard Mitigation Plan Annex (LHMP) to the Riverside County Operational Area Multi-

Jurisdictional Local Hazard Mitigation Plan that was adopted by the Lake Elsinore City Council on September 11, 2018.

The proposed Safety Element-related amendments to the General Plan do not change any land use designations and do not propose or anticipate any specific development proposals.

The following is a summary of the revisions proposed for the Safety Element.

Section 3.3 (Hazards and Hazardous Materials)

Language regarding the Inland Empire Brine Line, previously referred to as The Santa Ana Regional Interceptor (SARI) is updated and a figure showing the facility's location was added. The following policies from the LHMP are added:

Policy 3.6 - Comply with the Riverside County Underground Storage Tank Program, and Health and Safety Code Sections 25280-25289 and ensure adequate leak detection, maintenance of records, and reporting of spills.

Policy 3.7 - In the event of a petroleum or gas pipeline leak, the City shall ensure that all responsible parties comply with the standards set by the California Department of Fish & Wildlife Office of Spill Prevention and Response.

Section 3.4 (Wildfire Hazards)

Background information regarding wildfires updated and a new table and new figure added that show fires that occurred within Lake Elsinore and its Sphere of Influence between 1950 and 2020 and the areas burned. The High Fire Severity Zone Map (Figure 3-3) was updated and new figures showing how existing and proposed land uses relate to the High Fire Severity Zone are added.

The following policies from the LHMP or to meet CAL FIRE's content requirements are added or amended:

Policy 4.5 Create emergency water supply procedures that identifies and maps existing and future reservoirs, tanks, and water wells for fire suppression and that allows for immediate access to those facilities when needed for fire suppression purposes.

Policy 4.6 Identify and map the most current Fire Hazard Severity Zones, as described and mapped by CAL FIRE, on an ongoing and as-needed basis.

Policy 4.7 Identify existing developed areas within the City that have reduced or limited circulation access and develop an evacuation plan, and recommended improvements to ensure adequate evacuation capabilities.

Policy 4.7 Coordinate with fire protection and emergency service providers and the Elsinore Valley Municipal Water District to reassess fire hazards and future availability of water supplies, after wildfire events to adjust fire prevention and suppression needs, as necessary, for both short- and long-term fire prevention needs.

Policy 4.9 To the extent feasible and appropriate, locate new essential public facilities (e.g., health care facilities, emergency shelters, fire stations, emergency command centers, and emergency communications facilities) outside of Very High Fire Hazard Severity Zones. If new essential

public facilities are located in a State Responsibility Area or Very High Fire Hazard Zone, the facilities shall be constructed to meet or exceed the most current version of the California Building Codes and California Fire Code requirements, as adopted by the City, to allow them to continue to serve community needs during and after disaster events.

Implementation Program - The City will coordinate with the California Department of Forestry and the County Fire Department supporting public fire education and prevention programs.

Implementation Program The City will work with developers to establish a Road and Bridge Benefit District (RBBBD) or other funding mechanism to construct extensions of Summerhill Drive, and La Strada to provide secondary/emergency access to existing development.

Implementation Program The City will work with the Elsinore Valley Municipal Water District to maintain adequate water supply and fire flow, and identify areas lacking adequate water service for firefighting, including capacity for peak load under a reasonable worst-case wildland fire scenario, to be determined by CAL FIRE.

Goal 5 Minimize injury, loss of life property damage resulting from wildland fires.

Policy 5.1 Require development to contribute its fair share towards funding the provision of appropriate Law Enforcement, Fire and Paramedic Services necessary to address the fiscal impacts of the project on public safety operations and maintenance issues in the City.

Policy 5.2 Require that all new development located in a Very High Fire Hazard Severity Zone (VHFHSZ) or a State Responsibility Area (SRA), as most recently mapped by CAL FIRE, comply with the most current version of the California Building Codes and California Fire Code, as adopted by the City of Lake Elsinore.

Policy 5.3 Require all new development to have at least two access roads in order to provide for concurrent safe access of emergency equipment and civilian evacuation.

Policy 5.4 If new development is located in a State Responsibility Area or in a Very High Fire Hazard Severity Zone, require adequate infrastructure, including safe access for emergency response vehicles, visible street signs, and water supplies for fire suppression.

Policy 5.5 Require new development in VHFHSZs to prepare a Fire Protection Plan that minimizes risks by:

- Assessing site-specific characteristics such as topography, slope, vegetation type, wind patterns etc.;
- Siting and designing development to avoid hazardous locations (e.g. through fire breaks) to the extent feasible;
- Incorporating fuel modification and brush clearance techniques in accordance with applicable fire safety requirements and carried out in a manner which reduces impacts to environmentally sensitive habitat to the maximum feasible extent;
- Using fire-safe building materials and design features, consistent with the adopted Municipal Code and Fire and Building Code standards;
- Using fire-retardant, native plant species in landscaping; and
- Complying with established standards and specifications for fuel modification, defensible space, access, and water facilities.

Policy 5.6 Require new development within VHFHSZs to enter into a long-term maintenance agreement

for vegetation management in defensible space, fuel breaks, and roadside fuel reduction. The agreement shall specify who is responsible for maintenance of these areas and the fire safe standards that will be implemented. As a project condition of approval, a copy of the executed agreement shall be provided to the City Fire Marshal and the Building and Safety Department.

Policy 5.7 Require that all redevelopment of properties damaged or destroyed by a major wildfire comply with the most current version of the California Building Codes and California Fire Code, as adopted by the City of Lake Elsinore.

Policy 5.8 Perform an evaluation of fire-related development standards should a major wildfire require portions of the City be rebuilt to ensure that redevelopment standards are as fire-safe as reasonably possible.

Implementation Program - The City shall condition projects to comply with Fire Department requirements.

Section 3.5 (Flooding and Floodplains)

A new Figure showing Floodplains is added and the following policies from the LHMP are added:

Policy 6.2 Continue to encourage floodway setbacks for greenways, trails, and recreation opportunities.

Policy 6.3 Reduce the risk of flooding by creating floodway setbacks for greenways, trails, and recreation areas and by prohibiting development within the floodways.

Policy 6.4 Encourage that new developments within the floodplain fringe shall preserve and enhance existing native riparian habitat.

Policy 6.5 Continue to require the construction of channel improvements to allow conveyance of the 100-year flow without extensive flooding.

Policy 6.6 Use FEMA regulations and mapping to ensure that flooding hazards are evaluated during the Policy environmental review process, including placement of restrictions on development within designated floodplain areas.

Policy 6.7 Promote drainage improvements that maintain a natural or semi-natural floodplain.

Section 3.6 (Geologic and Seismic Hazards)

This section was renamed from “Seismic Activity” and additional background, including new subsections regarding the regulatory setting and local plans added. This includes language concerning address climate adaptation and resiliency strategies. A figure showing evacuation routes is added. The following policy from the LHMP is added:

Policy 7.1 Continue to make every effort to reduce earthquake-induced fire as a threat.

Section 3.8 (Community Facilities and Protection Services)

Background information regarding the Fire and Police/Law Enforcement Baselines is updated. Additionally, language regarding the Lake Elsinore Advanced Pump Storage (LEAPS) has been deleted.

The following policies from the LHMP or to meet CAL FIRE's content requirements are added

Goal 10 Maintain an emergency response program consistent with State law, and coordinate with surrounding cities, Riverside County and other emergency response providers.

Policy 10.1 Maintain participation in local, regional, state, and national mutual aid systems to ensure that appropriate resources are available for response and recovery during and following a disaster.

Policy 10.2 Periodically review and test the City's Emergency Operations Plan to address the City's growth in population and built environment, as well as, to note any deficiencies and to incorporate new emergency response techniques.

Policy 10.3 Coordinate all emergency preparedness and response plans with neighboring cities, the County of Riverside, local health care providers and utility purveyors, and the California Emergency Management Agency (CalEMA).

Policy 10.4 Maintain a safe and secure, technologically advanced Emergency Operations Center allowing for room to expand as the City grows.

Policy 10.5 Continue to train Emergency Operations Center and general city staff in our Emergency Operations Plan and the California Standardized Emergency Management System (SEMS), the National Incident Management System (NIMS), and the Incident Command System (ICS).

Policy 10.6 Continue coordinated training for City Emergency Response Team members, Community Emergency Response Team (CERT) volunteers, and related response agency personnel.

Policy 10.7 Conduct public outreach to provide education programs and literature to Lake Elsinore's residents, business people and property owners on earthquake preparedness, fire safety, flooding hazards, other emergencies and identified emergency access routes.

Policy 10.8 Incorporate the current Lake Elsinore Local Hazard Mitigation Plan Annex (LHMP) and the Riverside County Operational Area Multi-Jurisdictional Local Hazard Mitigation Plan into this Chapter by reference.

Implementation Program The Emergency Services Division will maintain emergency preparedness information and handouts at City Hall, the Senior Center and the Library, and will distributed the information at community events. Additionally, the City's website and other media resources shall be utilized to inform and educate residents and business owners on emergency preparedness matters and emergency evacuation routes.

Implementation Program The Emergency Services Division will continue to coordinate training for city staff and Community Emergency Response Team (CERT) volunteers, and publicize training sessions to the City's residents and business owners.

Implementation Program The Emergency Services Division will review and update the Lake Elsinore Local Hazard Mitigation Plan (LHMP) and the Emergency Operations Plan (EOP) a minimum of every 5 years to update emergency response, evaluation plans and evacuation routes to reflect current conditions and community needs.

New Environmental Justice Element

Government Code Section 65302 (h)(1) requires that both cities and counties that have disadvantaged communities incorporate environmental justice policies into their general plans, either in a separate Environmental Justice element or by integrating related goals, policies, and objectives throughout the other elements upon the adoption or next revision of two or more elements concurrently. According to mapping prepared by the California Office of Environmental Health Hazard Assessment (OEHHA) using the CalEnviroScreen 4.0 modeling, several census tracts that are completely or partially within the City limits are identified as disadvantaged communities.

Therefore, concurrent with the above-described Housing Element and Safety Element, the City is proposing environmental justice goals, policies and implementation programs as part of Chapter 3.0 of the City's General Plan. The proposed Environmental Justice Element-related amendments to the General Plan do not change any land use designations and do not propose or anticipate any specific development proposals.

In addition to identifying existing policies in other parts of the City's General Plan, the following is a list of the new goals, policies and implementation programs that are being added to the General Plan to address environmental justice.

Goal 17 Encourage meaningful participation in the public process by all members of the community.

Policy 17.1 Encourage collaboration between the City, community, and community-based organizations, as well as local stakeholders, and environmental justice focus groups in promoting environmental justice.

Policy 17.2 Promote efforts to educate and involve traditionally underrepresented populations in the public decision-making process.

Policy 17.3 Initiate outreach efforts as early as possible in the decision-making process.

Policy 17.4 Ensure that affected residents have the opportunity to participate in decisions that affect their health.

Policy 17.5 Seek feedback on public decisions through traditional and online forms of communication, such as website, email, mobile phone apps, online forums, and podcasts.

Policy 17.6 Ensure that low income and minority populations have equal access and influence in the land use decision-making process through such methods as bilingual notices, posting bilingual notices at development sites, and conducting public information meetings with interpreters.

Policy 17.7 Utilize multilingual staff personnel to assist in evacuation and short-term recovery activities and meeting general community needs.

GOAL 18 Minimize the exposure of residents to pollution in the environment through sound planning and public decision-making.

Policy 18.1 Ensure that zoning and other development regulations require adequate buffering between residential and industrial land uses.

Policy 18.2 Encourage new development to reduce vehicle miles traveled to reduce pollutant emissions.

- Policy 18.3 Promote reduction of vehicle miles traveled (VMT) by encouraging expanded multi-modal facilities, linkages between such facilities, and services that provide transportation alternatives, such as transit, bicycle and pedestrian modes.
- Policy 18.4 Place adequate conditions on large construction projects to ensure they do not create noise, dust or other impacts on the community to the extent feasible.
- Policy 18.5 Require proposals for new sensitive land uses to incorporate setbacks, barriers, landscaping, ventilation systems, or other measures to minimize exposure to unhealthful air and other toxins.
- Policy 18.6 New specific plans or existing specific plans that include a substantial revision that are within “disadvantaged communities,” as identified by CalEPA should address Environmental Justice goals and include appropriate policies consistent with this section.
- Policy 18.7 Promote new development that emphasizes job creation and reduction in vehicle miles traveled in job-poor areas and does not otherwise contribute to onsite emissions in order to improve air quality.
- Policy 18.8 Periodically review the City’s truck routes to ensure they adequately direct trucks away from residential areas and other areas with sensitive receptors.
- Policy 18.9 Ensure that truck-dependent commercial and industrial uses incorporate the latest technologies to reduce diesel emissions.
- Policy 18.10 Require new commercial and industrial development to incorporate the latest technologies to reduce diesel emissions.
- Policy 18.11 Support traffic and highway techniques and technologies that reduce noise impacts of vehicular traffic through traffic calming, noise barriers, pavement design, and other measures.
- Policy 18.12 Encourage public and private development to incorporate green building techniques, such as construction waste management practices, optimization of energy efficiency measures, and avoidance of toxic chemicals.
- Policy 18.13 Monitor and maintain City facilities and the City’s vehicle fleet to maximize energy efficiency and reduce emissions.

GOAL 19: Develop increased mobility and accessibility for all residents.

- Policy 19.1 Support walking and bicycling by encouraging the development of complete streets that provide safe mobility for all users (e.g. bike lanes, traffic-calming measures, sidewalks separated from the roadway with tree planted landscaping), where feasible in the right-of-way.
- Policy 19.2 Facilitate pedestrian and bicycle access to parks and open space through infrastructure investments and improvements.
- Policy 19.3 Create land use patterns and public amenities that encourage people to walk, bicycle and use public transit.

Policy 19.4 Encourage transit agencies to establish and maintain routes to jobs, shopping, schools, parks, and healthcare facilities that are convenient to low-income and minority populations.

Policy 19.5 Encourage new specific plans, existing specific plans that includes a substantial revision, and development projects be designed to promote pedestrian movement through direct, safe, and pleasant routes that connect destinations inside and outside the plan or project area.

Policy 19.6 Work with the Lake Elsinore Unified School District to ensure that all schools have safe and walkable routes to school.

Policy 19.7 Ensure that emergency preparedness and disaster response programs, including evacuation routes, serve all parts of the City.

GOAL 20: Encourage the provision of healthy, affordable and culturally appropriate food that is readily available to all members of the community.

Policy 20.1 Encourage the development of healthy food establishments in areas that have a high concentration of fast food establishments, convenience stores, and liquor stores.

Policy 20.2 Establish regulations that allow farmers' markets to operate in the City, where appropriate.

Policy 20.3 Encourage and simplify the process of developing community gardens within or adjacent to neighborhoods and housing development sites.

Policy 20.4 Promote city-wide messaging about healthy eating habits and food choices through the Healthy LE program.

Policy 20.5 Assist transit providers in the review of their transit routes to provide service to grocery stores, markets, and healthy restaurants that provide healthy food options.

Policy 20.6 Promote community gardens for suitable public and private land as well as an amenity in required open space areas of new multi-family residential and mixed-use development projects.

Policy 20.7 Educate the public on how to grow and maintain a private or community edible garden.

Implementation Program Review and as required amend the Zoning Code to facilitate the access to healthy food by the City's residents.

GOAL 21: Create healthy and affordable housing opportunities for all economic segments of the community.

Policy 21.1 Promote development that includes affordable housing consistent with the Housing Element.

Policy 21.2 Provide ongoing infrastructure maintenance in existing residential neighborhoods through the capital improvement program.

Policy 21.3 Assist in the preservation of housing units at risk of converting from affordable housing to market rate housing.

Policy 21.4 Affirmatively further fair housing related to the sale, rental, and financing of housing to avoid discrimination based on race, religion, age, sex, marital status, ancestry, national origin, color, familial status, or disability, or any other arbitrary factor.

Policy 21.5 Ensure that proposed new affordable housing projects meet the same standards of health and safety as conventional market rate housing.

Policy 21.6 In addition to the requirements of the Building Code, encourage the use of green, healthy building materials that are toxin free in residential construction.

GOAL 22: Provide adequate and equitably distributed public facilities throughout the community.

Policy 22.1 Plan for the future public improvement and service needs of underserved communities.

Policy 22.2 Provide a park system that provides all residents with access to parks, community centers, sports fields, trails and other amenities.

Policy 22.3 Review the location and extent of community recreational facilities to ensure maximum use by children and adults and use that information to develop new recreational facilities and opportunities for the community, including indoor and outdoor facilities.

Policy 22.4 Provide for the equitable distribution of public facilities and services, and where feasible, prioritize new facilities in underserved areas.

Policy 22.5 Require that new development pay its fair share of public facilities and service costs, through the payment of all applicable development impact and Community Facilities District (CFD) fees.

Policy 22.6 Ensure that new public facilities are well designed, energy efficient and compatible with adjacent land uses.

9 Project Objectives

For the 2021-2029 planning period, the Housing Element's goals, policies, and programs address housing issues in Lake Elsinore and meet State law housing requirements. The City's overarching objective is to ensure development, revitalization, and preservation of a balanced inventory of housing to meet the needs of present and future residents. In particular, the City looks to ensure that all residents have decent, safe, sanitary, and affordable housing regardless of income. The goals, policies, and programs provide the framework for the City's overall housing program and aim to:

- Conserve and improve the condition of the existing housing stock.
- Assist in the development of housing for low- and moderate-income households.
- Identify adequate sites to encourage the development of a variety of types of housing for all income levels.
- Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing.
- Promote equal opportunities for all persons.

The objective of the amendments to General Plan Chapter 3.0 regarding the Safety Element Update is to address the risk of fire for land classified as State Responsibility Areas and land classified as Very High Fire Hazard Severity Zones and to minimize injury, loss of life property damage resulting from wildland

fires.

The objective of the new Environmental Justice Element provisions being added to General Plan Chapter 3.0 is to provide for the fair treatment and meaningful involvement of people of all races, cultures, incomes, and national origins, with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies within Lake Elsinore

10. Other Public Agencies Whose Approval is Required:

The City Council must approve General Plan Amendment No. 2021-01 that incorporates the 2021-2029 Housing Element into the current General Plan and includes Safety Element amendments and new Environmental Justice Element amendments to Chapter 3.0 (Public Safety and Welfare) of the General Plan. Other agencies whose approval is required are:

- Department of Housing and Community Development (HCD) – Reviews and approves the Housing Element.
- State Board of Forestry and Fire Protection – Reviews the Safety Element and responds with comments.

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?:

In accordance with the requirements of Public Resources Code 21080.3.1, the City notified those Native American Tribes that have requested notice of projects subject to review under CEQA. These tribes were notified via certified mail. Three tribes requested consultation pursuant to AB 52.

B. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

- | | | |
|--|--|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agricultural and Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials |
| <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation | <input type="checkbox"/> Tribal Cultural Resources |

☐

Utilities/Service Systems

☐

Wildfire

☐Mandatory Findings of
Significance**C. DETERMINATION**

- ☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Richard J. MacHott

Richard J. MacHott, Planning Manager

July 28, 2022

Date

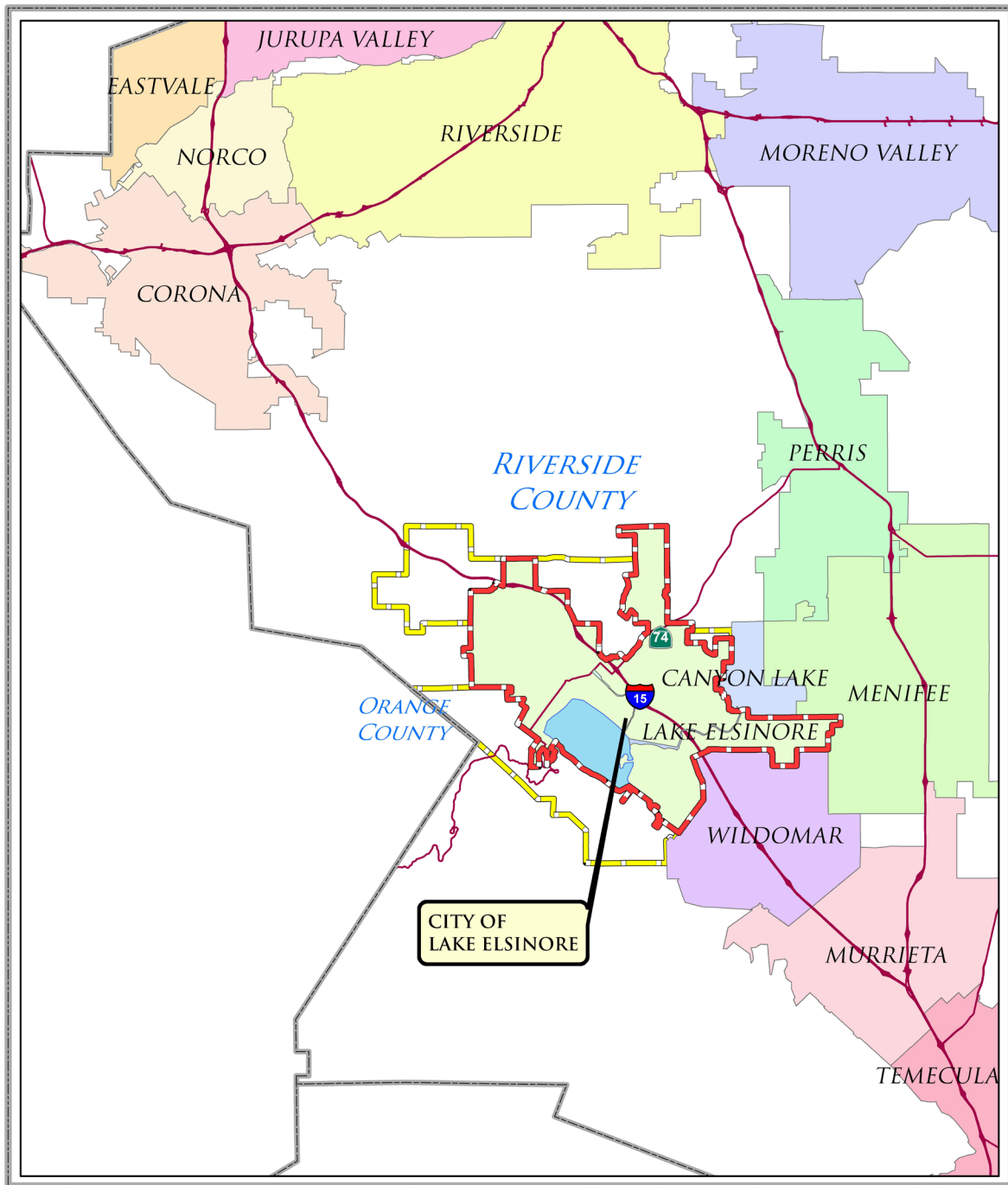


FIGURE 1
CITY OF LAKE ELSINORE
REGIONAL LOCATION



Prepared by:
City of Lake Elsinore GIS
July 27, 2021
Data Sources:
County of Riverside GIS
City of Lake Elsinore GIS
Stateplane NAD 83

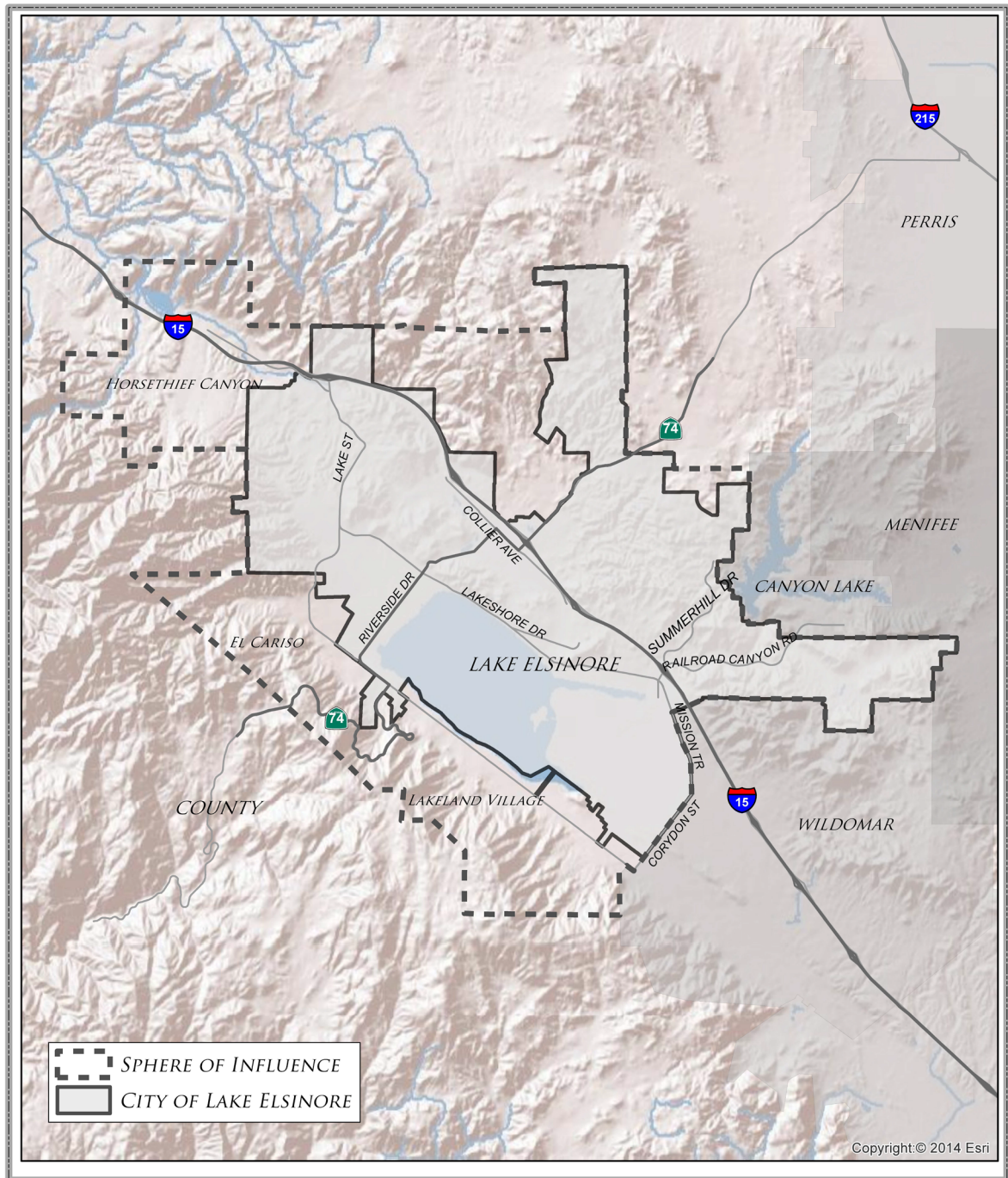


FIGURE 2
CITY OF LAKE ELSINORE
VICINITY MAP



Prepared by:
 City of Lake Elsinore GIS
 July 27, 2021
 Data Sources:
 County of Riverside GIS
 City of Lake Elsinore GIS
 Stateplane NAD 83

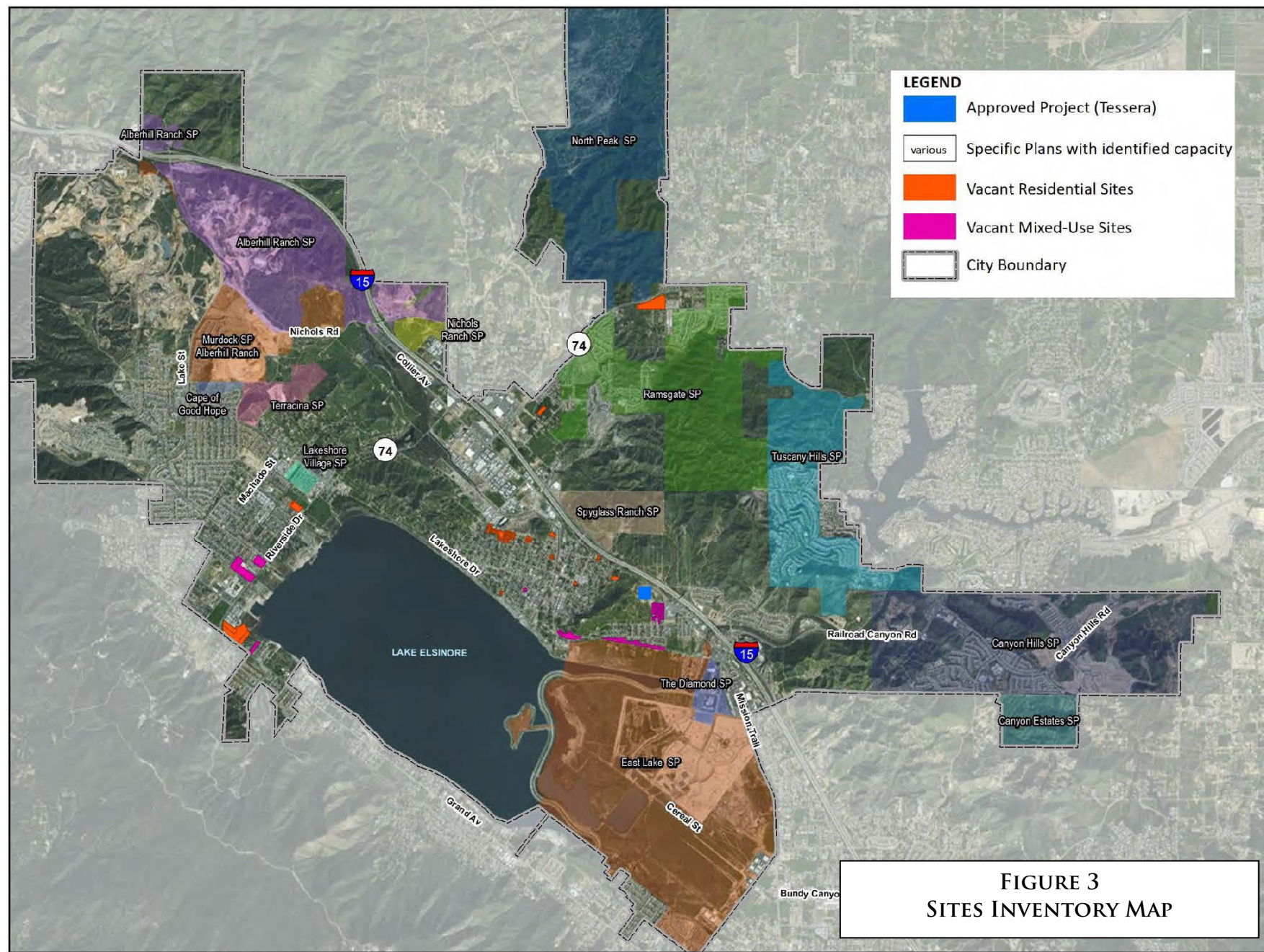




FIGURE 4
SITES INVENTORY MAP - HDR AND RMU SITES

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS. Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
II. AGRICULTURE AND FORESTRY RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.				
Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
III. AIR QUALITY. Where available, significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
IV. BIOLOGICAL RESOURCES. Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
V. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
VI. ENERGY. Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
VII. GEOLOGY AND SOILS. Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
VIII. GREENHOUSE GAS EMISSIONS. Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous materials or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
X. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge, such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
XI. LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
XII. MINERAL RESOURCES. Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
XIII. NOISE. Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or other applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
XIV. POPULATION AND HOUSING. Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
XV. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other public services/facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
XVI. RECREATION.				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVII. TRANSPORTATION. Would the project:				
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
XVIII. TRIBAL CULTURAL RESOURCES. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k).	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
XIX. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
XX. WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XXI. MANDATORY FINDINGS OF SIGNIFICANCE				
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

IV. ENVIRONMENTAL ANALYSIS

This section provides an evaluation of the impact categories and questions contained in the Environmental Checklist. A complete list of the reference sources applicable to the following source abbreviations is contained in Section VII, References, of this document.

I. AESTHETICS

a) Have a substantial adverse effect on a scenic vista? Less than Significant Impact

Scenic vistas can be impacted by development in two ways. First, a structure may be constructed that blocks the view of a vista. Second, the vista itself may be altered (i.e., development on a scenic hillside). The primary scenic vistas in the City of Lake Elsinore are of the surrounding hillsides and Lake Elsinore. In some cases, these views of the hillsides and in particular the lake are generally obstructed by trees, utility poles, and other buildings. The proposed project would adopt and implement housing policies that could encourage new housing production, in particular within previously approved Specific Plans, 18 lots with existing R-3 (High Density Residential) zoning and 10 lots with existing RMU (Residential Mixed Use) zoning. Development of vacant sites with potential future housing developments guided by the policies of the Housing Element update would have no significant effect on a scenic vista.

The City of Lake Elsinore has identified certain scenic areas within the City and has adopted the Scenic Overlay Zone, Lakeshore Overlay Zone, and Hillside Planned Development Overlay for the purposes of preserving these individual recognized scenic vista and viewshed areas. Each of these overlays provides certain additional use and/or development standards restrictions specific to each vista or viewshed overlay area.

Application of these overlay restrictions, whether as applied directly to any approved Specific Plan, or lot with existing R-3 or RMU zoning, that may be located within an overlay or to any other housing development pursuant to the policies of the Housing Element, would ensure that these recognized vistas and viewsheds would continue to be preserved through the development review process and would thus result in a less than significant impact to scenic vistas. In addition, as determined by the City of Lake Elsinore's General Plan EIR, development pursuant to the General Plan would result in less than significant impacts to scenic vistas with the implementation of existing General Plan policies requiring or encouraging the preservation of scenic vistas and viewsheds and General Plan EIR mitigation requiring the preparation of visual simulations for development located within the scenic viewshed of Interstate-15. The proposed General Plan amendments to Chapter 3.0 (Public Safety and Welfare) related to the Safety Element update and the new Environmental Justice Element provisions do not change any land use designations and do not propose or anticipate any specific development proposals. Therefore, these amendments will not result in any impacts that were not addressed in the General Plan EIR.

Mitigation Measures: No mitigation measures are required.

(Sources: City of Lake Elsinore, General Plan Update Environmental Impact Report. 2011)

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? Less Than Significant Impact.

No designated state scenic highways or eligible state scenic highways, as identified on the California Scenic Highway Mapping System, are located in the City of Lake Elsinore. However, Interstate 15 and State Highway 74, both of which are located within the City are listed as eligible (but not designated) state scenic highways.

Although no designated scenic highways would be impacted, the eligible state scenic highways could be designated in the future when development may occur and be impacted then. Impacts related to potentially designated state scenic highways would be analyzed on an individual project basis and would utilize the applicable Corridor Protection Program, including land use density, site planning, landscaping, and structure appearance if these were to be adopted as designated state scenic highways. With the implementation of this program to protect the local scenic resources if these were to be designated state scenic highways, a less than significant impact will occur.

Mitigation Measures: (List mitigation measures. If none are required, state “No mitigation measures are required.”)

(Sources: California Department of Transportation, State Scenic Highway Map, City of Lake Elsinore, General Plan Update Environmental Impact Report. 2011)

- c) **In non-urbanized areas, substantially degrade the existing visual character or quality public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? Less Than Significant Impact.**

Development of the proposed project could result in a significant impact if it resulted in substantial degradation of the existing visual character or quality of the site and its surroundings. Degradation of visual character or quality is defined by substantial changes to the existing site appearance through construction of structures such that they are poorly designed or conflict with the site’s existing surroundings.

Future housing development could change the on- and off-site visual character of the area in which it is constructed. Development of housing pursuant to the policies of the Housing Element could potentially change vacant or already developed land for residential or mixed-use development. This type of development and buildings and architecture typically associated are generally similar in visual character as what currently exists in Lake Elsinore. Implementation of General Plan’s citywide and district specific goals and policies for residential development will ensure that the visual character of the City and each Land Use District is addressed through the development review process. Adherence to these existing General Plan goals and policies will result in a less than significant impact on the visual character and quality of the City and individual Land Use Districts related to future housing constructed pursuant to the Housing Element.

Mitigation Measures: No mitigation measures are required.

(Sources: City of Lake Elsinore, General Plan Update Environmental Impact Report. 2011)

- d) **Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? Less Than Significant Impact.**

Future housing development would result in new sources of lighting. Typical light sources from a single-family home would be outdoor security lighting. Multiple-family residential and mixed-use developments would generally include outdoor security lighting and parking lot lights, depending on the type of development. Review of lighting associated with future housing development will be required through the development review process. Light spillover and glare is typically prevented by requiring lights to be designed to prevent the light from shining directly onto surrounding property. Compliance with existing City practices, procedures, and policies for lighting will ensure that lighting and glare impacts associated with potential new development are less than significant.

Mitigation Measures: No mitigation measures are required.

(Sources: City of Lake Elsinore, General Plan Update Environmental Impact Report. 2011)

II. AGRICULTURE AND FORESTRY RESOURCES

- a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? No Impact**

Housing development pursuant to the Housing Element will primarily occur on undeveloped properties. The California Department of Conservation does not identify any area within Lake Elsinore as being Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The proposed Housing Element and the General Plan amendments to Chapter 3.0 (Public Safety and Welfare) related to the Safety Element update and the new Environmental Justice Element provisions do not change any land use designations and do not propose or anticipate any specific development proposals. Therefore, there will be no conversion of Prime Farmland, Unique Farmland, and Farmland of Statewide Importance to a non-agricultural use as a result of this project. No impact will occur.

Mitigation Measures: No mitigation measures are required.

(Sources: California Department of Conservation, Farmland Mapping & Monitoring Program)

- b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? No Impact**

The Riverside County Mapping Portal shows that no Williamson Act contracts are active for any area within Lake Elsinore. The Lake Elsinore General Plan does not identify any specific designation for agricultural uses, but does note that small-scale agricultural uses may be appropriate in the Hillside Residential land use designation. The Lake Elsinore Zoning Code does not contain any agricultural zones or any zone that principally allows agricultural uses. The proposed Housing Element and General Plan Chapter 3.0 amendments do not propose any changes to uses allowed or development standards within the General Plan or Zoning Code related to agricultural uses. Therefore, there will be no conflict with existing zoning for agricultural use or a Williamson Act contract. No impact will occur.

Mitigation Measures: No mitigation measures are required.

(Sources: Riverside County Mapping Portal)

- c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? No Impact.**

Public Resources Code Section 12220(g) identifies forest land as land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits. No area within Lake Elsinore is currently being managed or used for forest land as identified in Public Resources Code Section 12220(g).

The USDA Forest Service vegetation maps identify most of the city as urban, herbaceous, or shrub type indicating that it is not capable of growing industrial wood tree species. Portions of the City are designated as

hardwood forest/woodland. These areas of vegetation are primarily located within drainage, hillside, and other similar areas within the City. No new development opportunities to these areas would be facilitated due to the Housing Element and the proposed General Plan amendments to Chapter 3.0 (Public Safety and Welfare) related to the Safety Element update and the new Environmental Justice Element beyond that which is currently allowed. Therefore, this project will have no impact to any timberland zoning or loss of forest land.

Mitigation Measures: (No mitigation measures are required.

(Sources: USDA Forest Service)

d) Result in the loss of forest land or conversion of forest land to non-forest uses? No Impact.

Public Resources Code Section 12220(g) identifies forest land as land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits. No area within Lake Elsinore is currently being managed or used for forest land as identified in Public Resources Code Section 12220(g).

The USDA Forest Service vegetation maps identify most of the city as urban, herbaceous, or shrub type indicating that it is not capable of growing industrial wood tree species. Portions of the City are designated as hardwood forest/woodland. These areas of vegetation are primarily located within drainage, hillside, and other similar areas within the City. No new development opportunities to these areas would be facilitated due to the Housing Element and proposed General Plan amendments to Chapter 3.0 (Public Safety and Welfare) related to the Safety Element update and the new Environmental Justice Element provisions updates beyond that which is currently allowed. All of the identified residential sites are located entirely or primarily within areas designated as urban, herbaceous, or shrub type. Therefore, this project will have no impact to any timberland zoning or loss of forest land.

Mitigation Measures: No mitigation measures are required.

(Sources: USDA Forest Service)

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use? No Impact.

There are no agricultural operations or timberland production operations within the City. The project does not propose any changes to land use policies or zoning that protects hillside areas. No impact related to the conversion of agricultural lands or forest land could occur.

Mitigation Measures: No mitigation measures are required.

(Sources: California Department of Conservation, Farmland Mapping & Monitoring Program, USDA Forest Service)

III. AIR QUALITY

a) Conflict with or obstruct implementation of the applicable air quality plan? No Impact

The City of Lake Elsinore is located within the South Coast Air Basin (SCAB) under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). SCAQMD and the Southern California Association

of Governments (SCAG) are responsible for formulating and implementing the Air Quality Management Plan (AQMP) for the SCAB. The AQMP is a series of plans adopted for the purpose of reaching short- and long-term goals for those pollutants. The SCAB is designated as a ‘nonattainment’ area because the District does not meet Federal and/or State Ambient Air Quality Standards (AAQS). To determine consistency between the project and the AQMP, the project must comply with all applicable District rules and regulations, comply with all proposed or adopted control measures, and be consistent with the growth forecasts utilized in preparation of the Plan.

The Housing Element identifies previously adopted specific plan, 18 lots with existing R-3 (High Density Residential) zoning and 10 lots with existing RMU (Residential Mixed Use) zoning for future residential development. The Census indicated that the City had a population of 51,821 in 2010 and 70,265 in 2020, which would represent an approximately 24% increase. Based on a realistic estimation of density based on location and site conditions (including limitations), the potential development sites identified in the Housing Element would result in approximately 20,987 new dwelling units and 75,133 new residents (based on California Department of Finance’s January 1, 2021 Population and Housing Estimates, 64,330 people in 17,949 households for 3.58 persons per household). SCAG provides population projection estimates. According to the SCAG Connect SoCal Demographics and Growth Forecast Technical Report (2020), SCAG estimates that the City would have a population of 111,600 in 2045. Buildout of the General Plan would result in a total of 94,616 dwelling units for a total buildout population of 321,694 persons, which provides for a substantially higher capacity than actual estimated population by SCAG for 2045. In addition, the proposed Housing Element and previously approved Specific Plans, 18 lots with existing R-3 (High Density Residential) zoning and 10 lots with existing RMU (Residential Mixed Use) zoning are projected to meet the City’s allocated Regional Housing Needs Assessment (RHNA), which is a function of the City’s projected long-term growth. Therefore, by complying with the RHNA, the Housing Element is contributing short-term towards consistency with long-term growth projections and the 2012 AQMP.

The proposed Housing Element and the proposed General Plan amendments to Chapter 3.0 (Public Safety and Welfare) related to the Safety Element update and the new Environmental Justice Element provisions do not propose densities higher than is already permitted in the existing General Plan that could result in a greater increase in population and households over that contemplated in the RTP and AQMP. These increases are within the growth assumptions estimated by SCAG and therefore would not result in a substantial conflict with or obstruction of the AQMP. Impacts will be less than significant.

Mitigation Measures: No mitigation measures are required.

(Sources: California Department of Finance, E-5 Population and Housing Estimates, SCAG Connect SoCal Demographics and Growth Forecast Technical Report, September 2020)

b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard? Less than Significant Impact.

The SCAQMD has prepared an Air Quality Management Plan to set forth a comprehensive and integrated program that will lead the Basin into compliance with the federal 24-hour PM_{2.5} air quality standard, and to provide an update to the Basin’s commitments toward meeting the federal 8-hour ozone standards. The SCAB is currently in non-attainment for State and Federal criteria pollutants Ozone, Nitrogen Dioxide and Fine Particulate Matter (PM_{2.5} and PM₁₀).

New development facilitated by the Housing Element will be required to comply with SCAQMD rules and regulations aimed at reducing construction-related pollutant emissions, including fugitive dust and other

particulates, as well as reactive organic compounds and other ozone precursors found in paints and a variety of coatings. Considering that the proposed Housing Element are consistent with the development projections of the Lake Elsinore General Plan and the breadth of existing standards and regulations, implementation of the proposed housing policies and implementation programs of the Housing Element update and the proposed General Plan amendments to Chapter 3.0 (Public Safety and Welfare) related to the Safety Element update and the new Environmental Justice Element provisions would not change or otherwise interfere with the regional pollutant control strategies of the AQMP. The project's impact on cumulative levels of regional ozone or particulates is therefore less than significant.

Mitigation Measures: No mitigation measures are required.

(Sources: City of Lake Elsinore, General Plan Update Environmental Impact Report. 2011, SCAQMD, 2016 Final Air Quality Management Plan, US EPA, Nonattainment Areas for Criteria Pollutants (Green Book)

c) Expose sensitive receptors to substantial pollutant concentrations? Less Than Significant Impact.

Common sensitive receptors include children, the elderly, athletes, and people with cardiovascular and chronic respiratory diseases. The project promotes development of housing for single-family households as well as the elderly; however the Housing Element and the proposed General Plan amendments to Chapter 3.0 (Public Safety and Welfare) related to the Safety Element update and the new Environmental Justice Element provisions do not authorize construction or redevelopment of any housing units. Through its standard development review process that includes review pursuant to State CEQA statutes and guidelines, the City will ensure that any future housing projects developed pursuant to proposed Housing Element policies and programs provide adequate protection for project residents from any local air pollution sources. The project's impacts on sensitive receptors would be less than significant.

Mitigation Measures: No mitigation measures are required.

(Sources: City of Lake Elsinore, General Plan Update Environmental Impact Report. 2011)

d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people? Less than Significant Impact.

Residential land uses typically do not create objectionable odors. Objectionable odors are typically associated with agricultural and heavy-manufacturing activities. A common potential source of odor from residential development projects comes from outdoor solid waste disposal bins. In accordance with current practices, all residential waste will be disposed of in covered receptacles and routinely removed, thereby limiting the escape of odors to the open air. No new odor sources would result from adoption of the Housing Element or the proposed General Plan amendments to Chapter 3.0 (Public Safety and Welfare) related to the Safety Element update and the new Environmental Justice Element provisions because they do not authorize construction of any new housing project or redevelopment of existing housing. Furthermore, the updated elements would not authorize any relaxation or elimination of current requirements for proper waste storage and disposal for housing-related development projects. Therefore, the potential for the project to create objectionable odors is considered less than significant.

Mitigation Measures: No mitigation measures are required.

(Sources: City of Lake Elsinore, General Plan Update Environmental Impact Report. 2011)

IV. BIOLOGICAL RESOURCES

- a) **Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? Less Than Significant Impact**

The City of Lake Elsinore has numerous sites that are vacant and undeveloped, including the identified 18 lots with existing R-3 (High Density Residential) zoning and 10 lots with existing RMU (Residential Mixed Use) zoning. The potential does exist for residential development pursuant to the proposed Housing Element policies to impact sensitive species or sensitive species habitat. As was analyzed in the City of Lake Elsinore's General Plan EIR, these impacts are potentially significant, but would be reduced to a less than significant level with the implementation of existing federal, State, regional, and local habitat and species protection programs as well as the policies of the General Plan and mitigation included in the EIR that would require analysis of development impact on sensitive species and habitat. The proposed Housing Element and the proposed General Plan amendments to Chapter 3.0 (Public Safety and Welfare) related to the Safety Element update and the new Environmental Justice Element provisions would not designate any sites that are not already designated for residential development, nor increase the intensity of development in any area. Therefore, the proposed Housing Element and Chapter 3.0 amendments would not increase any impacts on sensitive species or habitat beyond what was already analyzed in the City's General Plan EIR. Less than significant impacts will result from the Housing Element and Chapter 3.0 amendments with the implementation of these existing programs and policies, most importantly the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP) which will require project-specific analysis of plant and wildlife impacts and habitat impacts.

Mitigation Measures: No mitigation measures are required.

(Sources: City of Lake Elsinore, General Plan Update Environmental Impact Report. 2011)

- b) **Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? Less Than Significant Impact**

A variety of drainages cross the City of Lake Elsinore originating from the surrounding hills and generally draining towards Lake Elsinore or into Temescal Wash. According to the United States Fish and Wildlife Service's National Wetlands Inventory, wetlands are present within the City primarily around Lake Elsinore, but no riparian areas exist within the City. These impacts were analyzed in the City of Lake Elsinore's General Plan EIR and were determined to be less than significant with the implementation of existing Federal and State programs, in particular Sections 401 and 404 of the U.S. Clean Water Act and Section 1602 of the California Fish and Game Code. The proposed Housing Element and the proposed General Plan amendments to Chapter 3.0 (Public Safety and Welfare) related to the Safety Element update and the new Environmental Justice Element provisions would not designate any sites that are not already designated for residential development, nor increase the intensity of development in any area. Therefore, the proposed Housing Element and Land Use Element amendments would not increase any impacts on riparian habitat or wetlands beyond what was already analyzed in the City's General Plan EIR. Less than significant impacts will result from the Housing Element and Chapter 3.0 amendments with the implementation of these existing programs and policies, most importantly the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP) which will require project-specific analysis of plant and wildlife impacts and habitat impacts.

Mitigation Measures: No mitigation measures are required.

(Sources: City of Lake Elsinore, General Plan Update Environmental Impact Report. 2011, United States Fish and Wildlife Service, National Wetlands Inventory.)

c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? Less Than Significant Impact

A variety of drainages cross the City of Lake Elsinore originating from the surrounding hills and generally draining towards Lake Elsinore or into Temescal Wash. According to the United States Fish and Wildlife Service's National Wetlands Inventory, wetlands are present within the City primarily around Lake Elsinore, but no riparian areas exist within the City. These impacts were analyzed in the City of Lake Elsinore's General Plan EIR and were determined to be less than significant with the implementation of existing Federal and State programs, in particular Sections 401 and 404 of the U.S. Clean Water Act and Section 1602 of the California Fish and Game Code. The proposed Housing Element and the proposed General Plan amendments to Chapter 3.0 (Public Safety and Welfare) related to the Safety Element update and the new Environmental Justice Element provisions would not designate any sites that are not already designated for residential development, nor increase the intensity of development in any area. Therefore, the proposed Housing Element and Land Use Element amendments would not increase any impacts on riparian habitat or wetlands beyond what was already analyzed in the City's General Plan EIR. Less than significant impacts will result from the Housing Element and Chapter 3.0 amendments with the implementation of these existing programs and policies, most importantly the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP) which will require project-specific analysis of plant and wildlife impacts and habitat impacts.

Mitigation Measures: No mitigation measures are required.

(Sources: City of Lake Elsinore, General Plan Update Environmental Impact Report. 2011, United States Fish and Wildlife Service, National Wetlands Inventory.)

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? Less Than Significant Impact

Given the location of Lake Elsinore within the City, there are a variety of birds that migrate seasonally through the City on the Pacific flyway as well as certain birds that permanently reside locally. Pursuant to the Migratory Birds Treaty Act (MBTA) any construction that occurs during breeding season (between February 15 and August 15) would require surveys for MBTA species and other special status species to determine if any such species exist on an individual development site and appropriate mitigation measures if deemed necessary. These impacts were previously analyzed by the City's General Plan EIR and determined to be less than significant with the implementation of this program, formalized as mitigation measures in the EIR. The proposed Housing Element and Chapter 3.0 amendments would not designate any sites that are not already designated for residential development, nor increase the intensity of development in any area. Therefore, the proposed Housing Element and amended Chapter 3.0 would not increase any impacts on migration beyond what was already analyzed in the City's General Plan EIR. Less than significant impacts will result from the Housing Element and amended Chapter 3.0 with the implementation of these existing programs on individual development projects.

Mitigation Measures: No mitigation measures are required.

(Sources: City of Lake Elsinore, General Plan Update Environmental Impact Report. 2011)

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? Less Than Significant Impact.

The City of Lake Elsinore does have a local palm tree preservation program. However, its purpose is primarily for preservation of aesthetic and City character. The City does not have any other local policies protecting biological resources. Continued implementation of the palm tree preservation program on individual projects would ensure that future housing developed pursuant to Housing Element policy would not conflict with any local policies and less than significant impacts will occur.

Mitigation Measures: No mitigation measures are required.)

(Sources: City of Lake Elsinore Municipal Code, Chapter 5.116)

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? Less Than Significant Impact

As previously noted, the City is located within and is a co-permittee to the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The plan is intended to conserve biological resources within the western Riverside County region by establishing a network of conservation areas. This network would comprise lands already publicly owned and set aside for conservation as well as additional lands identified for conservation on individual development projects located within conservation Criteria Cells. Any development located within MSHCP conservation Criteria Cells will require review for determining if conservation is required within the project area to contribute to the conservation network. Individual development projects will require review for sensitive species and habitat in accordance with the MSHCP.

The City is also located partially within the Stephens' Kangaroo Rat Habitat Conservation Plan (SKR HCP), which is intended to preserve habitat for the federally-listed endangered species and state-listed threatened species. The plan requires development specific analysis for presence of the species or habitat and the payment of an impact mitigation fee for properties located within the SKR HCP area. No other Habitat Conservation Plan, Natural Community Conservation Plan area, or other approved local, regional or state habitat conservation plan are located within the City. With the continued implementation of the MSHCP by the City through the development review process, less than significant impacts will occur.

Mitigation Measures: No mitigation measures are required.

(Sources: US Fish & Wildlife Services. ECOS Environmental Conservation Online System, California Department of Fish and Game, Summary of Natural Community Conservation Plans (NCCPs), June 2021, City of Lake Elsinore, General Plan Update Environmental Impact Report. 2011.)

V. CULTURAL RESOURCES

a) Cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines §15064.5? Less Than Significant Impact.

A variety of historical resources exist within the City as identified in the City's General Plan EIR. As is analyzed in the EIR, development pursuant to the General Plan would result in less than significant impacts with implementation of existing federal, State, and local regulations pertaining to historical resources as well as policies included within the General Plan. The proposed Housing Element and Chapter 3.0 amendments would not designate any sites that are not already designated for residential development, nor increase the intensity of

development in any area. Therefore, the proposed Housing Element and Chapter 3.0 amendments would not increase any potential impacts on historical resources beyond what was already analyzed in the City's General Plan EIR. Less than significant impacts will result from the Housing Element and overall General Plan with the implementation of these existing programs and policies on individual development projects.

Mitigation Measures: No mitigation measures are required.

(Sources: City of Lake Elsinore. General Plan Update Environmental Impact Report. 2011)

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5? Less Than Significant Impact

As is noted in the City's General Plan EIR, given the area's previous habitation by the Luiseño people and geological conditions, there is a moderate to high likelihood for both archaeological and paleontological resources to exist within undeveloped areas within the City. The analysis in the EIR notes that less than significant impacts would occur from development pursuant to the General Plan with the implementation of existing policies and programs as well as mitigation included in the EIR and policies of the General Plan, which generally require surveying of sites for archaeological and paleontological resources and mitigation if appropriate for individual development projects. The proposed Housing Element and proposed General Plan amendments to Chapter 3.0 (Public Safety and Welfare) related to the Safety Element update and the new Environmental Justice Element provisions would not designate any sites that are not already designated for residential development, nor increase the intensity of development in any area. Therefore, the proposed Housing Element and Chapter 3.0 amendments would not increase any potential impacts on archaeological or paleontological resources beyond what was already analyzed in the City's General Plan EIR. Less than significant impacts will result from the Housing Element and overall General Plan, including the Chapter 3.0 amendments, with the implementation of the mitigation measures of the General Plan EIR and General Plan policies on individual development projects.

Mitigation Measures: No mitigation measures are required.

(Sources: City of Lake Elsinore. General Plan Update Environmental Impact Report. 2011)

c) Disturb any human remains, including those interred outside of formal cemeteries? Less than Significant Impact.

It is possible that unknown human remains could be located in undeveloped areas that could be unearthed by development. If proper care is not taken during future housing project construction completed pursuant to Housing Element policies, particularly during excavation activities, damage to or destruction of these unknown remains could occur. To ensure that any such materials or human remains, if found, are properly identified (and the resource recovered, if necessary), before grading or other earthmoving activities proceed in that immediate area, the City's General Plan EIR provides mitigation for halting grading activities and proper notification pursuant to California Health and Safety Code Section 7050.5 would occur. With the implementation of this existing regulation and General Plan EIR mitigation measure, impacts to buried remains would be less than significant.

Mitigation Measures: No mitigation measures are required.

(Sources: City of Lake Elsinore. General Plan Update Environmental Impact Report. 2011)

VI. ENERGY

- a) **Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? Less Than Significant Impact.**

The proposed Housing Element and the proposed General Plan amendments to Chapter 3.0 (Public Safety and Welfare) related to the Safety Element update and the new Environmental Justice Element provisions do not change any land use designations and do not propose or anticipate any specific development proposals. Any future housing projects developed pursuant to proposed Housing Element policies and programs would be consume energy during construction. Potential impacts to energy resources of any would be assessed at the time the projects are proposed. Mitigation measures would then be adopted as necessary, in conformance with CEQA. The proposed Housing Element and Chapter 3.0 amendments would not result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation. There will be less than significant impacts to energy resources.

Mitigation Measures: No mitigation measures are required.

(Sources: Proposed Housing Element and the proposed General Plan amendments to Chapter 3.0 (Public Safety and Welfare))

- b) **Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? Less Than Significant Impact.**

The proposed Housing Element and the proposed General Plan amendments to Chapter 3.0 (Public Safety and Welfare) related to the Safety Element update and the new Environmental Justice Element provisions do not change any land use designations and do not propose or anticipate any specific development proposals. Any future housing projects developed pursuant to proposed Housing Element policies and programs would be consume energy during construction. Potential impacts to energy resources of any would be assessed at the time the projects are proposed. Mitigation measures would then be adopted as necessary, in conformance with CEQA. The proposed Housing Element and Chapter 3.0 amendments would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. There will be less than significant impacts to energy resources

Mitigation Measures: No mitigation measures are required.

(Sources: Proposed Housing Element and the proposed General Plan amendments to Chapter 3.0 (Public Safety and Welfare))

VII. GEOLOGY AND SOILS.

- a) **Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:**
- i) **Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. Less Than Significant Impact.**

Lake Elsinore is located in seismically active southern California and does contain Alquist-Priolo Earthquake

Fault Zones and other identified faults associated with the Elsinore fault system. Future housing development constructed pursuant to Housing Element policy would be subject to all applicable City, State, and local building regulations, including the California Building Code (CBC) seismic standards as approved by the Lake Elsinore Building & Safety Division. Impacts will be less than significant with the implementation of the CBC.

Mitigation Measures: No mitigation measures are required.

(Sources: California State Department of Conservation, City of Lake Elsinore. General Plan Update Environmental Impact Report. 2011.)

ii) Strong seismic ground shaking? Less Than Significant Impact.

Ground shaking can vary greatly due to the variation in earth properties. The City is subject to strong ground shaking, as is the entirety of southern California. Various strands of the Elsinore fault underlie the City as previously noted. These faults, in addition to other regional faults, are likely to produce earthquakes during the life of the project. The proposed Housing Element and proposed General Plan amendments to Chapter 3.0 (Public Safety and Welfare) related to the Safety Element update and the new Environmental Justice Element provisions would not designate any sites that are not already designated for residential development, nor increase the intensity of development in any area. All future projects would be susceptible to ground shaking during a seismic event and could expose persons and structure to potentially medium to strong seismic ground motion. As such, all future projects could result in a potentially significant impact with respect to strong ground shaking. Nonetheless, all future projects would be designed and constructed in compliance with all applicable City and State codes and requirements, including those established in the California Code of Regulations, Title 24, Part 2, Volume 2. The CBC regulations are designed to protect building occupants and limit the damage sustained by buildings during seismic events. Use of these requirements is further supported by policies in the General Plan. Application of these codes and policies reduce impacts to residential development due to strong ground shaking to a less-than-significant level.

Mitigation Measures: No mitigation measures are required.

(Sources: City of Lake Elsinore. General Plan Update Environmental Impact Report. 2011)

iii) Seismic-related ground failure, including liquefaction? Less Than Significant Impact.

Liquefaction is a phenomenon that occurs when soil undergoes transformation from a solid state to a liquefied condition due to the effects of increased pore-water pressure. This typically occurs where susceptible soils (particularly the medium sand to silt range) are located over a high groundwater table. Affected soils lose all strength during liquefaction and foundation failure can occur.

Portions of the City with high groundwater are noted as being rated very high and high for susceptibility to possible ground failure due to liquefaction hazards as noted in the City's General Plan with other areas rated as moderate to very low. The City recognizes the potential impacts to housing and therefore Municipal Code Chapters 17.28 and 17.32 require site specific studies for liquefaction potential and analysis of site specific design measures to limit liquefaction potential to an acceptable level in accordance with the CBC. The proposed Housing Element and proposed General Plan amendments to Chapter 3.0 (Public Safety and Welfare) related to the Safety Element update and the new Environmental Justice Element provisions would not designate any sites that are not already designated for residential development, nor increase the intensity of development in any area. However, if analysis on a specific site determines liquefaction may be potential, appropriate measures that reduce the ground-shaking and liquefaction effects of earthquakes are identified in the CBC. The project does not itself involve new construction in any area of the City. All future developments will

be subject to the City's standard environmental review process for evaluation of liquefaction potential and other geologic hazards. Considering implementation of existing policies and standards, impacts associated with liquefaction or other ground failure will be less than significant.

Mitigation Measures: No mitigation measures are required.

(Sources: City of Lake Elsinore, General Plan Update Environmental Impact Report. 2011, Lake Elsinore Municipal Code)

iv) Landslides? Less than Significant Impact.

Portions of the City are susceptible to landslides since a substantial portion is located on slopes of 30 percent or greater. Landslides have historically occurred during rainstorms and earthquakes, causing steep slopes to fail. Slope failure can cause damage to structures above and below the toe of a slope. Residential development on slopes is subject to Policy 3.1 of the Land Use section and proposed Policy 7.3 of the Geology and Seismic Hazards section of General Plan Chapter 3.0 that generally require the consideration of geologic features and hazards in proposed developments. The proposed Housing Element and proposed General Plan amendments to Chapter 3.0 (Public Safety and Welfare) related to the Safety Element update and the new Environmental Justice Element provisions would not designate any sites that are not already designated for residential development; let alone in the hillside areas where landslides are identified as a risk. Implementation of existing California Building Code and City practices and policies related to landslides during the environmental review process will assure that appropriate design measures and mitigation is incorporated where necessary. Implementation of these existing regulations and policies would reduce potential landslide impacts to be less than significant.

Mitigation Measures: No mitigation measures are required.

(Sources: City of Lake Elsinore, General Plan Update Environmental Impact Report. 2011)

b) Result in substantial soil erosion or the loss of topsoil? Less Than Significant Impact.

Topsoil is used to cover surface areas for the establishment and maintenance of vegetation due to its high concentrations of organic matter and microorganisms. The project does not propose or authorize any particular housing development. All future residential projects are subject to environmental and engineering review, including assessment and mitigation of soil erosion. During construction activities of housing proposed pursuant to Housing Element policy or of development in accordance with the Land Use Element, there is the potential to expose surficial soils to wind and water erosion during construction activities. Wind erosion is required to be minimized through soil stabilization measures required by South Coast Air Quality Management District (SCAQMD) Rule 403 (Fugitive Dust), such as daily watering. Water erosion will be prevented through the City's standard erosion control practices required pursuant to the California Building Code and the National Pollution Discharge Elimination System (NPDES), such as silt fencing or sandbags. Impacts related to soil erosion would be less than significant with implementation of existing regulations.

Mitigation Measures: No mitigation measures are required.

(Sources: City of Lake Elsinore, General Plan Update Environmental Impact Report. 2011)

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? Less Than Significant Impact.

Impacts related to liquefaction and landslides are discussed above in Section VII.a. Lateral spreading is the downslope movement of surface sediment due to liquefaction in a subsurface layer. The downslope movement is due to gravity and earthquake shaking combined. Such movement can occur on slope gradients of as little as one degree. Lateral spreading typically damages pipelines, utilities, bridges, and structures.

As discussed in Section VII.a.iii, future development within the City would be subject to less than significant impacts from liquefaction and other settlement hazards due to the requirement for geotechnical engineering and soils reports for future development. The CBC includes a requirement that any City-approved recommendations contained in a development's soil report be made conditions of the building permit. Standard engineering techniques are required, as appropriate, to guard against seismic-related hazards. Such techniques include excavation of collapsible soils and import of suitable fill material and foundation design methods that remain stable under settlement conditions. Impacts related to soil instability will be less than significant with the continued implementation of these regulations and practices.

Mitigation Measures: No mitigation measures are required.

(Sources: City of Lake Elsinore, General Plan Update Environmental Impact Report. 2011)

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property? Less Than Significant Impact

The CBC requires special design considerations for foundations of structures built on soils with expansion indices greater than 20. Presence of such soils, and identification of measures to eliminate this constraint such as removal and replacement with suitable engineered materials, will be determined through site-specific geotechnical evaluations to be conducted as part of the City's routine development review procedures. Such routine procedures will apply to all future development projects including residential projects. Compliance with CBC requirements would limit hazards related to expansive soil to less than significant, and no mitigation is required.

Mitigation Measures: No mitigation measures are required.

(Sources: City of Lake Elsinore, General Plan Update Environmental Impact Report. 2011)

e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? Less Than Significant Impact.

Lake Elsinore has been developed with urban uses for many years, and a sewer system has been integrated into the infrastructure of much of the City. However, some more rural portions of the City are currently served by individual septic systems. Development at the intensities allowed by the General Plan would require that these projects connect to and utilize public sewer systems. Other lower density residential development pursuant to the policies of the Housing Element may develop in areas where sewer service is not readily available and would utilize individual septic systems as appropriate. These septic systems would be required to meet City requirements for septic systems as included in Chapters 16.24, 16.34, and 16.56 of the City's Municipal Code. Thus, less than significant impacts relative to the use of septic tanks or alternative waste water disposal systems will result.

Mitigation Measures: No mitigation measures are required.

(Sources: City of Lake Elsinore, General Plan Update Environmental Impact Report. 2011, Lake Elsinore

Municipal Code)

**f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
Less than Significant Impact.**

As is noted in the City's General Plan EIR, given the area's previous habitation by the Luiseño people and geological conditions, there is a moderate to high likelihood for both archaeological and paleontological resources to exist within undeveloped areas within the City. The analysis in the EIR notes that less than significant impacts would occur from development pursuant to the General Plan with the implementation of existing policies and programs as well as mitigation included in the EIR and policies of the General Plan, which generally require surveying of sites for archaeological and paleontological resources and mitigation if appropriate for individual development projects. The proposed Housing Element and the proposed General Plan amendments to Chapter 3.0 (Public Safety and Welfare) related to the Safety Element update and the new Environmental Justice Element provisions would not designate any sites that are not already designated for residential development, nor increase the intensity of development in any area. Therefore, the proposed Housing Element and Chapter 3.0 amendments would not increase any potential impacts on archaeological or paleontological resources beyond what was already analyzed in the City's General Plan EIR. Less than significant impacts will result from the Housing Element and overall General Plan with the implementation of the mitigation measures of the General Plan EIR and General Plan policies on individual development projects.

Mitigation Measures: No mitigation measures are required.

(Sources: City of Lake Elsinore, General Plan Update Environmental Impact Report. 2011)

VIII. GREENHOUSE GAS EMISSIONS

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? Less Than Significant Impact.

Climate change is described as a significant and lasting change in the planet's weather patterns over a long time period. The science of global climate change is well-established. According to the Intergovernmental Panel on Climate Change (IPCC), "Warming of the climate system is unequivocal, and since the 1950s, many of the observed changes are unprecedented over decades to millennia. The atmosphere and ocean have warmed, the amounts of snow and ice have diminished, and sea level has risen." Regional changes in climate, particularly temperature increases and changing precipitation patterns, are already affecting natural systems worldwide, and will have widespread impacts on water availability, food production, ecosystem biodiversity, and human health.

The greenhouse effect is a natural phenomenon whereby GHGs trap heat in the atmosphere and regulate the Earth's temperature. This natural effect is responsible for maintaining a habitable climate, but over the last century human activities have greatly increased atmospheric concentrations of greenhouse gases. This increase of human-generated GHG emissions, which has accelerated since the mid-20th century, is a primary cause of climate change. Atmospheric concentrations of GHG emissions now far exceed the average of the past several thousand years. Land use changes, burning of fossil fuels, and agricultural practices have all contributed to this observed increase.

Greenhouse gases differ from other emissions in that they contribute to the "greenhouse effect." The greenhouse effect is a natural occurrence that helps regulate the temperature of the planet. The majority of radiation from the Sun hits the Earth's surface and warms it. The surface in turn radiates heat back towards the atmosphere, known as infrared radiation. Gases and clouds in the atmosphere trap and prevent some of this heat from

escaping back into space and re-radiate it in all directions. This process is essential to supporting life on Earth because it warms the planet by approximately 60° Fahrenheit. Emissions from human activities since the beginning of the industrial revolution (approximately 250 years ago) are adding to the natural greenhouse effect by increasing the gases in the atmosphere that trap heat, thereby contributing to an average increase in the Earth's temperature. Greenhouse gases occur naturally and from human activities. Greenhouse gases produced by human activities include carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF₆). Since 1750, it is estimated that the concentrations of carbon dioxide, methane, and nitrous oxide in the atmosphere have increased over 36 percent, 148 percent, and 18 percent, respectively, primarily due to human activity. By the end of the 21st Century, GHGs in the atmosphere are expected to exceed known levels going back more than one million years. Climate models cited by the IPCC predict that global surface temperature change for the end of the 21st century is projected to likely exceed 1.5°C and is more likely than not to exceed 2°C.

To address operational emissions from a typical development project, an air quality modeling analysis is typically performed to determine if a project could regionally or locally cause a violation of any air quality standard. This analysis has already been performed associated with the City's current General Plan and its related EIR. The General Plan EIR quantifies the 2020 and 2030 operational emissions that would occur based on growth projections for the City. The analysis in the EIR is based on the baseline and forecasted emissions and emission reduction strategies included in the City's Climate Action Plan. Based on the implementation of the Climate Action Plan and its emission reduction strategies, the EIR determined that the General Plan would result in a less than significant impact from GHG emissions. Furthermore, GHG emissions will be evaluated during the City's standard environmental review process as required by CEQA to determine if GHG emissions from individual projects will require mitigation. Since the Housing Element and the proposed General Plan amendments to Chapter 3.0 (Public Safety and Welfare) related to the Safety Element update and the new Environmental Justice Element provisions would not alter any land use designations or growth projections that would alter the quantified emissions presented in the EIR, no additional impacts beyond those analyzed in the General Plan would occur. Therefore, no new or more significant impacts relative to GHG emissions would result from implementation of the Housing Element and the Chapter 3.0 amendments than those analyzed in the General Plan EIR.

Mitigation Measures: No mitigation measures are required.

(Sources: City of Lake Elsinore, General Plan Update Environmental Impact Report. 2011, City of Lake Elsinore Climate Action Plan, WRCOG Draft Subregional Climate Action Plan)

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? No Impact

Significant impacts would occur if the proposed project conflicted with or interfered with implementation of any existing greenhouse gas reduction plan that is projected to achieve greenhouse gas reduction targets. The two primary reduction plans are California Air Resources Board (CARB) Scoping Plan and Southern California Association of Governments (SCAG) Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) as discussed below. In addition, the City of Lake Elsinore has adopted a Climate Action Plan that determined the City's baseline and forecasted GHG emissions and established GHG emission reduction strategies to meet the City's proportionate share of statewide emission reduction targets.

California Air Resources Board Scoping Plan (AB32)

The California Global Warming Solutions Act (AB 32) of 2006 required statewide GHG emissions to be reduced to 1990 levels by 2020. In 2016, the California State Legislature amended the Global Warming

Solutions Act with the adoption of SB 32, establishing a new GHG emissions reduction target of 40 percent below 1990 levels by 2030. A companion bill, AB 197, includes provisions to ensure the benefits of state climate policies reach into disadvantaged communities. In response to SB 32 and the 2030 GHG reduction target, CARB developed California's 2017 Climate Change Scoping Plan, adopted in December 2017. The 2017 Scoping Plan Update's strategy for meeting the 2030 GHG target incorporates the full range of legislative actions and state-developed plans that have relevance to the year 2030. These include extending the state Cap-and-Trade Program through 2030; increasing the Low Carbon Fuel Standard (LCFS) to 18 percent; improved vehicle, truck and freight movement emissions standards; increasing renewable energy; improving energy efficiency; and strategies to reduce methane emissions from agricultural and other wastes by using it to meet the State's energy needs.

As summarized above, the proposed Housing Element and proposed General Plan amendments to Chapter 3.0 (Public Safety and Welfare) related to the Safety Element update and the new Environmental Justice Element provisions will not potentially conflict with Regional Transportation-Related GHG targets and would not conflict with any of the other provisions of the Scoping Plan. The existing General Plan and proposed Housing Element and proposed Chapter 3.0 amendments in fact support four of the action categories through energy efficiency, green building, recycling/waste, and sustainable environment through these proposed and current policies:

Connect SoCal Plan (2020-2045 Regional Transportation Plan/Sustainable Communities Strategy)

Connect SoCal, adopted in 2020, is SCAG's latest Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), a long-range visioning plan that balances future mobility and housing needs with economic, environmental and public health goals. Under SB 375, all of California's MPOs must prepare an SCS as a component of their RTP. The RTP serves as a long-range transportation plan that is developed and updated by SCAG every four years. Connect SoCal provides a vision for the development of transportation facilities throughout the region based on growth forecasts and economic trends through the year 2045. Connect SoCal identifies areas within the region sufficient to house near-term and long-term growth, support a diverse economy and can reach the regional GHGs from autos and light-duty trucks by 8 percent per capita by 2020, and 19 percent by 2035 (compared to 2005 levels). The proposed Housing Element and General Plan amendments to Chapter 3.0 (Public Safety and Welfare) related to the Safety Element update and the new Environmental Justice Element provisions would, therefore, not contribute substantially to climate change impacts if they are consistent with the regional and statewide climate change planning efforts.

As assumed in the RTP/SCS, based on current City boundaries, Lake Elsinore had an estimated population of 61,500 in 2016 and is forecast to grow to a total population of 111,600 by 2045. Buildout of the General Plan would result in a total of 94,616 dwelling units for a total buildout population of 321,694 persons, which provides for a substantially higher capacity than actual estimated population by SCAG for 2045. In addition, the proposed Housing Element is projected to meet the City's allocated Regional Housing Needs Assessment (RHNA), which is a function of the City's projected long-term growth. Therefore, by complying with the RHNA, the Housing Element is contributing short-term towards consistency with long-term growth projections and the RTP/SCS. Therefore, the existing General Plan and proposed Housing Element and General Plan amendments to Chapter 3.0 (Public Safety and Welfare) related to the Safety Element update and the new Environmental Justice Element provisions are consistent with the population growth forecasts of the RTP/SCS because they provide the capacity for residential development to accommodate the projected population growth and not direct growth elsewhere, which would interfere with implementation of the RTP/SCS.

The existing General Plan and proposed Housing Element will directly support the implementation of the RTP/SCS in achieving mandated GHG reduction targets through its policies oriented towards improvements in the region's multimodal transportation system and coordinating land use patterns around high quality transit corridors. These policies are intended to reduce reliance on automobile use and improve the jobs housing

balance in more suburban communities to reduce vehicle miles traveled (VMT), thus reducing greenhouse gas emissions. Therefore, the proposed Housing Element and General Plan Chapter 3.0 amendments would not conflict with and would actually support the RTP/SCS in achieving its greenhouse gas reduction targets.

In addition to these state and regional plans, the Lake Elsinore General Plan contains various programs related to energy conservation, improving air quality, reducing automobile use, and reduction of greenhouse gases. The Housing Element includes a section discussing potential energy conservation opportunities. Additionally, Southern California Edison offers various rebate programs for energy efficient appliances and makes available to residents energy efficient kits at no cost. Housing implementation programs include efforts to promote energy efficiency improvements to households, as well as energy efficient housing design and practices in City ordinances. No impact will occur.

Lake Elsinore Climate Action Plan

The City's Climate Action Plan forecasted emissions is based on the projected growth within the City as well as the land use plan included in the General Plan. Since the proposed Housing Element and Land Use Element amendments would not alter any land use designations, no changes from the forecasted emissions would occur. In addition, implementation of the Housing Element and the proposed General Plan amendments to Chapter 3.0 (Public Safety and Welfare), related to the Safety Element update and the new Environmental Justice Element provisions, would not conflict with the reduction strategies included within the City's Climate Action Plan relative to transportation, energy, solid waste, community education and outreach, and the state-wide reduction strategies previously discussed under CARB's Scoping Plan.

Mitigation Measures: No mitigation measures are required.

(Sources: City of Lake Elsinore, General Plan Update Environmental Impact Report. 2011, City of Lake Elsinore Climate Action Plan, WRCOG Draft Subregional Climate Action Plan, SCAG Connect SoCal Plan, SCAG, Connect SoCal Technical Report, CARB 2017 Climate Change Scoping Plan)

IX. HAZARDS AND HAZARDOUS MATERIALS

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? No Impact

The Lake Elsinore 2021-2029 Housing Element is a policy and programmatic document intended to facilitate maintenance of the existing housing stock and production of new housing to meet the targeted housing needs of the community. Residential development does not require and is not expected to require the manufacturing, use, transportation, disposal, or storage of dangerous quantities of hazardous materials. Residential uses do not generate hazardous wastes or emissions, except for very small quantities of typical household cleaning agents, automotive maintenance products, paints, pesticides, and herbicides. The proposed Housing Element update and the proposed General Plan amendments to Chapter 3.0 (Public Safety and Welfare) related to the Safety Element update and the new Environmental Justice Element provisions would not conflict with any hazardous materials regulations and would not exempt any future housing from the City's programs to control and safely dispose of hazardous materials and wastes or to reduce the volume of wastes requiring landfill disposal. Thus, no impact will result.

Mitigation Measures: No mitigation measures are required.

(Sources: City of Lake Elsinore, General Plan Update Environmental Impact Report. 2011)

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset

and accident conditions involving the release of hazardous materials into the environment? Less Than Significant Impact.

Upon completion of construction, future residential development that may be facilitated by this Housing Element update would not generate hazardous air emissions, and would not involve the handling of any acutely hazardous substances or wastes.

The proposed General Plan amendments to Chapter 3.0 (Public Safety and Welfare) related to the Safety Element update and the new Environmental Justice Element provisions do not change any land use designations and do not propose or anticipate any specific development proposals. With regard to construction, development pursuant to Housing Element policy may involve demolition of existing structures. SCAQMD Rule 1403 (Asbestos Emissions from Demolition/Renovation Activities) requires work practices that limit asbestos emissions from building demolition and renovation activities, including the removal and disturbance of asbestos containing materials (ACM). This rule is generally designed to protect uses and persons adjacent to demolition or renovation activity from exposure to asbestos emissions. Rule 1403 requires surveys of any facility being demolished or renovated for the presence of all friable and Class I and Class II non-friable ACM. Rule 1403 also establishes notification procedures, removal procedures, handling operations, and warning label requirements, including HEPA filtration, the *glovebag* method, wetting, and some methods of dry removal that must be implemented when disturbing appreciable amounts of ACM (more than 100 square feet of surface area). All future developments will be subject to the City's standard environmental review process for evaluation of hazards. Considering implementation of existing policies and standards, impacts associated with asbestos hazards will be less than significant.

Exposure of construction workers to lead-based paint during demolition activities is also of concern, similar to exposure to asbestos. If lead contamination exists on future housing sites, Title 8 CCR Section 1532.1 (California Construction Safety Orders for Lead) is applicable to the demolition of all existing structures requiring exposure assessment and compliance measures to keep worker exposure below action levels. The project is also subject to Title 22 requirements for the disposal of solid waste contaminated with excessive levels of lead. Impacts due to lead exposure and contamination will be less than significant with adherence to existing regulations.

Mitigation Measures: No mitigation measures are required.

(Sources: South Coast Air Quality Management District. Rule 1403, Title 8 CCR Section 1532.1)

c) Emit hazardous emissions or handle hazardous materials or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? Less than Significant Impact.

There are approximately thirteen public schools located within the incorporated City boundaries, some of which are located within ¼-mile of sites identified in the Housing Element. Residential development does not require and is not expected to require the manufacturing, use, transportation, disposal, or storage of dangerous quantities of hazardous materials. As discussed in Section IX.b, existing regulations address potential off-site construction-related hazards associated with demolition of the existing onsite structures. Impact would be less than significant with implementation of existing regulations listed in Section IX.b.

Mitigation Measures: No mitigation measures are required.

(Sources: Lake Elsinore Unified School District, South Coast Air Quality Management District. Rule 1403, Title 8 CCR Section 1532.1)

- d) **Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? Less Than Significant Impact.**

According to the databases maintained as the ‘Cortese List’, the housing sites identified in the Housing Element update are not known to be:

- listed as a hazardous waste and substance site by the Department of Toxic Substances Control (DTSC),
- listed as an open case leaking underground storage tank (LUST) site by the State Water Resources Control Board (SWRCB),
- listed as a hazardous solid waste disposal site by the SWRCB and CalEPA,
- currently subject to a Cease and Desist Order (CDO) or a Cleanup and Abatement Order (CAO) as issued by the SWRCB, or
- developed with a hazardous waste facility subject to corrective action by the DTSC.

Any future development pursuant to the amended Housing Element policies will be subject to the City’s standard environmental review that will include identification of any contaminated site possibly not already identified and implementation of appropriate cleanup and disposal procedures; therefore, less than significant impacts related to contaminated sites will occur. This is consistent with the policies of the proposed General Plan amendments to Chapter 3.0 (Public Safety and Welfare) related to the Safety Element update and the new Environmental Justice Element provisions, which do not change any land use designations and do not propose or anticipate any specific development proposals and the Housing Element, which propose no changes to these safety measures. Impacts will be less than significant.

Mitigation Measures: No mitigation measures are required.

(Sources: CalEPA, Cortese List Data Resources)

- e) **For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? Less Than Significant Impact.**

There are no public airports within two miles of Lake Elsinore. The nearest public airports are Perris Valley Airport located approximately 7 miles to the northeast and Hemet-Ryan Airport and French Valley Airport located both approximately 10 miles to the east and southeast respectively. No impact would result from any public airport.

Skylark Field is a private airstrip located within the southeast portion of the City within the East Lake Specific Plan. The airstrip is located approximately 2 miles from the RMU-8 site, but not within 2 miles of any other identified Housing Element site. The area surrounding Skylark Field is primarily designated for residential, action sports, tourism, commercial and recreation uses with a Light Industrial Overlay to the northeast and industrial land uses along Mission Trail. Individual development projects would be required to analyze the potential project specific impacts related to the hazards of the private airstrip pursuant to FAA standards and guidelines for obstruction evaluation and any other pertinent standards and guidelines as is noted in the City’s General Plan EIR. With the implementation of these existing standards and guidelines, impacts from this airstrip would be less than significant to the RMU-8 site and any residential development within the vicinity of the airstrip pursuant to the policies of the Housing Element.

Mitigation Measures: No mitigation measures are required.

(Sources: City of Lake Elsinore, East Lake Specific Plan and General Plan Update Environmental Impact Report. 2011)

f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? Less Than Significant Impact.

The Housing Element update and amendments to Chapter 3.0 (Public Safety and Welfare) related to the Safety Element update and the new Environmental Justice Element provisions would not change or interfere with the emergency response plans of the City and the project components do not propose any alteration to vehicle circulation routes that could interfere with such plans. Additionally, the Safety Element update includes a new discussion and map of evacuation routes and discusses climate-related hazards that affect those routes. In accordance with City policies, including new policies being added to the Safety Element, the City will review all development proposals to determine the possible impacts of each development on emergency services. Impacts will be less than significant.

Mitigation Measures: No mitigation measures are required.

(Sources: City of Lake Elsinore, General Plan Update Environmental Impact Report. 2011)

g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? Less Than Significant Impact.

A large portion of the City of Lake Elsinore is located within a Very High Fire Hazard Severity Zone (FHSZ) pursuant to the latest maps prepared by the California Department of Forestry and Fire Protection (CALFIRE). Construction of residences within Very High FHSZs will be required to comply with the most current version of the California Building Codes and California Fire Code, as adopted by the City of Lake Elsinore. Additionally, proposed General Plan amendments to Chapter 3.0 (Public Safety and Welfare) related to the Safety Element update will add new policies that add to the General Plan specific requirements applicable to all new development located in a Very High Fire Hazard Severity Zone (VHFHSZ) or a State Responsibility Area (SRA), including specifying that all new development shall have at least two access roads in order to provide for concurrent safe access of emergency equipment and civilian evacuation. These requirements will minimize injury, loss of life, and property damage resulting from wildfires. Fire protection services would also continue to be provided for residences in the City and is further discussed in Section XX. With the implementation of the California Building Codes and California Fire Code, as adopted by the City of Lake Elsinore and adequate fire protection services, impacts from wildfire on future residential development pursuant to the policies of the Housing Element and in accordance with the proposed General Plan amendments to Chapter 3.0 (Public Safety and Welfare) related to the Safety Element update would be less than significant.

Mitigation Measures: No mitigation measures are required.

(Sources: California Office of the State Fire Marshal, Proposed General Plan Chapter 3.0 amendments)

X. HYDROLOGY AND WATER QUALITY

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality? Less Than Significant Impact.

The project is a policy document that facilitates the production of housing and does not include any components that would change or conflict with water quality regulations or any waste discharge standards. All new development projects must comply with the City's local procedures to control storm water runoff to prevent

violations of regional water quality standards, in accordance with its co-permittee obligations under the countywide municipal storm water permit program, a component of the National Pollutant Discharge Elimination System (NPDES) program of the federal Clean Water Act. All future residential development must connect to sewer or adequate septic system as appropriate; direct discharges of wastewater to surface or ground waters would not be permitted. A less than significant impact will occur from development pursuant to the Housing Element and Land Use Element with the implementation of these existing requirements and procedures.

Mitigation Measures: No mitigation measures are required.

(Sources: City of Lake Elsinore, General Plan Update Environmental Impact Report. 2011)

b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge, such that the project may impede sustainable groundwater management of the basin? Less Than Significant Impacts

If the project removed an existing groundwater recharge area or substantially reduced runoff that results in groundwater recharge, a potentially significant impact could occur. The proposed project is composed of policy documents that would not authorize any specific development project, nor would it install any groundwater wells, and would not otherwise directly withdraw any groundwater. Future development is not anticipated to substantially interfere with groundwater recharge, because the City requires that storm water run-off in excess of existing conditions be directed to retention basins where the water will percolate into the ground, thereby recharging subsurface aquifers. Impacts related to groundwater recharge and depletion will be less than significant.

Mitigation Measures: No mitigation measures are required.

(Sources: City of Lake Elsinore, General Plan Update Environmental Impact Report. 2011)

c.i) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-site? Less Than Significant Impact

A significant impact would occur if the proposed project substantially altered the drainage pattern of an existing stream or river so that erosion or siltation would result. Various drainages traverse the City of Lake Elsinore originating from the surrounding hillsides generally towards Lake Elsinore. The project would propose no changes to any stream, river or other drainage path. With regard to future development projects proposed pursuant to Housing Element policy, site drainage plans are required by the City of Lake Elsinore and would be reviewed by the City Engineer. The final grading and drainage plans would be approved by the City Engineer during plan check review. Erosion and siltation reduction measures would be required during construction consistent with an approved Stormwater Pollution Prevention Plan (SWPPP), in order to demonstrate compliance with the City's NPDES permit. Development adherence to General Plan policies and NPDES and construction and operational Best Management Practices (BMPs) will address and reduce impacts of potential erosion. With the implementation of these existing regulations and practices, impacts will be less than significant to drainage patterns and erosion.

Mitigation Measures: No mitigation measures are required.

(Sources: City of Lake Elsinore, General Plan Update Environmental Impact Report. 2011)

c.ii). Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; Less Than Significant Impact

Development on vacant lands has the potential to substantially alter drainage patterns that could result in flooding on- or off-site by increasing the rate of flow from the incorporation of impervious surfaces as well as grading that may alter drainage patterns. These potential increases in runoff also have the potential to exceed the capacity of storm drain facilities. Portions of the City are located within Riverside County Flood Control and Water Conservation District's (RCFCWCD) Sedco, Lakeland Village and West Elsinore Master Drainage Plans (MDPs). These MDPs establish plans for flood control facilities that would be implemented as development occurs. Requirement for these improvements to be implemented and payment of fees by development is required by Chapters 16.34 and 16.72 of the City's Municipal Code. These also address necessary flood control and storm drain improvements where a MDP may not be adopted. Residential development typically does not generate significant water pollutants through point discharges but does contribute to water quality impacts due to community-wide and regional urban runoff. Implementation of existing and future MDPs along with the requirements of the City's municipal code will ensure that adequate infrastructure is provided to serve future residential development pursuant to the policies of the Housing Element and would thus result in a less than significant impact from on- or off-site flooding or exceeding the capacity of storm drains.

Mitigation Measures: No mitigation measures are required.

(Sources: City of Lake Elsinore, General Plan Update Environmental Impact Report. 2011, Lake Elsinore Municipal Code, Riverside County Flood Control)

c.iii). Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Less Than Significant Impact.

Less Than Significant Impact. Development on vacant lands has the potential to substantially alter drainage patterns that could result in flooding on- or off-site by increasing the rate of flow from the incorporation of impervious surfaces as well as grading that may alter drainage patterns. These potential increases in runoff also have the potential to exceed the capacity of storm drain facilities. Portions of the City are located within Riverside County Flood Control and Water Conservation District's (RCFCWCD) Sedco and West Elsinore Master Drainage Plans (MDPs). In addition, RCFCWCD is developing a new Lakeland Village MDP. These MDPs establish plans for flood control facilities that would be implemented as development occurs. Requirement for these improvements to be implemented and payment of fees by development is required by Chapters 16.34 and 16.72 of the City's Municipal Code. These also address necessary flood control and storm drain improvements where a MDP may not be adopted. Residential development typically does not generate significant water pollutants through point discharges but does contribute to water quality impacts due to community-wide and regional urban runoff. Implementation of existing and future MDPs along with the requirements of the City's municipal code will ensure that adequate infrastructure is provided to serve future residential development pursuant to the policies of the Housing Element and the Land Use Element and would thus result in a less than significant impact from on- or off-site flooding or exceeding the capacity of storm drains.

Mitigation Measures: No mitigation measures are required.

(Sources: City of Lake Elsinore, General Plan Update Environmental Impact Report. 2011, Lake Elsinore Municipal Code, Riverside County Flood Control)

c.iv) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would impede or redirect flood flows? Less Than Significant Impact.

Development on vacant lands has the potential to substantially alter drainage patterns that could result in flooding on- or off-site by increasing the rate of flow from the incorporation of impervious surfaces as well as grading that may alter drainage patterns. These potential increases in runoff also have the potential to exceed the capacity of storm drain facilities. Portions of the City are located within Riverside County Flood Control and Water Conservation District's (RCFCWCD) Sedco and West Elsinore Master Drainage Plans (MDPs). In addition, RCFCWCD is developing a new Lakeland Village MDP. These MDPs establish plans for flood control facilities that would be implemented as development occurs. Requirement for these improvements to be implemented and payment of fees by development is required by Chapters 16.34 and 16.72 of the City's Municipal Code. These also address necessary flood control and storm drain improvements where a MDP may not be adopted. Residential development typically does not generate significant water pollutants through point discharges but does contribute to water quality impacts due to community-wide and regional urban runoff. Implementation of existing and future MDPs along with the requirements of the City's municipal code will ensure that adequate infrastructure is provided to serve future residential development pursuant to the policies of the Housing Element and the Land Use Element and would thus result in a less than significant impact from on- or off-site flooding or exceeding the capacity of storm drains.

Mitigation Measures: No mitigation measures are required.

(Sources: City of Lake Elsinore, General Plan Update Environmental Impact Report. 2011, Lake Elsinore Municipal Code, Riverside County Flood Control)

d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? Less Than Significant Impact.

Less than Significant Impact. Tsunami is not a hazard within Lake Elsinore due to topography, and distance (over 20 miles) from the ocean. Canyon Lake is an open reservoir located to the northeast of the City. Although portions of the City may be subject to dam inundation from this reservoir, due to the distance from the reservoir and the relatively lower amount of water, impacts from potential inundation from seiche at the reservoir would likely not occur. Mudflows require a slope, water, and unconsolidated soil to occur. Portions of the City are located within or adjacent to areas of steep slopes. Standard requirements for grading design and slope stability as well as for flood protection as previously discussed above would limit any potential mudflow hazards that may be present on these areas or any other area within the City. Impacts from seiche and mudflow would thus be less than significant with the implementation of these standard requirements.

Mitigation Measures: No mitigation measures are required.

(Sources: City of Lake Elsinore, General Plan Update Environmental Impact Report. 2011)

e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? Less Than Significant Impact.

The project is a policy document that facilitates the production of housing and does not include any components

that would change or conflict with water quality regulations or any waste discharge standards. All new development projects must comply with the City's local procedures to control storm water runoff to prevent violations of regional water quality standards, in accordance with its co-permittee obligations under the countywide municipal storm water permit program, a component of the National Pollutant Discharge Elimination System (NPDES) program of the federal Clean Water Act. All future residential development must connect to sewer or adequate septic system as appropriate; direct discharges of wastewater to surface or ground waters would not be permitted. A less than significant impact will occur from development pursuant to the Housing Element with the implementation of these existing requirements and procedures.

If the project removed an existing groundwater recharge area or substantially reduced runoff that results in groundwater recharge, a potentially significant impact could occur. The proposed project is composed of policy documents that would not authorize any specific development project, nor would it install any groundwater wells, and would not otherwise directly withdraw any groundwater. Future development is not anticipated to substantially interfere with groundwater recharge, because the City requires that storm water run-off in excess of existing conditions be directed to retention basins where the water will percolate into the ground, thereby recharging subsurface aquifers. Impacts related to groundwater recharge and depletion will be less than significant.

Mitigation Measures: No mitigation measures are required.

(Sources: City of Lake Elsinore, General Plan Update Environmental Impact Report. 2011)

XI. LAND USE AND PLANNING

a) Physically divide an established community? No Impact

A significant impact would occur if the proposed project were sufficiently large or configured in such a way to create a physical barrier within an established community. The proposed Housing Element, which relies on existing land use designations for high density residential and mixed-use development, and the proposed General Plan amendments to Chapter 3.0 (Public Safety and Welfare) related to the Safety Element update and the new Environmental Justice Element provisions would not create any sort of physical barrier within the community. Rather, the mix of uses where allowed may serve to facilitate pedestrian connections in these areas. Furthermore, project implementation would not provide for infrastructure systems such as new roadways or flood control channels that would divide or disrupt neighborhoods or any other established community elements in this previously developed and urbanized area. Therefore, no impact will occur.

Mitigation Measures: No mitigation measures are required.

(Sources: City of Lake Elsinore, General Plan Update Environmental Impact Report. 2011)

b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? (Less Than Significant Impact)

A significant impact would occur if the proposed project were inconsistent with applicable plans, policies, and zoning designations. The proposed Housing Element update and proposed General Plan amendments to Chapter 3.0 (Public Safety and Welfare) related to the Safety Element update and the new Environmental Justice Element provisions are consistent with existing General Plan goals and policies and the City's adopted Land Use Plan. In general, the intent of the goals and policies remains the same from the previous housing element. As required by California Housing Element law, the update provides current data on housing in the community and

an analysis of the land available to meet the community's anticipated housing needs, as determined by HCD and SCAG in the RHNA. The update also includes programs for providing housing assistance and facilitating housing development. All sites and intensities identified to meet the City's RHNA are consistent with the existing Land Use Plan designations and all other pertinent policies of the General Plan and the Zoning Code. There will be no significant impact on any plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect. Impacts will be less than significant.

Mitigation Measures: No mitigation measures are required.

(Sources: City of Lake Elsinore, General Plan Update Environmental Impact Report. 2011, Lake Elsinore Municipal Code)

XII. MINERAL RESOURCES

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? Less Than Significant Impact.

Substantial mineral resources have been identified within the City of Lake Elsinore and are noted within the City's General Plan, in particular aggregate type mineral resources. These resource areas are primarily designated as MRZ-2 pursuant to the Surface Mining and Reclamation Act (SMARA) and California Mineral Land Classification System Diagram based on available geological information. Areas located within MRZ-2 indicated the area is underlain by mineral deposits where geologic data shows that significant measured or indicated resources are present. Some of these areas are currently being mined, such as the Pacific Clay Products area that is located within the Alberhill Specific Plan. Other identified resource areas have already been developed with residential land uses. The mining in this area is being phased out in accordance with approved permits and ultimate reclamation of the area and would be developed eventually pursuant to adopted specific plans. The phasing out of these mining operations and designation of alternate future land uses has already occurred through adopted specific plans, as reflected in the City's General Plan. The proposed Housing Element and the proposed General Plan amendments to Chapter 3.0 (Public Safety and Welfare) related to the Safety Element update and the new Environmental Justice Element provisions would not further alter these designations or plans for phasing out existing mining operations. In addition, the City's General Plan EIR determined that impacts to mineral resources would be less than significant from implementation of the General Plan and its designated land uses with its policies for protection of mineral resources. With the implementation of these existing plans as well as General Plan policies to protect mineral resources in other areas of the City, less than significant impacts will occur.

Mitigation Measures: No mitigation measures are required.

(Sources: City of Lake Elsinore, General Plan Update Environmental Impact Report. 2011)

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? Less Than Significant Impact.

Substantial mineral resources have been identified within the City of Lake Elsinore and are noted within the City's General Plan, in particular aggregate type mineral resources. These resource areas are primarily designated as MRZ-2 pursuant to the Surface Mining and Reclamation Act (SMARA) and California Mineral Land Classification System Diagram based on available geological information. Areas located within MRZ-2 indicated the area is underlain by mineral deposits where geologic data shows that significant measured or indicated resources are present. Some of these areas are currently being mined, such as the Pacific Clay

Products area that is located within the Alberhill Specific Plan and Alberhill Villages Specific Plan. Other identified resource areas have already been developed with residential land uses. The mining is being phased out in accordance with approved permits and ultimate reclamation of the area and would be developed eventually pursuant to the specific plan. The phasing out of these mining operations and designation of alternate future land uses has already occurred through the currently adopted specific plans and adopted General Plan. The proposed Housing Element and the proposed General Plan amendments to Chapter 3.0 (Public Safety and Welfare) related to the Safety Element update and the new Environmental Justice Element provisions would not alter these designations or plans for phasing out existing mining operations. In addition, the City's General Plan EIR determined that impacts to mineral resources would be less than significant from implementation of the General Plan and its designated land uses with its policies for protection of mineral resources. With the implementation of these existing plans as well as General Plan policies to protect mineral resources in other areas of the City, less than significant impacts will occur.

Mitigation Measures: No mitigation measures are required.

(Sources: City of Lake Elsinore, General Plan Update Environmental Impact Report. 2011)

XIII. NOISE

- a) **Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or other applicable standards of other agencies? Less Than Significant Impact.**

The primary sources of noise affecting Lake Elsinore stem from various modes of transportation. Because the City is divided by Interstate 15 and various arterial streets, most areas of the City are affected by traffic noise.

Noise can be defined as unwanted sound. Sound (and therefore noise) consists of energy waves that people receive and interpret. Sound pressure levels are described in logarithmic units of ratios of sound pressures to a reference pressure, squared. These units are called *bels*. In order to provide a finer description of sound, a *bel* is subdivided into ten decibels, abbreviated dB. To account for the range of sound that human hearing perceives, a modified scale is utilized known as the A-weighted decibel (dBA). Since decibels are logarithmic units, sound pressure levels cannot be added or subtracted by ordinary arithmetic means. For example, if one automobile produces a sound pressure level of 70 dBA when it passes an observer, two cars passing simultaneously would not produce 140 dB. In fact, they would combine to produce 73 dBA. This same principle can be applied to other traffic quantities as well. In other words, doubling the traffic volume on a street or the speed of the traffic will increase the traffic noise level by 3 dBA. Conversely, halving the traffic volume or speed will reduce the traffic noise level by 3 dBA. A 3 dBA change in sound is the level where humans generally notice a *barely perceptible* change in sound and a 5 dBA change is generally *readily perceptible*.

Noise consists of pitch, loudness, and duration; therefore, a variety of methods for measuring noise has been developed. According to the California General Plan Guidelines for Noise Elements, the following are common metrics for measuring noise.

LEQ (Equivalent Energy Noise Level): The sound level corresponding to a steady-state sound level containing the same total energy as a time-varying signal over given sample periods. LEQ is typically computed over 1-, 8-, and 24-hour sample periods.

CNEL (Community Noise Equivalent Level): The average equivalent A-weighted sound level during a 24-hour day, obtained after addition of five decibels to sound levels in the evening from 7:00pm to 10:00pm and after addition of ten decibels to sound levels in the night from 10:00pm to 7:00am.

L_{DN} (Day-Night Average Level): The average equivalent A-weighted sound level during a 24-hour day, obtained after the addition of ten decibels to sound levels in the night after 10:00pm and before 7:00am.

CNEL and L_{DN} are utilized for describing ambient noise levels because they account for all noise sources over an extended period of time and account for the heightened sensitivity of people to noise during the night. L_{EQ} is better utilized for describing specific and consistent sources because of the shorter reference period.

The Lake Elsinore General Plan identifies standards for land uses and noise compatibility, as summarized in **Table 5, Noise and Land Use Compatibility Standards**. In addition, the General Plan establishes additional interior and exterior noise standards as shown in Table 6, Interior and Exterior Noise Standards.

Table 5, Noise and Land Use Compatibility Standards

Land Use Categories		Day-Night Noise Level (LDN)						
Categories	Uses	<55	60	65	70	75	80	>
Residential	Single, Family, Duplex, Multiple Family	A	A	B	B	C	D	D
Residential	Mobile Homes	A	A	B	C	C	D	D
Commercial Regional District	Hotel, Motel, Transient Lodging	A	A	B	B	C	C	D
Commercial Regional Village, District Special	Commercial, Retail, Bank, Restaurant, Movie Theatre	A	A	A	A	B	B	C
Commercial, Industrial Institutional	Office Building, Research and Development, Professional Offices, City Office Building	A	A	A	B	B	C	D
Commercial Regional, Institutional Civic Center	Amphitheatre, Concert Hall, Auditorium, Meeting Hall	B	B	C	C	D	D	D
Commercial Recreation	Children's Amusement Park, Miniature Golf Course, Go-cart Track, Equestrian Center, Sports Club	A	A	A	B	B	D	D
Commercial General, Special Industrial Institutional	Automobile Service Station, Auto Dealership, Manufacturing, Warehousing, Wholesale, Utilities	A	A	A	A	B	B	B
Institutional General	Hospital, Church, Library, Schools, Classroom	A	A	B	C	C	D	D
Open Space	Parks	A	A	A	B	C	D	D
Open Space	Golf Course, Cemeteries, Nature Centers, Wildlife Reserves, Wildlife Habitat	A	A	A	A	B	C	C
Agriculture	Agriculture	A	A	A	A	A	A	A
Interpretation								
Zone A Clearly Compatible	Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction without any special noise insulation requirements.							
Zone B Normally	New construction or development should be undertaken only after detailed analysis of the noise reduction requirements are made and needed noise insulation features in the							

Land Use Categories		Day-Night Noise Level (LDN)
Categories	Uses	<55 60 65 70 75 80>
Compatible	design are determined. Conventional construction, with closed windows and fresh air supply systems or air conditioning, will normally suffice.	
Zone C Normally Incompatible	New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of noise reduction requirements must be made and needed noise insulation features included in the design.	
Zone D Clearly Incompatible	New construction or development should generally not be undertaken.	

Table 6, Interior and Exterior Noise Standards

Land Use Categories		Energy Average LDN	
Categories	Uses	Interior	Exterior
Residential	Single Family, Duplex, Multiple Family Mobile Homes	45 ^{3, 5}	60
	Mobile Homes	—	60 ⁴
Commercial, Institutional	Hotel, Motel, Transient Lodging	45 ⁵	—
	Hospital, School's classroom	45	—
	Church, Library	45	—
Interpretation 1. Indoor environment excluding: Bathrooms, toilets, closets, corridors. 2. Outdoor environment limited to: Private yard of single family, multi-family private patio or balcony which is served by a means of exit from inside, Mobile Home Park. 3. Noise level requirement with closed windows. Mechanical ventilating system or other means of natural ventilation shall be provided as of Chapter 12, Section 1205 of UBC. 4. Exterior noise level should be such that interior noise level will not exceed 45 CNEL. 5. As per California Administrative Code, Title 24, Part 6, Division T25, Chapter 1, Subchapter 1, Article 4, Section T25-28.			

The primary contributor to ambient noise in the planning area is traffic, particularly from Interstate 15 and major roadways. Since the proposed Housing Element and the proposed General Plan amendments to Chapter 3.0 (Public Safety and Welfare) related to the Safety Element update and the new Environmental Justice Element provisions do not change any land use designations and do not propose or anticipate any specific development proposals, nor result in any substantial traffic or other noise sources as analyzed in the General Plan EIR, the analysis included within the General Plan EIR would also apply to the proposed Housing Element and Chapter 3.0 amendments. Future developments the City are subject to the policies of the existing General Plan designed to minimize noise impacts to residential properties. The General Plan EIR determined that existing and proposed residential land use areas may be subject to noise levels higher than the acceptable levels based on buildout conditions and projected future traffic conditions. The EIR determined that these impacts could result in significant noise impacts on existing land uses. However, policies incorporated into the General Plan and mitigation in the EIR would require new residential development to address potential noise, in particular traffic noise, impacts on new dwelling units and residents and provide adequate mitigation where necessary on a project specific basis. Since the Housing Element and the proposed Chapter 3.0 amendments would not increase any of the impacts as analyzed in the General Plan EIR, with the implementation of the General Plan policies and mitigation included in the EIR, impacts will be less than significant in potential exceedances of noise

standards.

Mitigation Measures: No mitigation measures are required.

(Sources: California Department of Transportation. Technical Noise Supplement, City of Lake Elsinore, General Plan Update Environmental Impact Report. 2011, OPR General Plan Guidelines 2017)

b) Generation of excessive groundborne vibration or groundborne noise levels? Less Than Significant Impact.

Vibration is sound radiated through the ground. The rumbling sound caused by the vibration of room surfaces is called groundborne noise. As with noise, the perception of vibration is described by both its amplitude and frequency. Amplitude may be characterized by displacement, velocity, and/or acceleration. Typically, particle velocity (measured in inches or millimeters per second) and/or acceleration (measured in gravities) are used to describe vibration. Vibration can be felt outdoors, but the perceived intensity of vibration impacts are much greater indoors due to structural shaking. The most common sources of vibration in the Lake Elsinore planning area are transit vehicles, construction equipment, and other large vehicles. Several land uses are especially sensitive to vibration, and therefore have a lower vibration threshold. These uses include, but are not limited to concert halls, hospitals, libraries, vibration-sensitive research operations, residential areas, schools, and offices. Because the major causes of vibration within the planning area are vehicular, the major concern for vibration impacts is along roadways; construction and mining sites can also serve as a temporary source of significant vibration impacts

Construction activity can result in varying degrees of ground vibration, depending on the equipment and methods employed, distance to the affected structures and soil type. The operation of construction equipment can cause ground vibrations that spread through the ground and diminish in strength with distance. Buildings in the vicinity of the construction site respond to these vibrations, with varying results ranging from no perceptible effects at the lowest levels, low rumbling sounds and perceptible vibrations at moderate levels, and slight damage at the highest levels. Ground vibrations from construction activities do not often reach the levels that can damage structures, but they can achieve the audible and feelable ranges in buildings very close to the site. The construction activities that typically generate the most severe vibrations are blasting and impact pile-driving.

Ground-borne vibration related to human annoyance is generally related to velocity levels expressed in decibel notation (VdB). However, a major concern with regard to construction vibration is building damage. Consequently, construction vibration is generally assessed in terms of peak particle velocity (PPV). The general human response to different levels of groundborne vibration velocity levels is described in Table 7, Human Response to Groundborne Vibration.

Table 7, Human Response to Groundborne Vibration

Vibration Velocity Level	Human Reaction
65 VdB	Approximate threshold of perception for many people.
75 VdB	Approximate dividing line between barely perceptible and distinctly perceptible. Many people find that transportation-related vibration at this level annoying.
85 VdB	Vibration tolerable only if there are an infrequent number of events per day.
<i>Source: Federal Transit Administration, Transit Noise and Vibration Impact Assessment Manual, Table 5-5, September 2018</i>	

Various types of construction equipment have been measured under a wide variety of construction activities with an average of source levels reported in terms of velocity as shown in Table 8, Vibration Source Levels for Construction Equipment. Although the table gives one level for each piece of equipment, it should be noted that there is a considerable variation in reported ground vibration levels from construction activities. The data provide a reasonable estimate for a wide range of soil conditions.

Table 8, Vibration Source Levels for Construction Equipment

EQUIPMENT		PPV AT 25 FT (INCHES/SECOND)	VDB AT 25 FT
Pile Driver (Impact)	upper range	1.518	112
	typical	0.644	104
Pile Driver (sonic)	upper range	0.734	105
	typical	0.170	93
Large bulldozer		0.089	97
Caisson Drilling		0.089	97
Loaded trucks		0.076	86
Jackhammer		0.035	79
Small bulldozer		0.003	58
Source: Federal Transit Administration, Transit Noise and Vibration Impact Assessment Manual, September 2018,, Table7-4			

In general, groundborne vibration associated with construction activities attenuates rapidly with distance. Vibration may be noticeable for short periods during construction, but it would be temporary and periodic and would not be excessive. Additionally, construction activity would be required to comply with Lake Elsinore Municipal Code Section 17.176.080(F) which prohibits construction and demolition activities between the weekday hours of 7:00 p.m. and 7:00 a.m., or at any time on weekends or holidays, such that the sound from such activities creates a noise disturbance across a residential or commercial real property line. Compliance with this regulatory requirement would further minimize potential impacts due to construction-related vibration.

Mitigation Measures: No mitigation measures are required.

(Sources: California Department of Transportation, Transportation and Construction Vibration Guidance Manual,, Federal Transit Administration, Transit Noise and Vibration Impact Assessment Manual, General Plan Update Environmental Impact Report. 2011)

- c) **For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? Less Than Significant Impact.**

There are no public airports within two miles of Lake Elsinore. The nearest public airports are Perris Valley Airport located approximately 7 miles to the northeast and Hemet-Ryan Airport and French Valley Airport located both approximately 10 miles to the east and southeast respectively. Therefore, the City is not anticipated on being affected from noise generated from any public airport. No impact would occur.

Skylark Field is a private airstrip located within the southeast portion of the City within the East Lake Specific Plan. The airstrip is located approximately 2 miles from the RMU-8 site, but not within 2 miles of any other identified Housing Element site. The area surrounding Skylark Field is primarily designated for residential,

action sports, tourism, commercial and recreation uses with a Light Industrial Overlay to the northeast and industrial land uses along Mission Trail. Individual development projects would be required to analyze the potential project specific impacts related to noise from the private airstrip pursuant to the City's noise standards as noted in General Plan policies and the General Plan EIR. With the implementation of these existing standards and guidelines, impacts from this airstrip would be less than significant to the RMU-8 site and any residential development within the vicinity of the airstrip pursuant to the policies of the Housing Element.

Mitigation Measures: No mitigation measures are required.

(Sources: City of Lake Elsinore, East Lake Specific Plan and General Plan Update Environmental Impact Report. 2011)

XIV. POPULATION AND HOUSING

- a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? Less Than Significant Impact**

The proposed Housing Element and General Plan amendments to Chapter 3.0 (Public Safety and Welfare) related to the Safety Element update and the new Environmental Justice Element provisions will not directly result in population growth. Population growth is a complex interaction between immigration, emigration, birth, deaths, and economic factors. The proposed Housing Element is designed to guide and accommodate the inevitable population growth the community will face over the short- and long-term. The proposed Housing Element and Chapter 3.0 amendments do not change any applicable land use designations and do not propose or anticipate any specific development proposals. The Census indicated that the City had a population of 51,821 in 2010 and 64,037 in 2020, which would represent an approximately 24% increase. According to the SCAG Connect SoCal Demographics and Growth Forecast Technical Report (2020), SCAG estimates that the City would have a population of 111,600 in 2045.

The approved projects and sites inventory identified in the Housing Element would result in a net increase of approximately 20,987 new dwelling units and 72,119 new residents (20,987 dwelling units at 3.58 persons per household). This increase is adequate to accommodate the growth assumptions estimated by SCAG and therefore will be adequate in accommodating future residential growth. In addition, the proposed Housing Element and previously approved Specific Plans, 18 lots with existing R-3 (High Density Residential) zoning and 10 lots with existing RMU (Residential Mixed Use) zoning are projected to meet the City's allocated Regional Housing Needs Assessment (RHNA), which is a function of the City's projected long-term growth. Impacts will be less than significant.

Mitigation Measures: No mitigation measures are required.

(Sources: California Department of Finance, E-5 Population and Housing Estimate, Southern California Association of Governments. Demographics and Growth Forecast, Connect SoCal Technical Report,)

- b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? Less Than Significant Impact.**

The proposed Housing Element is designed to encourage and facilitate housing development and preserve and enhance existing housing stock. The City is far from built-out and has numerous vacant properties that would likely accommodate the vast majority of development pursuant to the Housing Element. Therefore, future housing development constructed pursuant to the Housing Element update will have less than significant

impacts on the displacing a substantial number of housing units. The proposed Chapter 3.0 amendments do not change any applicable land use designations and do not propose or anticipate any specific development proposals. Therefore, these amendments will not result in any impacts that were not addressed in the General Plan EIR.

The proposed Housing Element will not displace any people because the project does not authorize the demolition or conversion of any housing unit. In addition, the Housing Element does not authorize the acquisition of any existing residential dwelling unit. Furthermore, the proposed Housing Element will have a less than significant effect on economic factors that could require the construction of new housing such as the relocation of a large employment base to a different region. The proposed General Plan amendments to Chapter 3.0 (Public Safety and Welfare) related to the Safety Element update and the new Environmental Justice Element provisions do not change any applicable land use designations and do not propose or anticipate any specific development proposals. Therefore, these amendments will not result in any impacts that were not addressed in the General Plan EIR. The impact will be less than significant.

Mitigation Measures: No mitigation measures are required.

(Sources: City of Lake Elsinore, General Plan Update Environmental Impact Report. 2011)

XV. PUBLIC SERVICES

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

a) Fire protection? Less Than Significant Impact

The Lake Elsinore Housing Element update sets forth policies and programs to encourage housing development consistent with adopted land use policies of the existing General Plan. Residential development constructed pursuant to Housing Element policy will incrementally increase the need for fire protection. SCAG Connect SoCal Demographics and Growth Forecast Technical Report (2020), SCAG estimates that the City would have a population of 111,600 in 2045. The Housing Element's goal to facilitate 6,681 very low to above moderate income units by 2029 would increase the local housing stock from 19,306 as of January 2021 (California Department of Finance) to 25,987 units and would increase the resident population by approximately 23,918 persons (6,681 dwelling units at 3.58 persons per household).

The General Plan EIR indicates that buildout of the land use plan would result in less than significant impacts to fire services. The proposed Housing Element update and the proposed General Plan amendments to Chapter 3.0 (Public Safety and Welfare) related to the Safety Element update and the new Environmental Justice Element provisions do not change any applicable land use designations and do not propose or anticipate any specific development proposals. Therefore, these amendments will not result in any impacts that were not addressed in the General Plan EIR.

Additionally, the proposed Chapter 3.0 amendment related to the Safety Element update add additional policies related to wildfire hazards and intended to minimize injury, loss of life property damage resulting from wildland fires. The updated policies also relate to the review of development located in a State Responsibility Area or in a Very High Fire Hazard Severity Zone. Future potential plans for development will be reviewed by City staff to determine any impacts of development on emergency services and are also subject to review by Lake Elsinore Fire Department for compliance with applicable standards and policies. Future potential plans for development

are also subject to the updated policies of General Plan Chapter 3.0. Property taxes and other special taxes paid by future property owners will also support the incremental expansion of public services as the population in the City grows. Impacts to fire protection services will be less than significant with the implementation of these impact fees and review of individual development projects.

Mitigation Measures: No mitigation measures are required.

(Sources: City of Lake Elsinore, General Plan Update Environmental Impact Report. 2011)

b) Police protection? (Less Than Significant Impacts)

The Lake Elsinore Housing Element update sets forth policies and programs to encourage housing development consistent with adopted land use policies of the existing General Plan. Residential development constructed pursuant to Housing Element policy will incrementally increase the need for police protection. SCAG Connect SoCal Demographics and Growth Forecast Technical Report (2020), SCAG estimates that the City would have a population of 111,600 in 2045. The Housing Element's goal to facilitate 6,681 very low to above moderate income units by 2029 would increase the local housing stock from 19,306 as of January 2021 (California Department of Finance) to 25,987 units and would increase the resident population by approximately 23,918 persons (6,681 dwelling units at 3.58 persons per household).

The General Plan EIR indicates that buildout of the land use plan would result in less than significant impacts to police services. The proposed Housing Element update and the proposed General Plan amendments to Chapter 3.0 (Public Safety and Welfare) related to the Safety Element update and the new Environmental Justice Element provisions do not change any applicable land use designations and do not propose or anticipate any specific development proposals. Therefore, these amendments will not result in any impacts that were not addressed in the General Plan EIR.

Future potential plans for development will be reviewed by City staff to determine any impacts of development on emergency services and are also subject to review by Lake Elsinore's Police Department for compliance with applicable standards and policies. Future potential plans for development are also subject to the policies of the updated General Plan Chapter 3.0. The Public Safety and Welfare Element policies are designed to ensure adequate provision of public services in response to long-term growth. Property taxes and other special taxes paid by future property owners will also support the incremental expansion of public services as the population in the City grows. Impacts to police protection services will be less than significant with the implementation of these impact fees and review of individual development projects.

Mitigation Measures: No mitigation measures are required.

(Sources: City of Lake Elsinore, General Plan Update Environmental Impact Report. 2011)

c) Schools? Less Than Significant Impacts

The Lake Elsinore Housing Element update sets forth policies and programs to encourage housing development consistent with adopted land use policies of the existing General Plan. Residential development constructed pursuant to Housing Element policy will incrementally increase the need for schools. SCAG Connect SoCal Demographics and Growth Forecast Technical Report (2020), SCAG estimates that the City would have a population of 111,600 in 2045. The Housing Element's goal to facilitate 6,681 very low to above moderate income units by 2029 would increase the local housing stock from 19,306 as of January 2021 (California Department of Finance) to 25,987 units and would increase the resident population by approximately 23,918 persons (6,681 dwelling units at 3.58 persons per household).

The General Plan EIR indicates that buildout of the land use plan would result in less than significant impacts schools. The proposed Housing Element update and the proposed General Plan amendments to Chapter 3.0 (Public Safety and Welfare) related to the Safety Element update and the new Environmental Justice Element provisions do not change any applicable land use designations and do not propose or anticipate any specific development proposals. Therefore, these amendments will not result in any impacts that were not addressed in the General Plan EIR.

The provision of school services is completely mitigated through the payment of development impact fees pursuant to the Leroy F. Green School Facilities Act.

Mitigation Measures: No mitigation measures are required.

(Sources: City of Lake Elsinore, General Plan Update Environmental Impact Report. 2011)

d) Parks? Less Than Significant Impacts

The Lake Elsinore Housing Element update sets forth policies and programs to encourage housing development consistent with adopted land use policies of the existing General Plan. Residential development constructed pursuant to Housing Element policy will incrementally increase the need for fire and police protection, schools, and parks. SCAG Connect SoCal Demographics and Growth Forecast Technical Report (2020), SCAG estimates that the City would have a population of 111,600 in 2045. The Housing Element's goal to facilitate 6,681 very low to above moderate income units by 2029 would increase the local housing stock from 19,306 as of January 2021 (California Department of Finance) to 25,987 units and would increase the resident population by approximately 23,918 persons (6,681 dwelling units at 3.58 persons per household).

The General Plan EIR indicates that buildout of the land use plan would result in less than significant impacts to parks. The provision of parks is guided by the policies of General Plan Chapter 2.0 (Community Form) and Parks and Recreation Master Plan that promotes additional parks to support the City's growing population that will ensure that adequate parks public services are provided. The proposed Housing Element update and the proposed General Plan amendments to Chapter 3.0 (Public Safety and Welfare) related to the Safety Element update and the new Environmental Justice Element provisions do not change any applicable land use designations and do not propose or anticipate any specific development proposals. The new Environmental Justice provisions will assure that future public improvement service the needs of underserved communities. Therefore, these amendments will not result in any impacts that were not addressed in the General Plan EIR.

Property taxes and other special taxes paid by future property owners will also support the incremental expansion of public services as the population in the City grows. Impacts to public services will be less than significant with the implementation of these impact fees and review of individual development projects.

Mitigation Measures: No mitigation measures are required.

(Sources: City of Lake Elsinore, General Plan Update Environmental Impact Report. 2011)

e) Other public services/facilities? Less Than Significant Impacts

The Lake Elsinore Housing Element update sets forth policies and programs to encourage housing development consistent with adopted land use policies of the existing General Plan. Residential development constructed pursuant to Housing Element policy will incrementally increase the need for fire and police protection, schools, and parks. SCAG Connect SoCal Demographics and Growth Forecast Technical Report (2020), SCAG

estimates that the City would have a population of 111,600 in 2045. The Housing Element's goal to facilitate 6,681 very low to above moderate income units by 2029 would increase the local housing stock from 19,306 as of January 2021 (California Department of Finance) to 25,987 units and would increase the resident population by approximately 23,918 persons (6,681 dwelling units at 3.58 persons per household).

The proposed Housing Element update and the proposed General Plan amendments to Chapter 3.0 (Public Safety and Welfare) related to the Safety Element update and the new Environmental Justice Element provisions do not change any applicable land use designations and do not propose or anticipate any specific development proposals. The new Environmental Justice provisions will assure that future public improvement service the needs of underserved communities. Therefore, these amendments will not result in any impacts that were not addressed in the General Plan EIR.

The City of Lake Elsinore is part of the Riverside County Library System. Section 16.34.060 in Chapter 16.34 (Required Improvements) of the City's Municipal Code requires that prior to the issuance of a building permit, the fees set forth in that section shall be paid. Paragraph B of Section 16.34.060 describes the City's Library Mitigation Fee and states that an in-lieu fee for future construction of library improvements shall be paid to the City to assure the necessary library facilities are provided the community and meet the County of Riverside library standards. Impacts will be considered incremental and can be offset through the payment of the appropriate library mitigation fees. Therefore impacts related to libraries are less than significant.

Chapter 16.74 of the City's Municipal Code establishes a program for the adoption and administration of development impact fees by the City for the purpose of defraying the costs of public expenditures for capital improvements (and operational services to the extent allowed by law) which will benefit new development. Section 16.74.048 includes an "Animal shelter facilities fee" to mitigate the additional burdens created by new development for animal facilities. In addition, the proposed development projects will be required to pay City Hall & Public Works fees, Community Center Fees, and Marina Facilities Fees prior to the issuance of building permits.

Property taxes and other special taxes paid by future property owners will also support the incremental expansion of public services as the population in the City grows. Impacts to public services will be less than significant with the implementation of these impact fees and review of individual development projects.

Mitigation Measures: No mitigation measures are required.”)

(Sources: City of Lake Elsinore, General Plan Update Environmental Impact Report. 2011. Lake Elsinore Municipal Code)

XVI. RECREATION

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

As discussed above, the project has the potential to result in the indirect need for recreational facilities due to the promotion of housing development. However, Lake Elsinore requires development to either dedicate land or pay a fee in lieu of dedication to offset incremental impacts of development on existing parks pursuant to Municipal Code Chapters 16.12 and 16.34. Any future housing development will be required to pay development impact fees in accordance with this existing regulation; thus deterioration of existing parks and recreation facilities will be less than significant as a result of future housing development because parks and recreation facilities will be incrementally expanded to meet future residential demand.

Mitigation Measures: No mitigation measures are required.

(Sources: City of Lake Elsinore, General Plan Update Environmental Impact Report. 2011. Lake Elsinore Municipal Code)

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? Less Than Significant Impact

The updated Housing Element and the proposed General Plan amendments to Chapter 3.0 (Public Safety and Welfare) related to the Safety Element update and the new Environmental Justice Element provisions would not result in the direct construction of any recreation facilities. Future potential construction of recreation facilities in response to incremental, long-term population increases will be subject to the City's standard environmental review process pursuant to CEQA. The new Environmental Justice provisions will assure that future public improvement service the needs of underserved communities. Local recreation facilities typically do not result in significant impacts. Impacts related to the potential construction of future recreation facilities will be less than significant.

Mitigation Measures: No mitigation measures are required.

(Sources: City of Lake Elsinore, General Plan Update Environmental Impact Report. 2011)

XVII. TRANSPORTATION

a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities? Less Than Significant Impact

The proposed Housing Element and the proposed General Plan amendments to Chapter 3.0 (Public Safety and Welfare) related to the Safety Element update and the new Environmental Justice Element provisions will not directly result in construction of any development or infrastructure; however, future development supported by the policies of the updated Housing Element will result in additional traffic. Since the Housing Element and the proposed amendments to General Plan Chapter 3.0 would not alter any land use designations that would alter the traffic impacts presented in the General Plan EIR, no additional impacts beyond those analyzed in the General Plan would occur. The General Plan EIR found that with the recommended roadway and intersection improvements that all roadways and intersections would have an acceptable Level of Service (LOS). Although, since the improvements cannot be guaranteed the EIR determined that a potentially significant impact could occur from buildout of the General Plan without all of the recommended improvements implemented and would thus also potentially conflict with the Riverside County Transportation Commission Congestion Management Plan for provision of adequate LOS. Individual residential development pursuant to the existing General Plan and proposed Housing Element will be required to analyze their individual and cumulative traffic impacts and provide for the necessary traffic improvements related to their individual project as recommended by the General Plan and mitigation in the EIR. With the implementation of these, impacts from the Housing Element and the amendments to Chapter 3.0 would not exceed those analyzed in the General Plan EIR determined to be potentially significant and would thus be less than significant.

Mitigation Measures: No mitigation measures are required.

(Sources: City of Lake Elsinore, General Plan Update Environmental Impact Report. 2011)

b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)? Less Than Significant Impact

Senate Bill (SB) 743 was adopted in 2013 requiring the Governor's Office of Planning and Research (OPR) to identify new metrics for identifying and mitigating transportation impacts within the California Environmental Quality Act (CEQA). For land use projects, OPR identified Vehicle Miles Traveled (VMT) as the new metric for transportation analysis under CEQA. The regulatory changes to the CEQA guidelines that implement SB 743 were approved on December 28, 2018 with an implementation date of July 1, 2020. The City of Lake Elsinore adopted its revised Traffic Impact Analysis Guide on June 23, 2020. The document outlines guidelines for CEQA analysis including screening criteria and requirements for VMT assessment of land use projects based on the Western Riverside Council of Governments (WRCOG) Implementation Pathway Study issued in March 2019.

The proposed Housing Element update and the proposed General Plan amendments to Chapter 3.0 (Public Safety and Welfare) related to the Safety Element update and the new Environmental Justice Element provisions do not change any applicable land use designations and do not propose or anticipate any specific development proposals. Through its standard development review process that includes review pursuant to State CEQA statutes and guidelines, the City will ensure that any future housing projects, developed pursuant to proposed Housing Element policies and programs, that have the potential to increase the average VMT per service population (e.g. population plus employment) prepare a VMT analysis for projects. Impacts related to the proposed Housing Element and General Plan Chapter 3.0 amendments will have less than significant impacts.

Mitigation Measures: No mitigation measures are required.

(Sources: OPR Technical Advisory on Evaluating Transportation Impacts in CEQA, City of Lake Elsinore Traffic Impact Analysis Preparation Guide, 2020)

c) Substantially increase hazards due to a geometric design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)? No Impact.

The project does not involve the construction of any roadway and would have no effect on the City's street and site design standards.

Mitigation Measures: No mitigation measures are required.

(Sources: City of Lake Elsinore, General Plan Update Environmental Impact Report. 2011)

d) Result in inadequate emergency access? Less Than Significant Impact

The project does not involve any road construction or any development activity and thus will not obstruct or restrict emergency access to or through the City. The proposed General Plan amendments to Chapter 3.0 (Public Safety and Welfare) related to the Safety Element update will facilitate the maintenance of emergency access by requiring all new development to have at least two access roads in order to provide for concurrent safe access of emergency equipment and civilian evacuation. Future housing development facilitated by implementation of Housing Element policies will be subject to site plan review. In conjunction with the review and approval of building permits, the Fire Department reviews all plans to ensure compliance with all applicable emergency access and safety requirements. With continued application of project review procedures, impacts involving emergency access will be less than significant.

Mitigation Measures: No mitigation measures are required.

(Sources: City of Lake Elsinore, General Plan Update Environmental Impact Report. 2011, Proposed Chapter 3.0 amendments)

XVIII. TRIBAL CULTURAL RESOURCES

a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k). Less Than Significant Impact

A variety of historical resources exists within the City as identified in the City's General Plan EIR. As is analyzed in the EIR, development pursuant to the General Plan would result in less than significant impacts with implementation of existing federal, State, and local regulations pertaining to historical resources as well as policies included within the General Plan. The proposed Housing Element and proposed General Plan amendments to Chapter 3.0 (Public Safety and Welfare) related to the Safety Element update and the new Environmental Justice Element provisions do not change any land use designations and do not propose or anticipate any specific development proposals. Therefore, the proposed Housing Element and Chapter 3.0 amendments would not increase any potential impacts on historical resources beyond what was already analyzed in the City's General Plan EIR. Less than significant impacts will result from the Housing Element and overall General Plan with the implementation of these existing programs and policies on individual development projects.

Mitigation Measures: No mitigation measures are required.

(Sources: City of Lake Elsinore, General Plan Update Environmental Impact Report. 2011)

b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. Less Than Significant Impact

The proposed Housing Element update and the proposed General Plan amendments to Chapter 3.0 (Public Safety and Welfare) related to the Safety Element update and the new Environmental Justice Element provisions do not change any applicable land use designations and do not propose or anticipate any specific development proposals. Development of housing pursuant to the policies of the Housing Element has the potential to cause a substantial adverse change in the significance of a cultural resource; however, General Plan Chapter 4.0 (Resource Protection), which will not be modified by the proposed Housing Element or Chapter 3.0 amendments, contains goals and policies for the protection of cultural resources, including the following:

- 6.1 Encourage the preservation of significant archeological, historical, and other cultural resources located within the City.
- 6.2 The City shall consult with the appropriate Native American tribes for projects identified under SB 18 (Traditional Tribal Cultural Places).
- 6.3 When significant cultural/archeological sites or artifacts are discovered on a site, coordination with professional archeologists, relevant state and, if applicable, federal agencies, and the appropriate Native American tribes regarding preservation of sites or professional retrieval and preservation of artifacts or by other means of protection, prior to development of the site shall be required. Because ceremonial items and items of cultural patrimony reflect traditional religious beliefs and practices,

developers shall waive any and all claims to ownership and agree to return all Native American ceremonial items and items of cultural patrimony that may be found on a project site to the appropriate tribe for treatment. It is understood by all parties that unless otherwise required by law, the site of any reburial of Native American human remains or cultural artifacts shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act.

- 6.4 If archeological excavations are recommended on a project site, the City shall require that all such investigations include Native American consultation, which shall occur prior to project approval.
- 7.1 Consult with California Native American tribes prior to decision-making processes for the purpose of preserving cultural places located on land within the City's jurisdiction that may be affected by the proposed plan, in accordance with State or Federal requirements.

All new development would be required to be consistent with these policies. Additionally, future development will be required to follow the protocol pursuant to Assembly Bill 52 and Senate Bill 18 regarding notification and consultation with Native American Tribes. The potential impacts to tribal cultural resources of any specific future residential projects would be assessed at the time the projects are actually proposed. Mitigation measures would then be adopted as necessary, in conformance with CEQA.

Mitigation Measures: No mitigation measures are required.

(Sources: City of Lake Elsinore, General Plan Update Environmental Impact Report. 2011)

XIX. UTILITIES AND SERVICE SYSTEMS

a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects? Less Than Significant Impact

Future development will incrementally increase water demand and wastewater discharges. As determined by the City's General Plan EIR, less than significant impacts would occur to existing water and wastewater treatment facilities. The proposed Housing Element and General Plan amendments to Chapter 3.0 (Public Safety and Welfare) related to the Safety Element update and the new Environmental Justice Element provisions would not alter any land use that could increase development intensity that could potentially create a greater impact than was already analyzed by the General Plan EIR. The City and EVMWD will continue to identify the need for expansion of water and wastewater facilities, such as water and sewer mains, as needed, on a project-by-project basis during its standard environmental review process. Any environmental impacts related to the construction or expansion of water or wastewater facilities will be analyzed and mitigated for at the time of development. Adherence to existing practices and procedures will result in impacts related to the expansion of water and wastewater facilities that are less than significant.

Mitigation Measures: No mitigation measures are required.

(Sources: City of Lake Elsinore, General Plan Update Environmental Impact Report. 2011)

b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years? Less Than Significant Impact.

EVMWD is responsible for the production and distribution of domestic water and maintenance of the overall water system facilities throughout the City. The City's General Plan EIR determined that adequate existing water entitlements would be adequate to serve the land uses anticipated by the General Plan land use plan. The

proposed Housing Element and General Plan amendments to Chapter 3.0 (Public Safety and Welfare) related to the Safety Element update and the new Environmental Justice Element provisions would not alter any land use that could increase development intensity that could potentially create a greater impact than was already analyzed by the General Plan EIR. The proposed Housing Element and Land Use Element amendments would not result in any population growth or additional demand on water supplies but rather will guide development to accommodate anticipated growth in the community through the year 2029; therefore, the proposed Housing Element and Chapter 3.0 amendments would not result in the need for new or expanded water supplies and impacts will be less than significant.

Mitigation Measures: No mitigation measures are required.

(Sources: City of Lake Elsinore, General Plan Update Environmental Impact Report. 2011)

- c) **Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? Less Than Significant Impact**

Wastewater treatment requirements are established by the Santa Ana Regional Water Quality Control Board (RWQCB). The City will review future housing development as part of their standard environmental review process to determine adequate capacity to serve the discharge needs in comparison to treatment plant capacity. Impacts related to wastewater treatment capacity are anticipated to be less than significant.

Mitigation Measures: No mitigation measures are required.

(Sources: City of Lake Elsinore, General Plan Update Environmental Impact Report. 2011)

- d) **Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? Less Than Significant Impact.**

Lake Elsinore is served by a number of landfills, including El Sobrante Landfill, Badlands landfill, and Lamb Canyon Landfill. El Sobrante Landfill is expected to reach capacity by 2045. Badlands Landfill is expected to reach capacity by 2024 and Lamb Canyon Landfill by 2021. Both Badlands and Lamb Canyon Landfills have the potential to expand their facilities and capacity. Solid waste disposal is managed at the regional level; therefore, generation of solid waste within the City and SOI is one part of a regional issue. Compliance with City and County waste reduction programs and policies would reduce the volume of solid waste entering landfills. Individual development projects within the City would be required to comply with applicable State and local regulations, thus reducing the amount of landfill waste by at least 50 percent. Future development would increase the volume of solid waste generated in the City that is diverted to existing landfills, thus contributing to the acceleration of landfill closures or the use of more distant sites. The City will continue to implement solid waste reduction programs in compliance with Section 40050 et seq. of the California Public Resources Code. Each development will be required to comply with federal, State, and local statutes and regulations related to the disposal of solid waste. Impacts will be less than significant.

Mitigation Measures: No mitigation measures are required.

(Sources: City of Lake Elsinore, General Plan Update Environmental Impact Report. 2011)

- g) **Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? No Impact**

Waste collection in Lake Elsinore is disposed of in regional landfills, as described above. All new development will be required to comply with State mandates and City regulations regarding reduction/recycling of household waste. None of the proposed housing strategies inherent in the proposed Housing Element or Chapter 3.0 (Public Safety and Welfare) related to the Safety Element update and the new Environmental Justice Element provisions would have any effect upon or result in any conflicts with solid waste disposal regulations. No impact will occur.

Mitigation Measures: No mitigation measures are required.

(Sources: City of Lake Elsinore, General Plan Update Environmental Impact Report. 2011)

XX. WILDFIRES

a) Substantially impair an adopted emergency response plan or emergency evacuation plan? (Less Than Significant Impact)

The proposed General Plan amendments to Chapter 3.0 (Public Safety and Welfare) related to the Safety Element update and the new Environmental Justice Element provisions do not change any land use designations and do not propose or anticipate any specific development proposals. The Safety Element update includes a new discussion and map of evacuation routes, discusses climate-related hazards that affect those routes and adds a new Goal 10 to “Maintain an emergency response program consistent with State law, and coordinate with surrounding cities, Riverside County and other emergency response providers.” There are eight proposed policies and three new implementation programs that implement the new goal. In addition, in accordance with City policies, including new policies being added to the Safety Element, the City will review all development proposals to determine the possible impacts of each development on emergency services. Therefore, the Housing Element update and amendments to Chapter 3.0 (Public Safety and Welfare) related to the Safety Element update and the new Environmental Justice Element provisions would not change or interfere with the emergency response plans of the City. Impacts will be less than significant.

Mitigation Measures: No mitigation measures are required.

(Sources: Sources: City of Lake Elsinore, General Plan Update Environmental Impact Report. 2011, Proposed Amendments to General Plan Chapter 3.0)

b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? Less Than Significant Impact

The proposed General Plan amendments to Chapter 3.0 (Public Safety and Welfare) related to the Safety Element update and the new Environmental Justice Element provisions do not change any land use designations and do not propose or anticipate any specific development proposals. The Safety Element update includes an existing Goal 4 that requires the City to “Adhere to an integrated approach to minimizing the threat of wildland fires to protect life and property using pre-fire management, suppression, and post-fire management.” The Safety Element update adds a new Goal 5 to “Minimize injury, loss of life property damage resulting from wildland fires.” There are eight proposed policies and a new implementation program that implement the new goal. Future development pursuant to the policies of the Housing Element will be reviewed for consistency with fire protection development standards and hazard abatement. Specifically, individual projects would include weed abatement, adequate emergency vehicle access, use of non-combustible building materials, and adequate water pressure to ensure fire safety. The potential impacts related to wildland fire for any specific future

residential projects would be assessed at the time the projects are actually proposed. Project design features would be included to ensure impacts related to wildfire would be less than significant.

With the implementation of the California Building Codes and California Fire Code, as adopted by the City of Lake Elsinore and adequate fire protection services, impacts from wildfire on future residential development pursuant to the policies of the Housing Element and in accordance with the proposed General Plan amendments to Chapter 3.0 (Public Safety and Welfare) related to the Safety Element update would be less than significant.

Mitigation Measures: No mitigation measures are required.

(Sources: City of Lake Elsinore. General Plan Update Environmental Impact Report. 2011, Proposed Amendments to General Plan Chapter 3.0)

c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? Less Than Significant Impact

The proposed General Plan amendments to Chapter 3.0 (Public Safety and Welfare) related to the Safety Element update and the new Environmental Justice Element provisions do not change any land use designations and do not propose or anticipate any specific development proposals. Future development pursuant to the policies of the Housing Element will be reviewed for consistency with fire protection development standards and hazard abatement. Specifically, individual projects would include weed abatement, adequate emergency vehicle access, use of non-combustible building materials, and adequate water pressure to ensure fire safety. The potential impacts related to wildland fire for any specific future residential projects would be assessed at the time the projects are actually proposed. Project design features would be included to ensure impacts related to wildfire would be less than significant.

Mitigation Measures: No mitigation measures are required.

(Sources: City of Lake Elsinore. General Plan Update Environmental Impact Report. 2011, Proposed Amendments to General Plan Chapter 3.0)

b) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? Less Than Significant

The proposed General Plan amendments to Chapter 3.0 (Public Safety and Welfare) related to the Safety Element update and the new Environmental Justice Element provisions do not change any land use designations and do not propose or anticipate any specific development proposals. Future development pursuant to the policies of the Housing Element will be reviewed for consistency with fire protection development standards and hazard abatement. Specifically, individual projects would include weed abatement, adequate emergency vehicle access, use of non-combustible building materials, and adequate water pressure to ensure fire safety. The potential impacts related to wildland fire for any specific future residential projects would be assessed at the time the projects are actually proposed. Project design features would be included to ensure impacts related to wildfire would be less than significant.

Mitigation Measures: No mitigation measures are required.

(Sources: City of Lake Elsinore. General Plan Update Environmental Impact Report. 2011, Proposed Amendments to General Plan Chapter 3.0)

V. MANDATORY FINDINGS OF SIGNIFICANCE

The following are Mandatory Findings of Significance in accordance with Section 21083 of CEQA and Section 15065 of the CEQA Guidelines.

- a) **Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? Less Than Significant Impact**

The results of the preceding analyses and discussions of responses in the preceding analysis have determined that the proposed project would have no effect upon sensitive biological resources and would not result in significant impacts to historical, archaeological, or paleontological resources. Impacts related to scenic resources will be less than significant. The project is a policy document that will not have any direct environmental impacts. All residential development facilitated by Housing Element policy will occur pursuant to adopted General Plan land use policy and other General Plan policies intended to minimize environmental impacts. Impact would be less than significant with the implementation of these existing General Plan policies.

(Sources: City of Lake Elsinore, General Plan Update Environmental Impact Report. 2011)

- b) **Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? Less Than Significant Impact**

Cumulative impacts can result from the interactions of environmental changes resulting from one proposed project with changes resulting from other past, present, and future projects that affect the same resources, utilities and infrastructure systems, public services, transportation network elements, air basin, watershed, or other physical conditions. Such impacts could be short-term and temporary, usually consisting of overlapping construction impacts, as well as long term, due to the permanent land use changes involved in the project.

Overall, the long-term development of the Housing Opportunity sites is consistent with the growth projections identified in the regional population growth forecast completed by SCAG. As such, the proposed Housing Element update would not result in new or additional cumulative impacts. The proposed Housing Element and the amendments to Chapter 3.0 (Public Safety and Welfare) related to the Safety Element update and the new Environmental Justice Element provisions do not change any land use designations set forth in the General Plan. With the implementation of General Plan policies and mitigation included in the General Plan EIR at the project-level, the cumulative impacts would be less than significant.

(Sources: City of Lake Elsinore, General Plan Update Environmental Impact Report. 2011)

- c) **Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? Less Than Significant Impact**

Less Than Significant Impact. Based on the above analysis of the project’s impacts in the responses to items I to XX, there is no indication that this project could result in substantial adverse effects on human beings. The analysis herein concludes that direct and indirect environmental effects will at worst require implementation of existing General Plan policies and General Plan EIR mitigation measures to reduce to less than significant

levels. Under each environmental consideration addressed in the preceding analysis, the proposed project is considered to have little or no adverse impacts on people and the environment.

(Sources: City of Lake Elsinore, General Plan Update Environmental Impact Report. 2011)

VI. PERSONS AND ORGANIZATIONS CONSULTED

This section identifies those persons who prepared or contributed to the preparation of this document. This section is prepared in accordance with Section 15129 of the CEQA Guidelines.

City of Lake Elsinore (Lead Agency)
Planning Division
130 South Main Street
Lake Elsinore, California 92530
951-674-3124

- Richard J. MacHott, Planning Manager

VII. REFERENCES

The following documents were used as information sources during preparation of this document. Except as noted, they are available for public review at the City of Lake Elsinore, Community Development Department, 130 South Main Street, Lake Elsinore, CA 92530, ph. (951) 674-3124.

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