

**From:** [Damaris Abraham](#)  
**To:** [Thomas Strand](#)  
**Subject:** FW: [External]Lake and Mountain Commercial Center Project  
**Date:** Monday, July 12, 2021 8:15:47 AM

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FYI

Damaris Abraham  
Senior Planner  
City of Lake Elsinore  
(951) 674-3124, ext. 913



-----Original Message-----

From: Oz Stark <oz.stark@yahoo.com>  
Sent: Saturday, July 10, 2021 11:35 AM  
To: Damaris Abraham <dabraham@lake-elsinore.org>  
Subject: [External]Lake and Mountain Commercial Center Project

Message from external sender. Use Caution.

Hello,

This written comment is in regards of the Lake and Mountain Commercial Center Project.

As a community most of us are in agreement on against a gas station and a liquor shop near our homes when already many located by Riverside/Lakeshore area.

I personally would like to see stores such as coffee shops, ice cream shops and bakeries. I would love the city to bring more higher end shops rather than stores that attract homeless people in the area which we already are suffering from.

Thank you for taking the time to read this.

Best regards

Oz Stark

**From:** [Damaris Abraham](#)  
**To:** [Thomas Strand](#)  
**Subject:** FW: [External]Shopping Centers  
**Date:** Wednesday, July 14, 2021 3:52:58 PM

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**From:** Vanessa Macias <[vanessagmacias@gmail.com](mailto:vanessagmacias@gmail.com)>  
**Sent:** Wednesday, July 14, 2021 3:11 PM  
**To:** Damaris Abraham <[dabraham@lake-elsinore.org](mailto:dabraham@lake-elsinore.org)>  
**Subject:** [External]Shopping Centers

**Message from external sender. Use Caution.**

To Whom It May Concern,

This email is to express my concern regarding new development here in Lake Elsinore. Specifically, Lake/Mountain and Alberhill Ranch. Please stop allowing construction of gas stations, liquor stores, and low-end shopping markets (dollar stores, dollar general, etc). We would like to keep our communities nice and clean with higher end stores for our communities to shop. Not with establishments that attract more homeless and dirty facilities. This includes development for commercial buildings along with low income housing.

Please allow us to keep our neighborhoods nice and safe. The high property tax we pay should ensure our requests are met.

I appreciate your time.

thank you,

Vanessa M.

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***Vanessa Macias***

**From:** [Damaris Abraham](#)  
**To:** [Thomas Strand](#)  
**Subject:** FW: [External]Against Mountain/Lake Project  
**Date:** Wednesday, July 14, 2021 2:35:06 PM

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**From:** Kathy Nash <nash5702@mail.brandman.edu>  
**Sent:** Wednesday, July 14, 2021 2:33 PM  
**To:** Damaris Abraham <dabraham@lake-elsinore.org>  
**Subject:** [External]Against Mountain/Lake Project

**Message from external sender. Use Caution.**

I am against the proposed commercial center embedded in our residential area. This is unnecessary and will pose many problems for residents just for the profit of a few. This will increase uncleanliness, noise, trash, violence, and an increase in homelessness loitering. This is unsafe for the children and residents in our community. I'm requesting that these fund be used for the betterment of our housing track such as paving our roads. Our city and residential areas look like horrible. This would be a practical improvement.

Please share my concerns and consider the practicality of it.

Sincerely,  
Dr. Kathy Nash

**From:** [Damaris Abraham](#)  
**To:** [Thomas Strand](#)  
**Subject:** FW: [External]Lake / Mountain Street Commercial Plan  
**Date:** Wednesday, July 14, 2021 3:01:39 PM

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**From:** Jason A. Savlov <[jsavlov@aol.com](mailto:jsavlov@aol.com)>  
**Sent:** Wednesday, July 14, 2021 2:59 PM  
**To:** Damaris Abraham <[dabraham@lake-elsinore.org](mailto:dabraham@lake-elsinore.org)>  
**Subject:** [External]Lake / Mountain Street Commercial Plan

**Message from external sender. Use Caution.**

Hello Damaris,

As a homeowner just down the street at 16492 Mountain, I am opposed to this plan of putting a 6 Acre commercial zone at the end of our street. I am fine with driving to four corners to shop for groceries / gas / fast food and/or Nichols road for groceries / gas / carwash at the Arco. Both of those locations are not located at the end of street of a large residential development and are commercial only zones. Why not put it near the freeway on lake street, away from residential neighborhoods. Also these type of establishments attract further nuisances such as the homeless, drugs, and other types of misdemeanor type crimes. There are families and children in this neighborhood, that should have a buffer zone against those type of nuisances.

I thank you for your time in advance.

Jason A. Savlov, Esq.  
951-609-8055

**From:** [Damaris Abraham](#)  
**To:** [Thomas Strand](#)  
**Subject:** FW: [External]Lake/Mountain  
**Date:** Wednesday, July 14, 2021 2:33:14 PM

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FYI

Damaris Abraham  
Senior Planner  
City of Lake Elsinore  
(951) 674-3124, ext. 913



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**From:** Kathryn Welton <[kwelton15@gmail.com](mailto:kwelton15@gmail.com)>  
**Sent:** Wednesday, July 14, 2021 2:25 PM  
**To:** Damaris Abraham <[dabraham@lake-elsinore.org](mailto:dabraham@lake-elsinore.org)>  
**Subject:** [External]Lake/Mountain

**Message from external sender. Use Caution.**

Hello

I am against the proposal. We already have vacant buildings in the city.  
Thank you  
K Welton

Sent from [Mail](#) for Windows 10

**From:** [Damaris Abraham](#)  
**To:** [Thomas Strand](#)  
**Subject:** FW: [External]No for the buildings on lake and mountain  
**Date:** Wednesday, July 14, 2021 3:09:20 PM

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**From:** Sandra Andrade <sandrade714@yahoo.com>  
**Sent:** Wednesday, July 14, 2021 3:03 PM  
**To:** Damaris Abraham <dabraham@lake-elsinore.org>  
**Subject:** [External]No for the buildings on lake and mountain

**Message from external sender. Use Caution.**

Hu there. My name is Sandra and I have lived here for about 5 years now. I live right off lake and mountain. And honestly if something like this gets opened up near this area it'll end up getting trashed. Our neighborhood is so nice and peaceful right now. I feel safe in the area at night adding something like this will bring so many outsiders and make people uncomfortable. Please rethink this project.

-Sandra Silva  
Resident since 2017 ♡  
[Sent from Yahoo Mail on Android](#)

**From:** [Damaris Abraham](#)  
**To:** [Thomas Strand](#)  
**Subject:** FW: [External]Proposed plans on Mountain st & Lake Street  
**Date:** Wednesday, July 14, 2021 3:00:33 PM

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**From:** Rajeev Chhibber <rkchhibber@hotmail.com>  
**Sent:** Wednesday, July 14, 2021 2:56 PM  
**To:** Damaris Abraham <dabraham@lake-elsinore.org>  
**Subject:** [External]Proposed plans on Mountain st & Lake Street

**Message from external sender. Use Caution.**

Hi,

I wanted to let you know that I am totally against the proposed plan for gas station etc on the corner of mountain street & lake street

I have been living near this corner for 21 years & sincerely believe it will be invitation to crime & troubles to nearby residents.

So please STOP this

Thanks  
Rajeev Chhibber  
16395 Orange Blossom Way  
Lake Elsinore, CA 92530

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----- IF YOU NO LONGER WANT TO RECEIVE MAIL FROM ME. PLEASE REPLY TO THIS MAIL WITH " REMOVE ME " IN SUBJECT LINE. YOUR ADDRESS WILL BE REMOVED ASAP.

Dear Ms Abraham:

I'm writing to you regarding the planned commercial facilities on Mountain and Lake. I am close by off Broadway and Grand. I've lived here close to 30 years and have seen our neighborhood grow. We have beautiful Summerlake Park. As well the boys and girls club soccer fields by Alberhill Ranch. All of this has created a great family atmosphere.

I'm dismayed to hear of a potential convenience store/gas station and car wash at Mountain and Lake. I believe this would detract from our beautiful neighborhood. We do not need a liquor store so close to Terra Cotta Middle Store. Nor more traffic on Lake Street. After surviving the Holy Fire in 2018 any gas explosion would be devastating to our area. We still have dry brush nearby.

To me the perfect location is at Lake and Temescal Valley close to the 15 freeway. This area appears to be already zoned for it. It would also generate more income from freeway travelers. I understand the current proposed location is zoned for commercial. Perhaps it can be rezoned to residential?

Thank you for taking the time to read my letter. I hope you will take into consideration any concerns expressed by the surrounding neighborhoods.

Sincerely,  
Cynthia Steffen  
29001 Spindrift Circle  
Lake Elsinore, CA 92530  
951-294-7138.

Ms Damaris Abraham  
Senior Planner  
Community Development Department  
Planning Division City of Lake Elsinore  
130 S Main St  
Lake Elsinore, Ca 92530

Dear Ms Abraham,  
This letter is in regard to project planned for Lake and Mountain.

Normally I am in full agreement with the city and council members. (You can check w Natasha, Steve or Tim)

On this planned project I must voice my concern. I've lived in this area 29 years. While I fully approve of growth, this is not the location for a convenience store, another car wash, yet alone a gas station.

We don't need a store selling alcohol so close to Terra Cotta middle school, or in the middle of this great neighborhood.

In regard to a gas station, the last thing this neighborhood needs is a gas explosion setting off another fire like the Holy Fire. This time though it would actually spread to the houses close by. There is so much brush around this area.

I like the plan and feel that the best place for this project is down by the 15 freeway at Lake where there are already lots set up to handle this.

I understand that this area is zoned for commercial, but surely there has to

be better ideas. Or rex ones to residential

I'm not sure who the owners are of this project, but it may be in their best interest to hold community meetings like the one we attended with Lansing the other night in regard to their plans for Lake Street.

I hope you will listen  
to the community and numerous letters you will be receiving.  
I will cc Steve and Natasha since this is their area.

Sincerely  
Lori Crooker  
29200 Outrigger St  
Lake Elsinore, Ca 92530  
951-294-7372  
cc: Steve Manos,  
Natasha Johnson

**From:** [Damaris Abraham](#)  
**To:** [Thomas Strand](#)  
**Subject:** FW: [External]Lake and Mountain Commercial Center Project  
**Date:** Thursday, July 22, 2021 11:49:55 AM  
**Attachments:** [image004.png](#)

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**From:** Eargle, Wendy <[wendy.eargle@optioncare.com](mailto:wendy.eargle@optioncare.com)>  
**Sent:** Thursday, July 22, 2021 10:56 AM  
**To:** Damaris Abraham <[dabraham@lake-elsinore.org](mailto:dabraham@lake-elsinore.org)>  
**Cc:** Inland Billing <[billinginland@yahoo.com](mailto:billinginland@yahoo.com)>  
**Subject:** [External]Lake and Mountain Commercial Center Project

**Message from external sender. Use Caution.**

To Ms Damaris Abraham or whom it may concern,

Regarding: Lake and Mountain Commercial Center Project.

I am writing in regards to the planned development of the Lake and Mountain Commercial Center Project. I am 100% against this. Our neighborhood does not want this put in a residential area. First there are already too many empty commercial centers that are empty. This area should not be zoned for commercial this is an area for homes and it is not fair that we should fear for our children to play safe in the street. . This will bring homeless, this will bring break in's to the neighborhood and much more. I am so ready to get out of this City if they approve this. I don't even go to the other Commercial centers in the city as I do not feel safe.. Work on the centers that are already established and stop adding more than just bring problems. This area is nice and quiet and this will change everything about this area. This also will be an area for kids to gather after school that go to Terra Cotta middle School, and it is not safe. I hope this city starts to make better decision that is best for the city and the residents. And let's not forget the speeding that comes from Lake Street already. If they make the entrance to the center off Mountain, that is so tacky having this put around homes. I would feel so bad for the house that have to see this from their house, what an eye soar. Look at all the problems that the other Circle K brings. Right now we don't have any homeless in the area, it is going to bring them to the area and I can see future homeless encampments being set up in the fields around our homes. If you need this center so bad put it at the end of Lake Street by the freeway... Please don't do this to us. Please start making good building choices in Lake Elsinore.

Sincerely  
 Wendy Eargle  
 Resident off Mountain and Rolando street.

If you need to contact me for any reason please email me @ [billinginland@yahoo.com](mailto:billinginland@yahoo.com)

Corona RCC Ambassador  
[Wendy.Eargle@Optioncare.com](mailto:Wendy.Eargle@Optioncare.com)



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**From:** [Damaris Abraham](#)  
**To:** [Thomas Strand](#)  
**Subject:** FW: [External]Mountain/Lake Commercial Project  
**Date:** Tuesday, July 27, 2021 7:50:28 AM

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-----Original Message-----

From: Jacoba Giancamilli <joycenrobert@verizon.net>  
Sent: Monday, July 26, 2021 4:59 PM  
To: Damaris Abraham <dabraham@lake-elsinore.org>  
Subject: [External]Mountain/Lake Commercial Project

Message from external sender. Use Caution.

What this city does NOT need is another Circle K type business for the homeless and low life's to hang around. If the city thinks that all its residents want is a fast place to pick up some beer they are very wrong! Most families don't shop those stores so why are we catering to the criminal element?

Also gas stations should be closer to the freeway not in a neighborhood does anyone remember the Holy Fire when we had police at that corner blocking off our neighborhood due to fire evacuations!

Let's get some better upscale planning that will elevate our communities rather than bring them down. PLEASE. It's time our city planners take some pride in our city.

Jacoba Zonneveld  
15013 Vista View Lake Elsinore  
Resident since 1987

Sent from my iPhone

July 29, 2021

LAKE AND MOUNTAIN COMMERCIAL PROJECT

My name is Shelly Garcia am a resident in the Auburn Lane Community which is located on Mountain St and Ginger Root Way and I am writing to express my strong opposition to the Lake and Mountain Commercial Center Project. The proposed project is located at the northwest corner of Mountain street and Lake street. The project itself will be detrimental to our residential area and surrounding schools. Myself and my family are completely opposed to the project, not only will it cause safety issues to the community it will create even more traffic problems for residents and schools. Traffic and safety of pedestrians are a major concern, the location of the project is less than a mile to 2 schools Rice canyon Elementary and Terra Cotta Junior High. We as residence feel that if the project is approved it will cause major traffic issues inside the residential area, bring more transients and cause more safety concerns for our children. I myself live with my back yard on Lake St and the traffic surge during the morning hours can get intense due to school traffic as well as evening hours. Lake has only one lane in both directions on that corer. We believe adding a commercial center is only going to create more traffic and create a hangout for children and gangs and bring more safety concerns for residence in the surrounding area, which means more loitering in our housing communities. My Family and I don't want a bunch of people walking through or driving through our neighborhood where my children and other play outside and ride their bikes. We will no longer feel safe. I feel they will treat our street as a cut through to get around traffic. Property Values are likely to go down in the area. I urge you to disapprove the Commercial Center on Lake and Mountain. Thank you for your continued service and support of our communities.

Best Regards.



Shelly Garcia

**From:** Damaris Abraham [mailto:[dabraham@lake-elsinore.org](mailto:dabraham@lake-elsinore.org)]  
**Sent:** Monday, August 2, 2021 8:49 AM  
**To:** Thomas Strand  
**Subject:** FW: [External]Comments on the commercial development at Lake & Mountain

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**From:** Jeriann Young Severson <[stayingfree@gmail.com](mailto:stayingfree@gmail.com)>  
**Sent:** Saturday, July 31, 2021 5:37 PM  
**To:** Damaris Abraham <[dabraham@lake-elsinore.org](mailto:dabraham@lake-elsinore.org)>; Justin Kirk <[jkirk@Lake-Elsinore.org](mailto:jkirk@Lake-Elsinore.org)>  
**Subject:** [External]Comments on the commercial development at Lake & Mountain

**Message from external sender. Use Caution.**

To Whom it may concern,

Here are my concerns for this development and concerns expressed at the 7/29 community meeting.

1. Congestion of businesses proposed at this corner. I saw plans that called for eight businesses plus a car wash and a gas station/convenience store. This seems like a lot at one corner with neighborhoods surrounding the property. I am told that Lake street will only be widened to the boundaries of the property. Lake is only two lanes from Mountain to the 15. Eight businesses plus a car wash and gas station will bring a lot more traffic to the area that the current road does not support. Two drive through restaurants - depending on who they are - could cause cars to line up out on to Lake Street waiting to get in. Backed up drive throughs are not uncommon in Lake Elsinore. The SS Basket and Del Taco at Lakeshore & Riverside backs up often onto Lakeshore. On top of this is a car wash & gas station which adds to the congestion of cars getting in and out.

2. Store hours. This small center is surrounded by neighborhoods. It is primarily residential. I am asking for a consideration of limited hours - not only for the noise for homes nearby, but also the traffic in residential areas between midnight and 6am. A store that never closes has the potential to bring in undesirable activity at all hours of the night. In a residential area, there is no need for a 24 hr. convenience store. The selling of alcohol will only bring more undesirable activity in the wee hours of the morning.

3. Congestion on Mountain - a small street. Mountain is the main artery out of the neighborhood that I live in. This road is not being widened yet, it will be impacted by additional traffic by all the businesses proposed for this corner. Running Deer Estates with another 90+ homes will bring further congestion as more cars will come through Mountain to access that new neighborhood from Rolando Street or to use this new center.

4. The upkeep of the landscaping and cleanliness of the entire area once the center is completed. What are the guarantees that businesses will take care of the property and keep the neighborhood looking good?

I am all for progress and development at this corner; yet, I think more consideration should be given to the residential area that surrounds it by reducing hours so that it is not open midnight to 6am, extending the traffic lanes on Lake Street beyond the boundaries of the property being developed for overflow of drive throughs and less businesses/more open space at the center.

Thank you,  
Jeriann Severson  
Homeowner on Orange Blossom Way, Lake Elsinore

**From:** Damaris Abraham [mailto:[dabraham@lake-elsinore.org](mailto:dabraham@lake-elsinore.org)]  
**Sent:** Monday, August 2, 2021 8:06 AM  
**To:** Thomas Strand  
**Subject:** FW: [External]711, Gas Station, Carwash and more . Moutain and Lake street

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**From:** dingo <[dingo207@verizon.net](mailto:dingo207@verizon.net)>  
**Sent:** Saturday, July 31, 2021 12:15 PM  
**To:** Damaris Abraham <[dabraham@lake-elsinore.org](mailto:dabraham@lake-elsinore.org)>  
**Subject:** [External]711, Gas Station, Carwash and more . Moutain and Lake street

**Message from external sender. Use Caution.**

Hi Debra, I oppose this shopping center being right in the middle of residential neighborhood very close to schools. This type of center would be better at the site at Lake Street and Temescal Canyon. There are no residential homes in that area. A shopping center with a gas station mini mart is a magnet for homeless and crime. Also our city does not need more fast food we need restaurants. Please let me know if there is anything else I need to do to make sure my concerns are passed on to the city counsel. Thank you

Linda Dow  
15233 Windjammer Way  
Lake Elsinore, CA 92530

**From:** Damaris Abraham [mailto:[dabraham@lake-elsinore.org](mailto:dabraham@lake-elsinore.org)]  
**Sent:** Monday, August 2, 2021 3:17 PM  
**To:** Thomas Strand  
**Subject:** FW: [External]Proposed Project at Mountain/Lake

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**From:** C <[cherokeecf13@yahoo.com](mailto:cherokeecf13@yahoo.com)>  
**Sent:** Monday, August 2, 2021 2:50 PM  
**To:** Damaris Abraham <[dabraham@lake-elsinore.org](mailto:dabraham@lake-elsinore.org)>  
**Subject:** [External]Proposed Project at Mountain/Lake

**Message from external sender. Use Caution.**

Hello Ms Abraham.

I am writing to record that I am against this proposed project at the intersection of mountain and Lake St.

This project is a threat to safety (especially to school children walking to the three elementary schools in the area), air quality, peace and quiet, and general Quality of life For the residents of the area.

We do not need or want another convience store and or car wash in town, let alone at the main entrance to our neighborhood.

This project site was a residential permitted site until reclassified as commercial by the planning commission. Why? This is not a neighborhood that is suitable for commercial uses.

This project site has had two other high traffic commercial projects proposed previously at this same site. that were both rejected soundly by the neighborhood and even the subject of legal actions which did not allow the projects. One of the main issues was the safety of children walking to school to two elementary/secondary schools nearby: Rice Canyon and Terracotta. We now have not Two but THREE schools within walking range for the neighborhood children now. Why is OK to do this dangerous high traffic project now when it would endanger even more children?

Safety for all the residents is also at stake if this project is approved. In addition to the high risk of Valley Fever, Our air quality will diminish greatly if this project goes through. Not to mention the threat to safety from explosions or fires inherent with a gas fueling station. On the subject of fire danger: During the Holy Fire, and subsequent evacuations the only way in and out was Mountain Way at Lake Street for both residents and emergency services. Adding a high traffic facility at the corner is a clear and immediate danger to our entire neighborhood.

This proposal shows a lack of understanding as to what is best for Lake Elsinore and its residents. We do not need more convience stores/liquor stores when we have several with in 2 miles. We have a convenience store/gas station/car wash just down the road at Nichols which is a quick 4 minute drive for Alberhill and Rolando neighborhood residents. We addoitiinally have a Circle K on Lakeshore not more than 2 miles away. We do not need more retail stores but when we have dozens of empty stores and strip malls just festering all over town (The Outlets at Lake Elsinore, The Store fronts at the Rite Aid center just down from the Alberhill neighborhood, Grape street shopping center and more). If the city wants to allow more commercial developments , why not focus on projects that bring more than minimum wage retail jobs as your residents currently have some of the longest commute times to work in the Nation? It's unacceptable to cause greater traffic jams while not providing any local living wage white collar job opportunities in your community. You will be making a dire situation worse for commuters if this project is approved.

In summary, to approve this project would not only be tone deaf to the clear will and needs of the residents (two previous law suits prove that we do not want commercial development on that site) but would be a clear threat to the safety and quality of life to the residents of this neighborhood. This would also negatively effect the quality of life in this neighborhood and really all of Lake Elsinore by attracting loitering, noise , Traffic, and Crime, without any benefit in trade to the residents.

I strongly urge you to deny the permits for this project out right and completely. To not do so would be a travesty.

Thank you ,  
Christy A. Foraker  
29031 Avocado way  
Lake Elsinore California  
92530.

**Sent:** Wednesday, August 4, 2021 1:59 PM  
**To:** Thomas Strand  
**Subject:** FW: [External]

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**From:** JAVIER Torres <[jandltorres4@gmail.com](mailto:jandltorres4@gmail.com)>  
**Sent:** Wednesday, August 4, 2021 1:31 PM  
**To:** Damaris Abraham <[dabraham@lake-elsinore.org](mailto:dabraham@lake-elsinore.org)>  
**Subject:** [External]

**Message from external sender. Use Caution.**

Proposed development at Mountain and Lake: I have received along with many neighbors in this area have received (none renewal notices) by our insurance carrier because this area is consider (fire danger zone). Having a development with a gas station in this development will simply run us out of this wonderful community.

**Sent:** Thursday, August 12, 2021 12:59 PM

**To:** Thomas Strand

**Subject:** FW: [External]Lake Street and Mountain Business center opposition letter.

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**From:** Paulie and Mike <[greatfull@msn.com](mailto:greatfull@msn.com)>

**Sent:** Wednesday, August 11, 2021 4:00 PM

**To:** Damaris Abraham <[dabraham@lake-elsinore.org](mailto:dabraham@lake-elsinore.org)>; Ace Vallejos <[a1231231@msn.com](mailto:a1231231@msn.com)>; Vanessa Macias <[vanessagmacias@gmail.com](mailto:vanessagmacias@gmail.com)>; Karen Holder <[karenholder57@gmail.com](mailto:karenholder57@gmail.com)>; Darrell B Holder <[dbholderclan@gmail.com](mailto:dbholderclan@gmail.com)>

**Subject:** [External]Lake Street and Mountain Business center opposition letter.

**Importance:** High

**Message from external sender. Use Caution.**

Hi Damaris,

The people involved in the Lake and Mountain Commercial Center, did not respond with a zoom meeting until after I told Karen and Justin at last night's city council meeting, they hadn't set up a zoom meeting. I know the public outreach zoom meeting was a MUST for their project to move forward. They did not do this, and many people had complained that they sat waiting to be allowed into the meeting for over an hour, which was held at our clubhouse.

I believe this project should not move forward and denied for many reasons including:

- lack of public outreach
- most people in my community and area including me are concerned with the roads,
- lighting issues,
- a gas station would not be good at that location
- environmental issues
- Health issues ie Valley fever, which will probably be sent to the attorney who took over Raymond Johnson law practice. He was the attorney in the last case brought against the City and Fresh at EZ at that location
- We are also concerned with the homeless drug addict population; we already have many who live in the brush, the multispecies habit areas and in the mountains in and around the Alberhill Ranch area.

Thank you,

Paulie Tehrani  
 Ash Street  
 Lake Elsinore, CA 92530

Sent from [Mail](#) for Windows

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**From:** [Valerie Salampessy](#)

**Sent:** Wednesday, August 11, 2021 11:50 AM

**To:** [Paulie and Mike](#)

**Cc:** [Gregory Hann](#); [Alex Hann](#); [pbuff411](#); [Danny Singh](#); [Jogesh Kumar](#)

**Subject:** RE: Zoom Meeting - 8/17/21 10:00am - Lake and Mountain Center Community Meeting EDG #4589.01 Lake Elsinore, CA

Hi Paulie,

Please see zoom meeting information below:

Empire Design Group, Inc. is inviting you to a scheduled Zoom meeting.

Topic: Community Meeting - Lake & Mountain Commercial Center

Time: Aug 17, 2021 10:00 AM Pacific Time (US and Canada)

Join Zoom Meeting

<https://zoom.us/j/92115949801?pwd=TGdtUXhwTFFOaHp3UUR0aFhOQ3FuQT09>

Meeting ID: 921 1594 9801

Passcode: r4e8PY

*Valerie Salampessy  
 Empire Design Group, Inc.  
 511 N. Main Street  
 Lake Elsinore, CA 92530*

**Mailing Address:**  
**PO BOX 944**  
**Murrieta, CA 92564**  
*951/696-1490 Office*

[admin@empiregr.biz](mailto:admin@empiregr.biz)

[www.EmpireDesignGroup.biz](http://www.EmpireDesignGroup.biz)

*Please take note I am not in the office on Fridays.*

*For any urgent matters, please contact [EDGpermitting@empiregr.biz](mailto:EDGpermitting@empiregr.biz).*

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**From:** Paulie and Mike [<mailto:greatfull@msn.com>]

**Sent:** Tuesday, July 20, 2021 5:13 PM

**To:** Valerie Salampessy <[admin@empiregr.biz](mailto:admin@empiregr.biz)>

**Cc:** Gregory Hann <[GHann@empiregr.biz](mailto:GHann@empiregr.biz)>; Alex Hann <[AHann@empiregr.biz](mailto:AHann@empiregr.biz)>; pbuffa411 <[pbuffa411@gmail.com](mailto:pbuffa411@gmail.com)>

**Subject:** Re: Lake and Mountain Center Community Meeting EDG #4589.01 Lake Elsinore, CA

Hi Valerie,

Thank you for sending the information, I will post it to all my social media sites.

Warm regards,

Paulie Tehrani

Alberhill Ranch

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**From:** Valerie Salampessy <[admin@empiregr.biz](mailto:admin@empiregr.biz)>

**Sent:** Tuesday, July 20, 2021 12:34 PM

**To:** Paulie and Mike <[greatfull@msn.com](mailto:greatfull@msn.com)>

**Cc:** Gregory Hann <[GHann@empiregr.biz](mailto:GHann@empiregr.biz)>; Alex Hann <[AHann@empiregr.biz](mailto:AHann@empiregr.biz)>; pbuffa411 <[pbuffa411@gmail.com](mailto:pbuffa411@gmail.com)>

**Subject:** RE: Lake and Mountain Center Community Meeting EDG #4589.01 Lake Elsinore, CA

Hi Paulie,

See attached Flyer for July 29<sup>th</sup> Community Meeting.

*Valerie Salampessy*

*Empire Design Group, Inc.*

*24861 Washington Avenue*

*Murrieta, CA 92562*

**Mailing Address:**

**PO BOX 944**

**Murrieta, CA 92564**

*951/696-1490 Office*

[admin@empiregr.biz](mailto:admin@empiregr.biz)

[www.EmpireDesignGroup.biz](http://www.EmpireDesignGroup.biz)

*Please take note I am not in the office on Fridays.*

*For any urgent matters, please contact [EDGpermitting@empiregr.biz](mailto:EDGpermitting@empiregr.biz).*

---

**From:** Paulie and Mike [<mailto:greatfull@msn.com>]

**Sent:** Tuesday, July 20, 2021 6:55 AM

**To:** Valerie Salampessy <[admin@empiregr.biz](mailto:admin@empiregr.biz)>  
**Cc:** Gregory Hann <[GHann@empiregr.biz](mailto:GHann@empiregr.biz)>; Alex Hann <[AHann@empiregr.biz](mailto:AHann@empiregr.biz)>  
**Subject:** Re: Lake and Mountain Center Community Meeting EDG #4589.01 Lake Elsinore, CA

Hi Valeria,

Will you be sending the flyer over for the meeting at our clubhouse and also the information on a possible zoom meeting?

Thank you,

Paulie Tehrani

---

**From:** Valerie Salampessy <[admin@empiregr.biz](mailto:admin@empiregr.biz)>  
**Sent:** Friday, July 16, 2021 11:35 AM  
**To:** Paulie and Mike <[greatfull@msn.com](mailto:greatfull@msn.com)>  
**Cc:** Gregory Hann <[GHann@empiregr.biz](mailto:GHann@empiregr.biz)>; Alex Hann <[AHann@empiregr.biz](mailto:AHann@empiregr.biz)>  
**Subject:** RE: Lake and Mountain Center Community Meeting EDG #4589.01 Lake Elsinore, CA

Hi Paulie,

Thank you. We will send flyer as soon as we complete. Question: Would we still be able to have zoom as well?

*Valerie Salampessy*  
Empire Design Group, Inc.  
24861 Washington Avenue  
Murrieta, CA 92562  
**Mailing Address:**  
PO BOX 944  
Murrieta, CA 92564  
951/696-1490 Office  
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[www.EmpireDesignGroup.biz](http://www.EmpireDesignGroup.biz)

*Please take note I am not in the office on Fridays.  
For any urgent matters, please contact [EDGpermitting@empiregr.biz](mailto:EDGpermitting@empiregr.biz).*

---

**From:** Paulie and Mike [[mailto:greatfull@msn.com](mailto:mailto:greatfull@msn.com)]  
**Sent:** Thursday, July 15, 2021 2:47 PM  
**To:** Valerie Salampessy <[admin@empiregr.biz](mailto:admin@empiregr.biz)>  
**Cc:** Gregory Hann <[GHann@empiregr.biz](mailto:GHann@empiregr.biz)>; Alex Hann <[AHann@empiregr.biz](mailto:AHann@empiregr.biz)>  
**Subject:** Re: Lake and Mountain Center Community Meeting EDG #4589.01 Lake Elsinore, CA

Hi Valerie,

Yes, we look forward to the presentation July 29, 2021, at 6 p.m., this will is not an HOA event so we won't be posting it on our HOA website but will share on social media.

The Alberhill Ranch Community Clubhouse is located at 4100 Gina Lynne Lane, Lake Elsinore, CA 92530  
Large cross streets: Alberhill Ranch Road and Hudson Street.

Thank again for bringing appetizers and or food.

Warm regards,

Paulie Tehrani

---

**From:** Valerie Salampessy <[admin@empiregr.biz](mailto:admin@empiregr.biz)>  
**Sent:** Thursday, July 15, 2021 1:34 PM

**To:** [greatfull@msn.com](mailto:greatfull@msn.com) <[greatfull@msn.com](mailto:greatfull@msn.com)>

**Cc:** Gregory Hann <[GHann@empiregr.biz](mailto:GHann@empiregr.biz)>; Alex Hann <[AHann@empiregr.biz](mailto:AHann@empiregr.biz)>

**Subject:** RE: Lake and Mountain Center Community Meeting EDG #4589.01 Lake Elsinore, CA

Hi Paulie,

Please disregard the previous email, after discussing with the City, client and Architect we believe it is better to have an in person meeting. If acceptable can we set for the same date and time? Can you also provide the address of the community hall where it will be held?

Question- Are we able to provide an appetizer and or food?

*Valerie Salampessy  
Empire Design Group, Inc.  
24861 Washington Avenue  
Murrieta, CA 92562*

**Mailing Address:**

**PO BOX 944**

**Murrieta, CA 92564**

*951/696-1490 Office*

[admin@empiregr.biz](mailto:admin@empiregr.biz)

[www.EmpireDesignGroup.biz](http://www.EmpireDesignGroup.biz)

*Please take note I am not in the office on Fridays.*

*For any urgent matters, please contact [EDGpermitting@empiregr.biz](mailto:EDGpermitting@empiregr.biz).*

---

**From:** Valerie Salampessy

**Sent:** Thursday, July 15, 2021 1:14 PM

**To:** 'greatfull@msn.com' <[greatfull@msn.com](mailto:greatfull@msn.com)>

**Cc:** Gregory Hann <[GHann@empiregr.biz](mailto:GHann@empiregr.biz)>; Alex Hann <[AHann@empiregr.biz](mailto:AHann@empiregr.biz)>

**Subject:** FW: Lake and Mountain Center Community Meeting EDG #4589.01 Lake Elsinore, CA

Hi Paulie,

We spoke earlier regarding Mountain & Lake project.

We would like the meeting to be for Thursday July 29, at 6:00pm via zoom – can you confirm this date & time is available?

We are working on the flyer and will send to you as soon as possible.

Questions:

- 1) Is there anything you may need listed on the flyer?

2) Can you provide the zoom link or would you like our office to provide?

*Valerie Salampessy  
Empire Design Group, Inc.  
24861 Washington Avenue  
Murrieta, CA 92562*

**Mailing Address:**  
**PO BOX 944**  
**Murrieta, CA 92564**  
*951/696-1490 Office*  
[admin@empiregr.biz](mailto:admin@empiregr.biz)  
[www.EmpireDesignGroup.biz](http://www.EmpireDesignGroup.biz)

*Please take note I am not in the office on Fridays.  
For any urgent matters, please contact [EDGpermitting@empiregr.biz](mailto:EDGpermitting@empiregr.biz)*

---

**From:** Paulie and Mike [<mailto:greatfull@msn.com>]  
**Sent:** Wednesday, July 14, 2021 5:58 PM  
**To:** Gregory Hann <[GHann@empiregr.biz](mailto:GHann@empiregr.biz)>  
**Cc:** Damaris Abraham ([dabraham@lake-elsinore.org](mailto:dabraham@lake-elsinore.org)) <[dabraham@lake-elsinore.org](mailto:dabraham@lake-elsinore.org)>; Alex Hann <[AHann@empiregr.biz](mailto:AHann@empiregr.biz)>  
**Subject:** Re: Lake and Mountain Center EDG #4589

Hi Greg,

Let's have a zoom meeting, the clubhouse has room for 50 people, I know the people from the Rolando, and other nearby neighborhoods would like to attend. Set up the zoom meeting, schedule the date Wednesday or Thursday are always best for meetings, beginning at 6:00 or 6:30 p.m. Create a flyer which I can send to everyone and post on all my social media groups.

People are interested in attending; I believe the sooner the better. Please let me know if this works for you.

Warm regards,

Paulie Tehrani  
Alberhill Ranch HOA President and neighborhood watch captain.

---

**From:** Greg Hann <[GHann@empiregr.biz](mailto:GHann@empiregr.biz)>  
**Sent:** Wednesday, July 14, 2021 3:34 PM  
**To:** [greatfull@msn.com](mailto:greatfull@msn.com) <[greatfull@msn.com](mailto:greatfull@msn.com)>  
**Cc:** Damaris Abraham ([dabraham@lake-elsinore.org](mailto:dabraham@lake-elsinore.org)) <[dabraham@lake-elsinore.org](mailto:dabraham@lake-elsinore.org)>; Alex Hann <[AHann@empiregr.biz](mailto:AHann@empiregr.biz)>  
**Subject:** RE: Lake and Mountain Center EDG #4589

Hi Paulie,

My name is Greg Hann and I am the Architect of Record for the attached project at Lake and Mountain.

I was pasted your name and e-mail by Damaris at the City of Lake Elsinore.

We would like to hold a public neighborhood outreach meeting to present our project and answer questions. I am facilitating this meeting for the owners of the project and they will also be present at this meeting.

We were thinking of having the meeting at the Alberhill Ranch Community building if that is possible.

Also, the 45-day public review period for the Environmental Impact Report started on Friday July 2, 2021 and will run through August 16, 2021.

Please let me know your thoughts.

**Sincerely,**

**Gregory S. Hann, Architect**  
President Empire Design Group, Inc.

Phone: 951-696-1490

Cell: 951-809-7601

E-Mail: [ghann@empiregr.biz](mailto:ghann@empiregr.biz)

[www.EmpireDesignGroup.biz](http://www.EmpireDesignGroup.biz)

**Mailing Address:**

PO Box 944

Murrieta, California 92564

**From:** Damaris Abraham [mailto:[dabraham@lake-elsinore.org](mailto:dabraham@lake-elsinore.org)]  
**Sent:** Friday, August 13, 2021 11:31 AM  
**To:** Thomas Strand  
**Subject:** FW: [External]The Proposed Lake and Mountain Commercial Center Project

---

**From:** Rajeev Chhibber <[rkchhibber@hotmail.com](mailto:rkchhibber@hotmail.com)>  
**Sent:** Friday, August 13, 2021 11:25 AM  
**To:** Damaris Abraham <[dabraham@lake-elsinore.org](mailto:dabraham@lake-elsinore.org)>  
**Subject:** [External]The Proposed Lake and Mountain Commercial Center Project

**Message from external sender. Use Caution.**

Att. city officials,  
I am totally against the proposed The Proposed Lake and Mountain Commercial Center Project for the following reason,.

The Proposed Lake and Mountain Commercial Center Project  
Draft Environmental Impact Report:  
<http://www.lake-elsinore.org/city-hall/c...>

I have included images that illustrate important elements that make this proposed project a major PROBLEM!!

1) The proposed project sits on a "Very High Fire Hazard Severity Zone" 🔥

Attached Map from CAL FIRE

Can't forget the traumatizing Holy Fires followed by the Holy Burn Storms which take me to this declaration:

<https://www.ca.gov/archive/gov39/2018/08...>

2) The proposed project site sits on the Glen Ivy North Fault Zone which is a segment of the main Elsinore Fault.

Attached pertinent county fault map and proposed project site map that illustrates the fault in red.

Here's a news article on the actual MAIN Elsinore Fault:

<https://www.sandiegouniontribune.com/sdu...>

3) The proposed project includes a gas station. May be a ticking time bomb due to the potential of static fires 🔥 that occur at the pump and the never ending fuel tankers that will parade on Lake Street.. Which brings me to these news articles:

<https://www.latimes.com/local/lanow/la-m...>

<https://www.nytimes.com/2008/07/27/autom...>

<https://abc7.com/lake-elsinore-tanker-fi...>

4) Lake Street is a very busy and dangerous street as it is due to countless car collisions and fatal accidents on Lake Street not to mention the knocked down power poles, Lake Street closures, etc. This proposed site on the corner of Lake and Mountain Street is a disaster waiting to happen including the additional ingress and egress traffic that the proposed commercial center will generate. I have included a visual map that identifies fatalities represented by red dots along Lake Street highlighted in yellow in the map. The largest red dot ● is located on the 15 FWY near Lake Street.

So Please put a STOP to this project

Rajeev Chhibber

16395 Orange Blossom Way

Lake Elsinore, CA 92530

---

----- IF YOU NO LONGER WANT TO RECEIVE MAIL FROM ME. PLEASE  
REPLY TO THIS MAIL WITH " REMOVE ME " IN SUBJECT LINE. YOUR ADDRESS WILL BE  
REMOVED ASAP.

**From:** Damaris Abraham [mailto:[dabraham@lake-elsinore.org](mailto:dabraham@lake-elsinore.org)]  
**Sent:** Friday, August 13, 2021 2:18 PM  
**To:** Thomas Strand  
**Subject:** FW: [External]PLEASE STOP this Lake street project

---

**From:** Rajeev Chhibber <[rkchhibber@hotmail.com](mailto:rkchhibber@hotmail.com)>  
**Sent:** Friday, August 13, 2021 2:15 PM  
**To:** Damaris Abraham <[dabraham@lake-elsinore.org](mailto:dabraham@lake-elsinore.org)>  
**Subject:** [External]PLEASE STOP this Lake street project

**Message from external sender. Use Caution.**

PLEASE STOP this Lake street project

Statement found in the Draft Environmental Impact Report document: " Th No Project Alternative also would fail to develop a project that will provide local employment opportunities and that will provide economic benefits to the community and City. " Building this proposed project at THE PROPOSED LOCATION ahead of safety for the purpose of economic gain is irresponsible especially when hundreds of residents have major concerns over its proposed implementation. Please refer to the relevant document found in the city's website: <http://www.lake-elsinore.org/city-hall/community-development/planning/ceqa-documents-available-for-public-review/lake-and-mountain-commercial-center-project> After you tap on above link, it is found under: Draft Environmental Impact Report (tap on this link) Scroll to page 315 and you will find the document attached to see for yourself.

Thanks

Rajeev Chhibber  
16395 Orange Blossom way  
Lake Elsinore, CA 92530

Sent from [Mail](#) for Windows

**From:** Damaris Abraham [mailto:[dabraham@lake-elsinore.org](mailto:dabraham@lake-elsinore.org)]  
**Sent:** Friday, August 13, 2021 11:29 AM  
**To:** Thomas Strand  
**Subject:** FW: [External]Proposed Lake and Mountain Commercial Center Project

---

**From:** Rocio Alaoui <[ms\\_cio@hotmail.com](mailto:ms_cio@hotmail.com)>  
**Sent:** Friday, August 13, 2021 6:35 AM  
**To:** Damaris Abraham <[dabraham@lake-elsinore.org](mailto:dabraham@lake-elsinore.org)>  
**Subject:** [External]Proposed Lake and Mountain Commercial Center Project

**Message from external sender. Use Caution.**

Good day Damaris,

As a resident of the Northside of Lake Elsinore at 15439 Regatta Way, I want to object to the construction of this center.

While many of us want to see growth in Lake Elsinore, this is the wrong type of growth for an area of LE that is one of the best areas to live in. We are a quiet neighborhood very close to the hillsides and putting a gas station to bring in big fuel trucks and more traffic will just make our area aesthetics more unpleasant. Please keep gas stations and convenience stores out of our area and keep them closer to the 15 freeway and Lake, where it would best be served by having a gas station.

I thank you for listening to our concerns as citizens and hardworking residents of the neighborhood.

Respectfully,

Rocio Alaoui

**From:** Damaris Abraham [mailto:[dabraham@lake-elsinore.org](mailto:dabraham@lake-elsinore.org)]  
**Sent:** Friday, August 13, 2021 5:08 PM  
**To:** Thomas Strand  
**Subject:** Fwd: [External]Mountain Street and Lake Street, Circle K

---

**From:** Toni Lynn <[getmo101t@yahoo.com](mailto:getmo101t@yahoo.com)>  
**Sent:** Friday, August 13, 2021 4:32 PM  
**To:** Damaris Abraham  
**Subject:** [External]Mountain Street and Lake Street, Circle K

Message from external sender. Use Caution.

Attention: Senior Planner  
Community Development Department - Planning Division  
City of Lake Elsinore  
130 South Main Street  
Lake Elsinore, CA 92530

Dear Ms. Abraham,

My name is Toni Whetzal. My husband and I have moved to Lake Elsinore in 2017 and live on Spyglass Drive. We had dealt with the Holy fire in 2018 as well as floods shortly thereafter. We joined the "Next Door" neighborhood site. The people talk about cars and trucks being ransacked or stolen, scams going on in the neighborhood, mailbox theft, periodically drug busts etc. I think the last thing that we need in the neighborhood is another Circle K convenience store and gas station right in the middle of the neighborhood. I don't believe that it is necessary for another liquor store to be so

close to residential. There are 3 to 4 liquor stores already right down Lakeshore Drive. Not to include Stater Brothers or Albertsons. If gas is needed, there is Chevron and ARCO a mile or two away at the corner of Lakeshore and Riverside Drive, where by the way is a Circle K one half mile from there. Also, there's an ARCO off the freeway at Nichols. One more gas station by the freeway would be more beneficial and acceptable all the way around. For residents and for Circle K's business. This way it does not draw criminal element into the residential neighborhood. There is already enough. Should there be another fire as intense as the Holy Fire, it would be a catastrophe for the surrounding residence as well. As a resident here in this neighborhood, I can't think of one positive of having a Circle K in our neighborhood.

I would hope that it is true that you will take our comments and concerns into the highest consideration of this planning project.

Very Respectfully,

Mr. and Mrs. Whetzal

Attn:  
Damaris Abraham  
Senior Planner

Aug. 15, 2021

Comment Letter 22

## DEIR Comments

For the Lake and Mountain  
Commercial Center Project

To whom it may concern  
I live in the middle of Running Deer  
Road & Mountine.

My Decision is to  
(Oppose)

The New Gas Station off  
Lake St. & Mountain in the works

Do to Very Heavy Traffic  
it has made it more Dangerous  
for US and all the residence here on  
Lake St. to pull in an out of our  
Home's. Our front fence has been  
torched down 2# times, my Husband  
got hit from behind & More just  
around 8# monts ago a vehicle  
got hit from behind & was totaled.

I'm also worried about the Children's Safety to & From School with more Traffic.

And the fire Hazzard Gas fumes that will be close to my Home that the winds will bring over like the car Exhaust now that we Smell. It will be Worst for All of us here in the Neighborhood.

Thank you  
Genevieve Gentry

28891 Lake St.

DEIR  
Comments  
for the City of  
Lake Elsinore

ATT: Damaris Abraham  
Senior Planner

Mrs. Araceli Jimenez  
28885 Raveta Lane  
Lake Elsinore, CA  
92530-1700  
abejaqueen3@gmail.com

August 16, 2021

Ms. Damaris Abraham, Senior Planner  
Community Development -- Planning Division  
City of Lake Elsinore  
130 South Main Street  
Lake Elsinore, CA 92530  
dabraham@lake-elsinore.org

RE: Lake and Mountain Commercial Center Project  
Draft Environmental Impact Report

Dear Ms. Damaris Abraham,

After reviewing the proposed Lake and Mountain Commercial Center Project Draft Environmental Impact Report, I prepared comments by subject in separate sections in the attached 1 inch 3 ring binder.

In this first section please refer to Dr. Ingrid K. Blomquist's letter. The above-mentioned doctor refers to my spouse as my family member who "has already contracted severe disease due to construction related dust exposure". She states that "the Southwest part of the USA is an area where Coccidioides is found in the soil". Dr. Blomquist makes clear that my

husband "could be reinfected and develop lung disease or disease at other sites". She warns that "short of moving away to prevent dust exposure, there are no guarantees". On page 29 of the Urban Crossroads AQ report it states that "the Project will require approximately 22,417 cubic yards of soil export...." Years ago, my husband contracted incurable Coccidioides, also known as Valley Fever, by inhaling "fugitive soil" while operating heavy equipment at a construction site. For more information on Coccidioides, please refer to the attached article. This proposed project has the potential to directly affect my husband's debilitating health by reinfesting him. He has suffered serious health impacts already that have weakened his immune system. Please be reminded of the text under CEQA 15065 (a) (4):

"The environmental effects of a project will cause substantial adverse effects on human beings, either directly or indirectly."

Our home is "roughly 85 feet west of the Project site at 28885 Raveta Lane" per the AQ report on page 38. Please refer to the attached picture of our home, facing west from the project's site fence/boundary, a rough 85 feet away. Lastly, in this section, I also include an article of a Calabasas man who acquired Valley Fever during the excavation of soil due to the proximity of his home to a construction site.

Thank you for your consideration.

Sincerely,

Araceli Jimenez



# LOMA LINDA UNIVERSITY PHYSICIANS MEDICAL GROUP, INC.



P.O. BOX 901 • 11370 ANDERSON STREET  
LOMA LINDA, CALIFORNIA 92354 • 909/558-2191

January 15, 2009

Mr. and Mrs. Hector Jimenez  
28885 Raveta Lane  
Lace Elsinore, CA 92530

Dear Mr. and Mrs. Jimenez,

This letter is a follow up to our conversation this evening regarding your concerns about exposure to Coccidioides immitis. This is especially concerning as one of your family members has already contracted severe disease due to construction related dust exposure.

The facts are:

- As you know, disease caused by this fungal organism is sometimes referred to as Valley Fever, and if severe, as Disseminated Coccidioides.
- The southwest part of the USA is an area where Coccidioides is found in the soil
  - The original epidemiologic studies which determined where the "Cocci" region was included culture of soil samples.
  - It is not found in every square inch of soil, and there are areas where it can be grown and areas where it cannot be grown. This has been documented well in Kern County.
  - The problem being, we don't necessarily know where it is growing in our counties.
- The local residents we see with severe disease at our institution every year are only the tip of the iceberg representing many more who are infected, but not sick enough to be seen by us.
- Disturbing the soil, such as with construction or earthquakes can facilitate release of the organisms and cause outbreaks of infection in persons breathing in the dust.
  - Wind facilitates the dissemination of the fungal organisms
  - Earthquakes release clouds of dust and cause mini-epidemics (Northridge Quake an example)
  - The bottom line is: Dust is not our friend
- Your family member who contracted Coccidioides infection and disease may have some partial immunity against re-infection, but could be reinfected and develop lung disease or disease at other sites. Family members who have not had coccidioides are actually at higher risk for contracting Coccidioides disease.

Given the severe and incurable nature of certain kinds of Coccidioides infection, I understand your concern. Short of moving away to prevent dust exposure, there are no guarantees. One would certainly have a right to expect excellent dust control at the construction site. It may also be of interest and comfort to surrounding residents to attempt culture of a number of soil samples from the property at a qualified lab.

I hope this is of assistance.

Sincerely,



Ingrid K. Blomquist, MD, FACP  
Infectious Diseases  
Loma Linda University Physicians Medical Group

- Site Preparation
- Grading
- Building Construction
- Paving
- Architectural Coating

Construction is expected to commence in May 2020 and will last through June 2020. Construction duration by phase is shown on Table 3-3. The duration of construction activity was estimated based on CalEEMod model defaults, past project experience, and a 2021 project buildout year. The construction schedule utilized in the analysis, shown in Table 3-3, represents a “worst-case” analysis scenario should construction occur any time after the respective dates since emission factors for construction decrease as time passes and the analysis year increases due to emission regulations becoming more stringent.<sup>2</sup> A detailed summary of construction equipment, shown in Table 3-4. The site-specific construction fleet may vary due to specific project needs at the time of construction. The duration of construction activity and associated equipment both represent a reasonable approximation of the expected construction fleet as required per CEQA guidelines. Please refer to specific detailed modeling inputs/outputs contained in Appendix 3.1 of this analysis.

Dust is typically a major concern during rough grading activities. Because such emissions are not amenable to collection and discharge through a controlled source, they are called “fugitive emissions”. Fugitive dust emissions rates vary as a function of many parameters (soil silt, soil moisture, wind speed, area disturbed, number of vehicles, depth of disturbance or excavation, etc.). CalEEMod was utilized to calculate fugitive dust emissions resulting from this phase of activity. It is our understanding that the Project will require approximately 22,417 cubic yards of soil export and has been modeled accordingly in CalEEMod.

Construction emissions for construction worker vehicles traveling to and from the Project site, as well as vendor trips (construction materials delivered to the Project site) were estimated based on CalEEMod.

TABLE 3-3: CONSTRUCTION DURATION

Phase Name	Start Date	End Date	Days
Site Preparation	05/30/2020	06/12/2020	10
Grading	06/13/2020	07/10/2020	20
Building Construction	07/11/2020	05/28/2021	230
Paving	05/29/2021	06/25/2021	20
Paving	06/26/2021	07/23/2021	20

<sup>2</sup> As shown in the California Emissions Estimator Model (CalEEMod) User’s Guide Version 2016.3.2, Section 4.3 “OFFROAD Equipment” as the analysis year increases, emission factors for the same equipment pieces decrease due to the natural turnover of older equipment being replaced by newer less polluting equipment and new regulatory requirements.

\*NOTE: My spouse contracted this severe disease due to construction related dust exposure and could be reinfected and develop lung disease or disease at other sites. Short of moving away to prevent dust exposure, there are NO GUARANTEES. Please refer to Infection Diseases Physician letter (attached).

C [outbreakobservatory.org/outbreakthursday-1/6/2019/the-growing-threat-of-coccidioides](https://outbreakobservatory.org/outbreakthursday-1/6/2019/the-growing-threat-of-coccidioides)



JOHNS HOPKINS  
BLOOMBERG SCHOOL  
of PUBLIC HEALTH

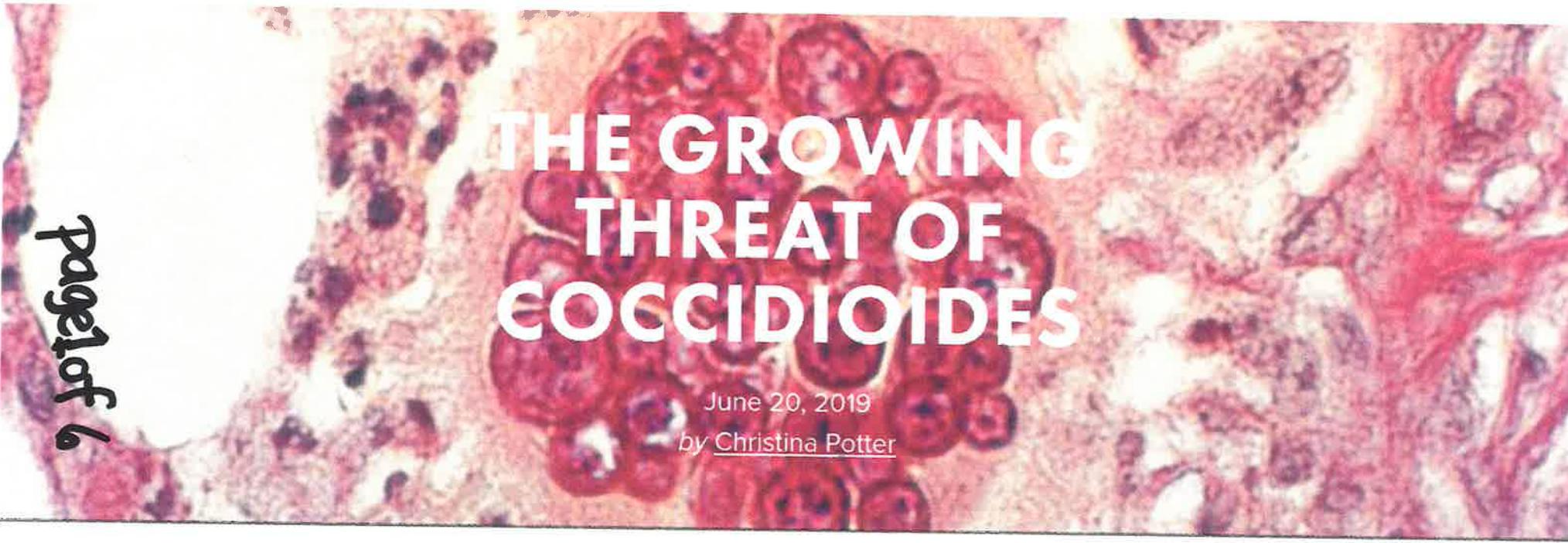
Center for  
Health Security  
[centerforhealthsecurity.org](http://centerforhealthsecurity.org)

HOME ABOUT

#OUTBREAKTHURSDAY

OBSERVATIONS PUBLICATIONS

CONTACT US SEARCH

A large, high-resolution microscopic image of tissue, likely lung tissue, showing numerous red-stained, oval-shaped cells characteristic of coccidioides infection.

# THE GROWING THREAT OF COCCIDIODES

June 20, 2019

by Christina Potter

A high-magnification light micrograph of tissue sections, likely from a biopsy. The image shows clusters of dark, oval-shaped structures, which are characteristic of fungal hyphae, embedded within a pink-stained tissue matrix. The text 'by [Christina Potter](#)' is overlaid in the upper left corner of the image.

by [Christina Potter](#)

In California and Arizona (USA), a little-known fungal disease, coccidioidomycosis, is increasingly affecting local communities and vulnerable populations. Incidence of the disease in [California](#) rose 42% from 2016 to 2017 and then an additional [10% from 2017 to 2018](#). A similar trend has been observed [in Arizona](#), where incidence increased 36% from 2008 to 2017 (73 cases per 100,000 to 99 cases). Additionally, the disease appears to disproportionately affect certain races/ethnicities, but these associations are not well characterized. Many are not aware of the "[silent epidemic](#)" of Valley fever due in part to the limited geographic range of the disease and relatively low national incidence compared to higher-profile diseases. For those who live in endemic areas and are in a high-risk population, however, the disease is quite a serious threat.

In this week's Outbreak Thursday, we will take a closer look at this emerging infection and efforts to better understand this disease and its health impacts.

## WHAT IS COCCIDIOIDOMYCOSIS?

Coccidioidomycosis (pronounced kok-sid-ee-oy-doh-my-KOH-sis), also commonly referred to as Valley fever, is a fungal disease typically transmitted by inhalation of *Coccidioides* spores, although rare instances of transmission via spores entering wounds in the skin, fomites, and contaminated organ donation have been documented as well. These spores reside in dust and soil in parts of the United States as well as Mexico, Central America, and South America. States with endemic spores include Arizona, California, Nevada, New Mexico, Texas, Utah, and Washington. California and Arizona typically account for the overwhelming majority of Valley fever cases in the US. In 2017, a total of 14,364 cases of Valley fever were reported nationwide—13,810 of which were in Arizona and California.

Symptoms typically present within 1-3 weeks of exposure and include fatigue, cough, difficulty breathing, headache, night sweats, muscle aches or pains, and rash. At this stage of disease, symptoms can last for months but typically resolve without treatment. Approximately 5-10% of Valley fever cases develop severe or chronic pulmonary issues, and about 1% of cases develop disseminated disease, which can affect bones and joints, soft tissues, and meninges. Morbidity for the disease is relatively severe, particularly from a financial perspective, due to limited and costly treatment options. Nearly 75% of symptomatic cases result in missed work or school, with an average of three weeks missed. Additionally, approximately 40% of cases are hospitalized, at an average cost of \$50,000.

## RISK FACTORS & VULNERABLE POPULATIONS

Populations living in endemic areas are at risk for the disease, but certain activities such as those that involve close contact with dirt or dust, increase the risk. Individuals such as farmers, military servicemembers, and

construction workers as well as individuals who live near areas where dirt or soil are disturbed may be at an elevated risk of infection. Additionally, certain populations are at a greater risk of developing severe disease including individuals over the age of 60, pregnant women, individuals with compromised immune systems, and those with other comorbidities (eg, diabetes). Additionally, individuals of African, Hispanic, or Filipino ancestry have been found to be at elevated risk of severe disease; however, the link between race/ethnicity and Valley fever severity is not fully understood, and a number of confounding factors, including large populations of Hispanics living and working in endemic regions as well as diagnosis and reporting challenges, could be contributing to the identified association.

Over the past several years, a number of lawsuits have been filed by prisoners who were housed at correctional facilities in California over concerns that the state was negligent in efforts to prevent or control Valley fever in inmates. A study of Valley fever incidence among California prison inmates in 2011 actually resulted in a US district court ordering the state of California to remove all African American inmates and inmates with diabetes from two Southern California facilities responsible for more than 80% of the state's Valley fever cases among inmates. Recently, the 9th Circuit Court of Appeals dismissed a lawsuit that aimed to hold state officials responsible for not acting sooner. The health of prisoners was under the purview of federal authorities, and a judge indicated that it was not reasonable for the state to expect the need to segregate prisoners by race.

## PREVENTING VALLEY FEVER

Risk and severity of infection can be mitigated by implementing practices that reduce exposure to dust or limit or prevent soil disturbance. Individuals who live in endemic areas should stay inside during dust storms and keep doors and windows tightly closed. For those who work in high-risk occupations, the Occupational Health and Safety Administration (OSHA) requires employers to control workers' exposure to all job hazards,

including *Coccidioides*. [For example](#), wetting soil prior to digging can reduce dust and spore inhalation, and above-ground work should be favored over below-ground work whenever possible. If it is not possible to prevent airborne dust, staying upwind of digging or excavation and wearing N-95 respirators can limit or prevent inhalation of contaminated dust.

## RAISING AWARENESS FOR A GROWING THREAT

According to the [Valley Fever Institute](#), part of the Kern Medical teaching hospital (affiliated with the University of California Los Angeles), as many as 60% of cases are [misdiagnosed as influenza](#) and go untreated. In the Phoenix and Tucson metropolitan areas of Arizona, Valley fever may be responsible for [15-30%](#) of community-acquired pneumonia cases; however, low awareness and lack of testing for the disease by healthcare providers can lead to underreporting as well as misdiagnosis and delayed or improper treatment. Increased awareness of the disease among healthcare providers can facilitate rapid and accurate diagnosis, which could improve reporting and ideally mitigate severe disease in some individuals.

The root cause of the [recent increase in Valley fever](#) incidence is not fully understood, but [hypotheses](#) include improved reporting mechanisms, climate change leading to weather events that disrupt soil, [increased soil disturbance due to construction](#), and increasing numbers of at risk or susceptible persons living in endemic areas.

Among the [US CDC's research priorities](#) for Valley fever are:

- Identifying host factors associated with increased risk for dissemination in select racial/ethnic groups to target prevention efforts
- Understanding the factors associated with increasing incidence in endemic areas
- Determining the influence of climate change on *Coccidioides'* geographic distribution

These priorities highlight the need to better characterize the epidemiology of this disease, particularly in high-risk, vulnerable populations. Additionally, the interest in the geographic scope of the disease and the potential impacts of climate change signal the possibility that the risk could begin to extend beyond current endemic regions.

Recently, a bipartisan group of Senators and Representatives from California and Arizona introduced bills to the US [Senate](#) and [House of Representatives](#), dubbed the “Finding Orphan-disease Remedies With Antifungal Research and Development [FORWARD] Act of 2019,” targeted at tackling Valley fever by increasing public awareness and promoting the development of a vaccine and novel treatments. [Similar bills](#) have been introduced in the past but have not resulted in national legislation.

## CONCLUSIONS

Valley fever is a growing health threat, and the burden of disease, potential link to certain races/ethnicities, and prospect of [expanding geographic range](#) make it all that more important to [educate health professionals](#), [elected officials](#), and [the public](#) and enact policies to protect vulnerable populations. Continued efforts are required to better characterize the disease epidemiology, improve diagnosis and reporting, and develop improved medical countermeasures to stem the growing trend observed in recent years.

*Outbreak Observatory aims to collect information on challenges and solutions associated with outbreak response and share it broadly to allow others to learn from these experiences in order to improve global outbreak response capabilities.*

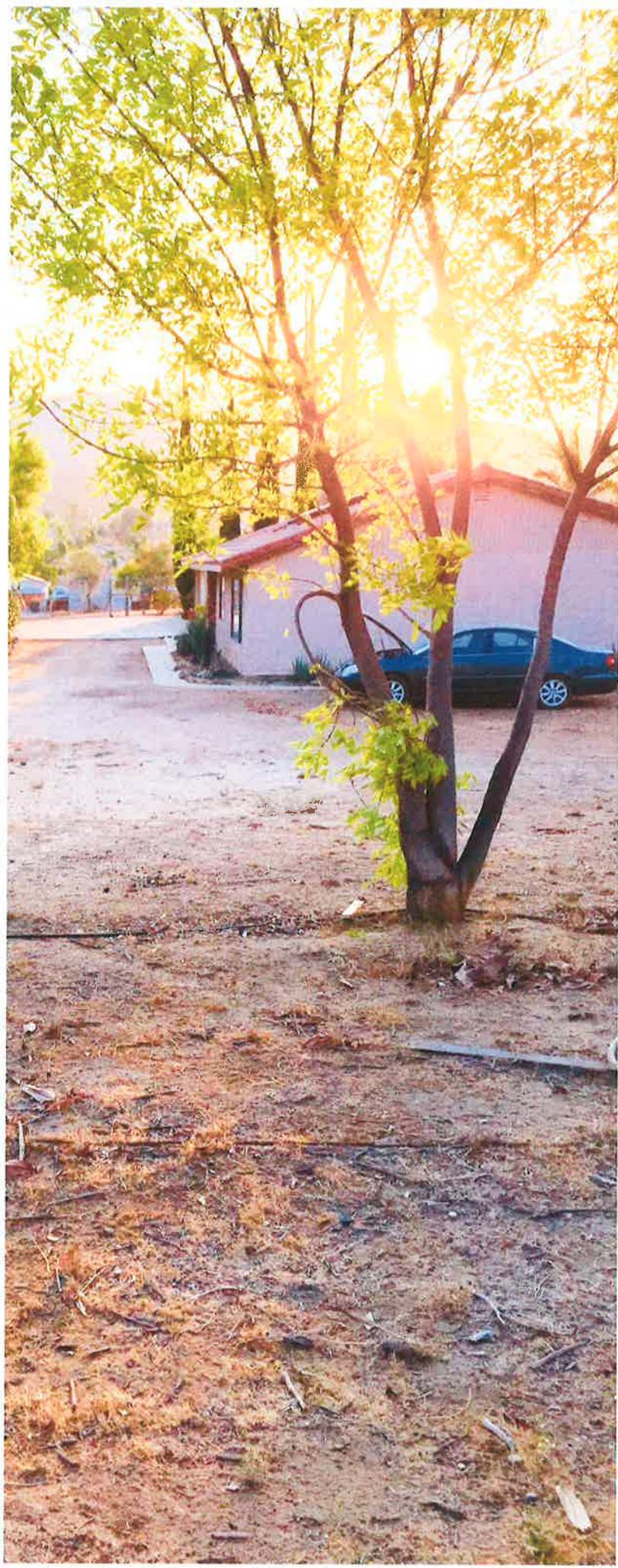
- R1: Located approximately 53 feet north of the Project site, R1 represents an existing single-family home at 28891 Lake Street.
- R2: Location R2 represents existing single-family home at 3748 Ash Street located approximately 191 feet east of the Project site. A
- R3: Location R3 represents the existing single-family home at 14851 Noblewood Circle roughly 109 feet south of the Project site.
- R4: Location R4 represents the existing single-family home at 14857 Noblewood Circle located approximately 92 feet south of the Project site.
- R5: Location R5 represents an existing single-family home located at 1510 Mountain Street approximately 371 feet west of the Project site.
- R6: Location R6 represents an existing single-family home located roughly 85 feet west of the Project site at 28885 Raveta Lane.

The nearest sensitive receptor, R1 represents the existing residential home located approximately 53 feet/16 meters north of the Project site at 28891 Lake Street. Notwithstanding, the *Methodology* explicitly states that "*It is possible that a project may have receptors closer than 25 meters. Projects with boundaries located closer than 25 meters to the nearest receptor should use the LSTs for receptors located at 25 meters (31).*" Accordingly, LSTs for receptors at 25 meters are utilized in this analysis and provide for a conservative i.e. "health protective" standard of care. This would also ensure that any other sensitive receptors (residents or school students) located in close proximity to the Project site are considered to determine if potential impacts occur.

#### CONSTRUCTION-SOURCE EMISSIONS LST ANALYSIS

Since the total acreage disturbed is less than five acres per day for both the site preparation phase and the grading phase, the SCAQMD's screening look-up tables are utilized in determining impacts. It should be noted that since the look-up tables identifies thresholds at only 1 acre, 2 acres, and 5 acres, linear regression has been utilized, consistent with SCAQMD guidance, in order to interpolate the threshold values for the other disturbed acreage not identified. As previously noted, a 320-meter receptor distance is utilized to determine the LSTs for emissions of CO, NO<sub>2</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub>.

Table 3-8 identifies the localized impacts at the nearest receptor location in the vicinity of the Project. Without mitigation, localized construction emissions would not exceed the applicable SCAQMD LSTs for emissions of any criteria pollutant. Outputs from the model runs for construction LSTs are provided in Appendix 3.1. Therefore, a less than significant impact would occur and no mitigation measures are required.



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## Construction caused 'potentially fatal' Valley Fever infection? Lawsuit!

Share this article:



An unfortunate ~~\*~~  
infection case in Los Angeles  
City.



An example of construction equipment at a job site. Photo from Pixabay.

A Calabasas man and his wife are suing the city and several businesses, saying he **acquired Valley Fever** during the excavation of soil for a highway improvement project and the construction of new condominiums.

The Los Angeles Superior Court lawsuit filed Monday by Frederick and Terri Brown names the development firms Calabasas Blue LLC, Blue Marble Development LLC; Excel Paving Co. and general contractor Patriot Enterprises Inc. as co-defendants and seeks unspecified damages.

# BAD BREATH?

Bad Breath? Signs Your Liver Is In Trouble

(WATCH)



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The proximity of the couple's home to some of the construction exposed Frederick Brown to Valley Fever, leaving him vulnerable to a "lifelong, crippling and potentially fatal disease," according to the suit, which alleges dangerous condition of public property, negligence and loss of consortium.



Liver Damage Signs You Shouldn't Ignore (Must Watch)



Calabasas City Attorney Scott Howard could not be immediately reached for comment.

Valley fever is a disease caused by a fungus that enters the body through the lungs.

The two projects at issue in the lawsuit are the widening of Las Virgenes Road by the city that was completed in the summer of 2017, and the Paxton Calabasas 78-unit condominium project that began construction in August 2015 and is still being built. The city of Calabasas reviewed and approved the condominium construction, the suit states.

The soil excavation needed for the highway improvement work and the condominium construction caused Frederick Brown and other residents to become exposed to excessive amounts of dust, according to the complaint.

"Defendants knew, or should have known, that performing construction projects and activities that included ... grading, earth-moving and excavation, where the prevalence of spore-laden soils was a known hazard, posed an unacceptable risk of irreparable harm to them," the suit alleges.

In addition to exposing Frederick Brown to harm, the city and the businesses "failed to implement or follow even rudimentary measures to protect (Brown) from the disease," according to the complaint.

From: Araceli Jimenez  
[abejaqueen3@gmail.com](mailto:abejaqueen3@gmail.com)

To: Ms. Damaris Abraham  
[dabraham@lake-elsinore.com](mailto:dabraham@lake-elsinore.com)

Date: August 16, 2021

RE: Lake and Mountain Commercial Center Project  
Draft Environmental Impact Report  
Wildfire comments

Wildfire section includes:

A map from (CAL FIRE) Fire and Resource Assessment Program shows Lake Elsinore in a "Very High Fire Hazard Severity Zone"

A picture taken from my driveway of the Holy Fire on August 8, 2018.

An article from CBS dated August 10, 2021, "Governor Brown Declares State of Emergency For Holy Fire-Ravaged Riverside, Orange County"

An article from the Los Angeles Times dated August 9, 2018, " 'It feels like a war zone': Lake Elsinore residents fight to save homes as Holy fire rages"

An article from the Los Angeles Times dated July 5, 2019, "'Knocked us out of bed': 7.1 earthquake brings new terror to Ridgecrest"

County Fault Map shows the proposed project site sitting on a fault.

DEIR 1.2 Project Description; DEIR Impact 4.16-1 & Impact 4.16-2

DEIR Impact 4.16-1: Would the project substantially impair an adopted emergency response plan or emergency evacuation plan?

Very often, I use Mountain street, a local street, south of the proposed Lake and Mountain Commercial Center project. Mountain has increasingly become very busy. It has been more challenging to reach Lake Street from Mountain Street recently. Having said that, implementing the proposed project would make it more challenging to access Lake Street from my local street. DEIR 1.2 Project Description states that 181 parking stalls are being proposed on the proposed project site. In the event of an emergency evacuation, I find it impossible for 181 cars, my neighbors and my family to find a quick exit/escape.

DEIR Impact 4.16-2: Would the project 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?

The DEIR answer under this question includes:

"Widespread fires that follow an earthquake, coupled with Santa Ana winds, constitute a worst-case fire suppression scenario for the region."

The proposed project site sits on a fault according to the attached County Fault Map. I have included a Los Angeles Times article that shows an earthquake scenario followed by fires. We are in a "Very High Fire Hazard Severity Zone" as it is. The implementation of this project is not safe!

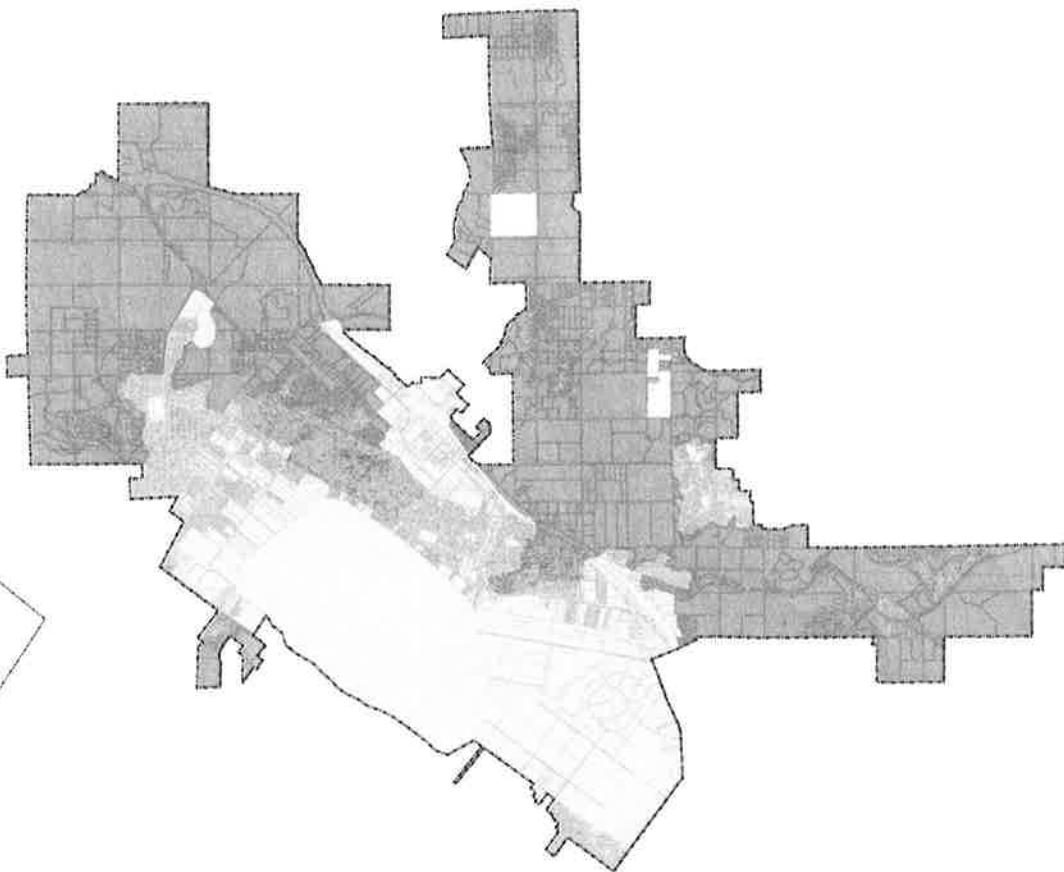
The answer under this question also states:

"Implementation of the project would replace the existing vacant site containing weeds, and grasses with structures built in compliance with State and City Fire Code requirements...." The subject site is NOT vacant. It includes a mobile home and a small home which have been occupied for decades. I live next door. I would know. The proposed project is not necessary.



## Lake Elsinore

## Very High Fire Hazard Severity Zones in LRA As Recommended by CAL FIRE



This map was developed using data provided by a variety of sources as provided by local government agencies. In certain areas, this map displays copyrighted geographic information. The maps are for display purposes only - questions and requests related to a particular city boundary data should be directed to the appropriate local government agency.

Projection Albers, NAD 1983  
Scale 1:30,000  
at 36° x 36°  
December 21, 2009

Administrative Information Committee  
Information Technology  
Management Information Systems  
The National University of  
Singapore, Singapore  
Department of Computer Science  
University of Western Ontario, London, Ontario, N6A 3K7, Canada



2018 HOLY FIRE (IMAGE TAKEN FROM OUR DRIVEWAY!)

# Gov. Brown Declares State Of Emergency For Holy Fire-Ravaged Riverside, Orange Counties

August 10, 2018 at 5:05 pm

Filed Under: [Holy Fire](#), [Orange County](#), [Riverside County](#)



**CBSN LOS ANGELES**

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**LAKE ELSINORE (CBSLA)** — With thousands of people ordered to evacuate the area where the Holy Fire continues to burn out of control, Gov. Jerry Brown has declared a state of emergency for the counties of Riverside and Orange.

The Holy Fire is just 5 percent contained as it [burns into a fourth day](#), scorching 19,000+ acres as of 8 p.m. Friday.

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The wildfire started in the Orange County side of the Cleveland National Forest and has moved east toward Lake Elsinore in Riverside County. At last report, authorities say the fire is burning in Cold Water Canyon around Santiago Peak.



Authorities said they are also contending with what they are calling "The Lake Elsinore Effect," in which hard, down-canyon winds are created in the afternoon heat, reversing the fire's trajectory back up the canyon at night.

page 2 of 4

The winds did calm down Friday, allowing firefighters to keep the blaze's growth at only 1,000 acres.



**Cleveland NF**   
@ClevelandNF



**#HolyFire** morning update: 18,137 acres and 5% contained. For those wondering about containment, the hand/containment line grows as the fire grows. We continue to actively engage, but cannot get ahead of the fire.



The governor's declaration allows the state Office of Emergency Services to provide assistance to the counties faster and more efficiently.

#### **READ MORE: [LA County Issues Warnings At Two Beaches](#)**

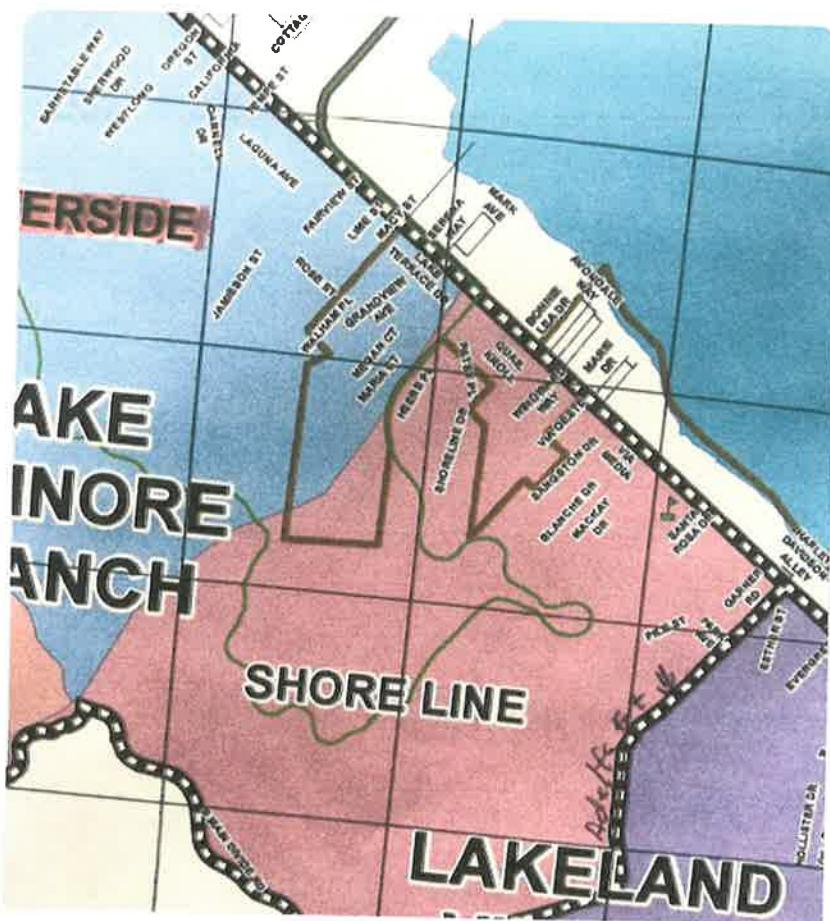
About 21,484 people living in 7,449 homes have been evacuated in Mayhew/Sycamore Creek, Glen Eden, Horsethief, Rice Canyon, Rice Lake, McVicker, Machado and South El Cariso, Riverside and Shoreline zones, according to CalFire.

The fire nearly doubled overnight Thursday, coming dangerously close to homes in Corona. Some roofs were damaged in the area of Horsethief Canyon, where one resident said it looked like "an apocalypse movie."

It honestly felt like my house was being attacked.[...] I could feel everything getting pelted," said resident Jay Ellis. "When my uncle ran outside to grab some stuff, he got burned and singed across his cheek.[...]



**#Holyfire VOLUNTARY EVACUATIONS** are in effect for the Shoreline community- area in pink



Schools in several Riverside County districts have been closed due to the poor air quality caused by the fire's steadily growing smoke plume. Lake Elsinore Unified School District on Friday formally postponed the start of its school year to Aug. 20 during an emergency session of its governing board.

**MORE NEWS:** [Man Wanted For Fighting With Officer, Shooting San Bernardino Police Patrol Vehicle](#)

Ortega Highway has been closed both directions from Grand Avenue in Lake Elsinore to the Nichols Institute entrance in Orange County's San Juan Capistrano.



# ‘It feels like a war zone’: Lake Elsinore residents fight to save homes as Holy fire rages



Raw clips from the Holy fire, which began Monday in Orange County and burned more than 10,236 acres through the Cleveland National Forest and into Riverside County.

BY RUBEN VIVES | STAFF WRITER

AUG. 9, 2018 10:10 PM PT

Page 1 of 8

AUG. 9, 2018 10:10 PM PT



The Holy fire marched toward Lake Elsinore on Thursday afternoon, forcing a new round of evacuations as flames came perilously close to homes.

Residents living in homes on the mountainside of Lake Street and in the southeast region from Grand Avenue to Ortega Highway were told by the U.S. Forest Service to leave their homes immediately as the fire moved their way.

The Holy fire began Monday in Orange County and burned more than 10,236 acres through the Cleveland National Forest and into Riverside County. It was 5% contained. As night fell, the fire could be seen from across Southern California as it burned along the peaks of the Santa Ana Mountains.

On McVicker Canyon Road and Edgewood Drive, Todd Campbell sat on a ladder leaning against his garage. A second ladder leaned on the rooftop.

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Page 2 of 8

Despite the evacuation orders, Campbell had stayed behind to protect his two-story home. He was using garden hoses to water his roof, trying to keep an eye on embers

that could spark spot fires.

“I put one out on my neighbors’ side,” he said.

For a while, the situation looked grim. Trees swayed as the winds continued to gust. Ash fell from the sky as smoke from the charred canyons reduced visibility.

Above, a DC-10 was dropping fire retardant and helicopters swooped down to make water drops. Still, the flames raged.

“It got to a point where it felt fruitless because of the intensity of the heat and winds,” Campbell said. “It was too overwhelming.”

In the end, the air attacks made a difference.

“The firemen have done a really good job,” Campbell said.

Ana Tran and her friend, Bao Vinh, 33, got in her car when the fire approached. They opened the garage door and saw fire retardant falling from above on homes, cars and plants.

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They then noticed the flickering flames behind homes, black smoke billowing and ash falling.

“It was so scary,” she said.

Tran sped past firefighters heading in to defend homes and neighbors who were also trying to flee the inferno. But she decided to pull to the side and wait it out. After a while, she returned to find her neighborhood still standing.

But billowing smoke made her feel like her neighborhood had been attacked.

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“It feels like a war zone,” she said.

“I don’t even recognize the neighborhood,” Vinh added.

Officials said Thursday night that despite the raging battle, no new homes had been lost. Poor weather conditions, however, temporarily grounded aircraft. Those operations did eventually resume. Even though many in Orange County saw flames from the blaze tonight, officials said the fire was not burning back in that county.

Page 4 of 8





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Authorities say the Holy fire was intentionally set.

Forrest Gordon Clark, 51, was arrested on suspicion of two counts of felony arson, one count of felony threat to terrorize and one count of misdemeanor resisting arrest in connection with the ignition of the blaze.

It was not immediately clear how the fire was set. Clark was booked Wednesday and was being held on \$1-million bond.

[\*\*RELATED: As Holy fire raged, arson suspect told newsman he had no\*\*](#)

(Jon Schleuss / Los Angeles Times)

Susan Kang Schroeder, spokeswoman for the Orange County district attorney's office, said it would file criminal charges against Clark.

"We expect to bring him to justice for these terrible crimes," she said.

An arrest has been made in relation to the Holy Fire. Forrest Gordon Clark, 51, was booked into Orange County Jail on August 8, 2018, on suspicion of two counts of felony arson, one count of felony threat to terrorize, and one count of misdemeanor resisting arrest.

[pic.twitter.com/CMspxOIvSk](https://pic.twitter.com/CMspxOIvSk)

— Cleveland NF (@ClevelandNF) August 8, 2018

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Clark is slated to appear in court Thursday, records show.

The Holy fire, which was 5% contained and burning toward Horsethief Canyon and McVicker Drainage, broke out Monday and has destroyed 12 structures.

Gov. Jerry Brown issued an executive order Thursday to expedite recovery efforts in areas hardest hit by California's wildfires.

Assisting fire-ravaged communities in Lake, Siskiyou, Shasta, Mendocino and Napa counties, the order suspends regulations on clearing fire-related debris and eliminates limits on the number of hours emergency personnel can work. More than 13,000 firefighters are battling blazes across the state.

The order also suspends planning and zoning requirements and waives state fees for manufactured homes and mobile home parks, extends a state ban on price gouging during emergencies, and allows accelerated hiring of additional personnel for emergency and recovery operations.

It comes nearly two weeks after the governor declared a state of emergency in Mendocino, Lake and Napa counties. Last week, Brown announced that the White House had approved his request for a federal major disaster declaration in Shasta County.

Eighteen wildfires that continue to burn across the state have scorched about 600,000 acres, an area nearly the size of Sacramento County. The largest is the Mendocino Complex fire — made up of the Ranch and River fires — which has burned more than 300,000 acres and is the biggest fire ever recorded in California. It was 51% contained as of Thursday morning.

*Times staff writer James Queally and Alex Riggins of the San Diego Union-Tribune contributed to this report.*

# Los Angeles Times

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## ‘Knocked us out of bed’: 7.1 earthquake brings new terror to Ridgecrest



A fire burns behind the Casa Corona restaurant in Ridgecrest after the Friday night earthquake. (Jessica Weston / Daily Independent)

Page 1 of 5

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Jeremiah Jones expected more shaking in Ridgecrest. But he was not prepared for the intensity of the [7.1 magnitude earthquake](#) that hit Friday night.

The tremor caused several fires, according to emergency officials, but the extent of the damage remains unclear. The quake hit less than two days after the region was struck by a [6.4 magnitude quake](#).

Jones was minutes away from his home when the 7.1 earthquake struck.

[FULL COVERAGE: Second quake in two days rocks Southern California »](#)

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He knew his daughters were out of town, giving him a sense of relief, but he returned to his apartment to assess the damage.

He had prepared for this, putting expensive or dangerous items such as TVs on the floor.

But even with the precautions, his apartment was torn apart.

Page 2 of 5

“All the expensive stuff was secure, but everything off the cabinets and fridge and drawers, closets — everything was thrown everywhere,” he said. “I have a lot to do right now.”



PAID CONTENT

## In with the New

By San Manuel Casino

A massive expansion of the venerable San Manuel Casino property, just an hour east of downtown Los Angeles, brings a brand-new, all-inclusive resort with Vegas-like amenities to the region.

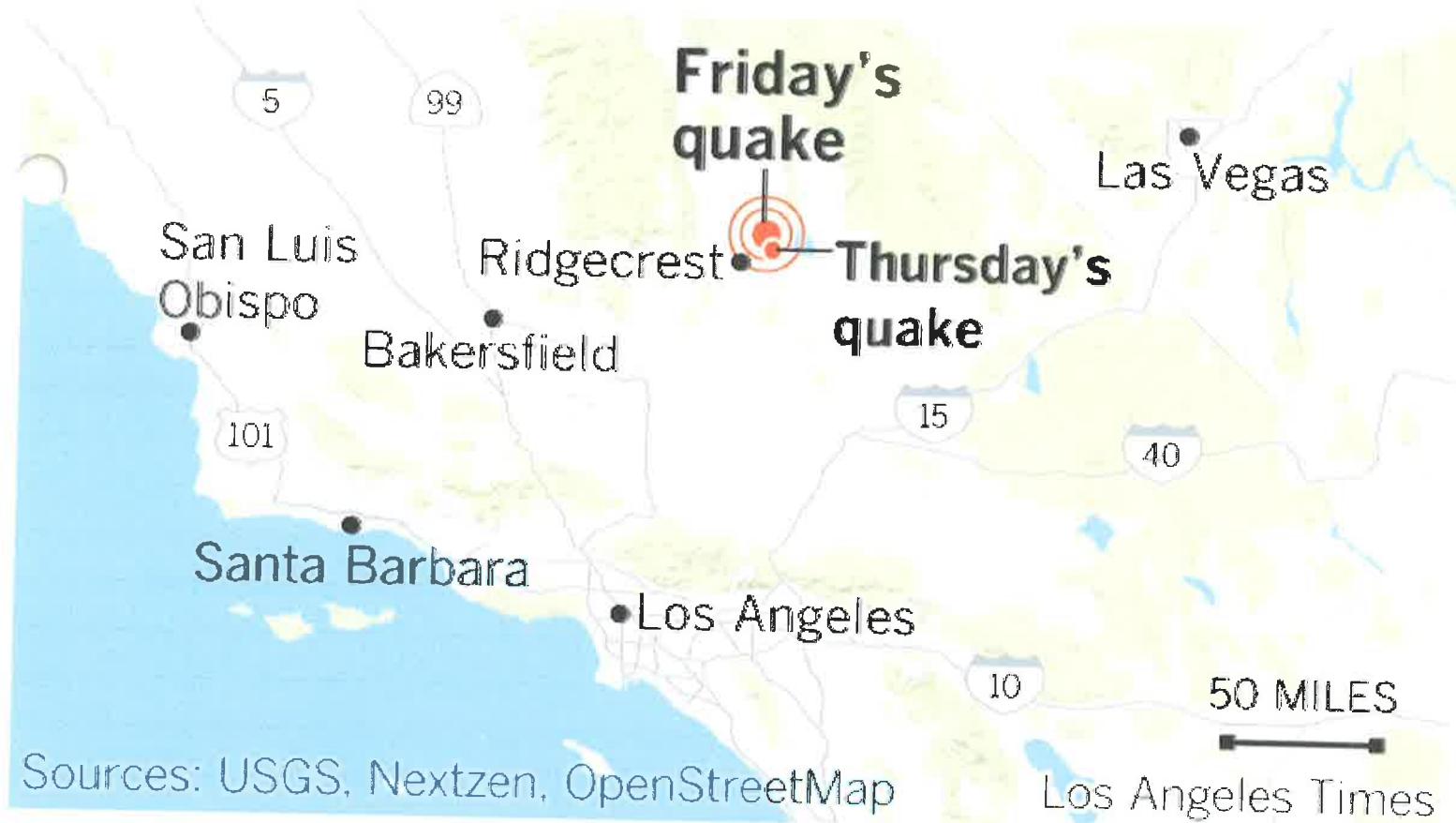
But Jones is holding off, standing outside his apartment, preparing for aftershocks.

Sirens wailed in the background.

“I’m not afraid; I’m just being safe,” he said. “You can’t get scared at a time like this. You gotta play it safe and the safest place is to be outside.”

Jones was glad he had prepared for this moment.

“It came true,” he said. “A lot of people said, ‘No, no, there will just be a lot of aftershocks.’ But it hit, it really hit.”



Sources: USGS, Nextzen, OpenStreetMap

(Los Angeles Times)

Los Angeles Times

About 3,000 residents in Ridgecrest and the surrounding areas were without power following the earthquake, according to Southern California Edison.

Ridgecrest resident Bill Sturgeon's home suffered damage from Thursday's quake.



Los Angeles Times

LOG IN

"Police and ambulance and the fire department are just going everywhere ... but we're OK. We got our trailer completely [destroyed] ... all our personal stuff is gone, so the last shake, I don't care," said.

Friday's quake "knocked us out of bed. We checked his house to make sure everyone was OK and their animals were OK. We came up here to check on our neighbors ... across the street. It damaged their trailer enough that it's probably gonna be totaled now too."

In Bakersfield, college student Edith Mata, 22, was doing her homework in her room when she felt the walls shake — again. She knew immediately that it was another earthquake.

“It was shaking really bad; I got super dizzy,” she said.

In the kitchen, the table was rocking intensely. For the second time in two days, she grabbed her 1-year-old son and ran outside to see most of her neighbors in the street.

“Everybody came out of their houses,” she said.

CALIFORNIA

EARTHQUAKES



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Alejandra Reyes-Velarde

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Alejandra Reyes-Velarde is a Metro reporter for the Los Angeles Times. Previously she wrote for the San Francisco Business Times and the Sacramento Bee. A UCLA graduate, she is originally from Duarte, Calif., and is a native Spanish speaker.



Alexa Díaz

Twitter



ZONE

LEGEND



- LIMITS OF REPORT

REFERENCES: MAP MI COUNTY VILLI, [https://gis.countyofincredible.mn.us/arcgis/rest/services/Planview/MMC\\_Public](https://gis.countyofincredible.mn.us/arcgis/rest/services/Planview/MMC_Public)

APN 389-030-012

APN 389-030-013

APN 389-030-014

APN 389-030-015

APN 389-030-016

APN 389-030-017

APN 389-030-018

Lake St

# Chapter 1 Executive Summary

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## 1.1 Project Location

The proposed project is located in the northwestern portion of the City of Lake Elsinore (City), in Riverside County, California. The project site is located at the northwest corner of Mountain Street and Lake Street. The project site is surrounded by several roadways including Mountain Street to the south and Lake Street to the east directly adjacent to the project site. Other streets within close proximity to the project site include Raveta Lane to the west and Running Deer Road to the north. Adjacent to the project site to the east and south are single-family residential homes. To the north and west of the project site are residential homes. The project site consists of seven (7) parcels that are currently vacant, with the exception of a residential building located to the west fronting Lake Street. The corresponding Assessor's Parcel Numbers (APNs) for the project site are 389-030-012, 389-030-013, 389-030-014, 389-030-015, 389-030-016, 389-030-017, and 389-030-018 that total approximately 6.07 acres (existing lot size).

## 1.2 Project Description

The proposed project would consist of a commercial/retail center that includes retail buildings, drive-thru restaurants, a quick-serve restaurant, a convenience store, express car wash, and gas station land uses on a total of 6.07 acres (5.63 acres after right-of-way dedication). The project site is designated General Commercial by the City of Lake Elsinore General Plan and is zoned C-2 (General Commercial). The proposed project would not change the existing zoning nor the land use designation. The total building area for the proposed project will consist of approximately 32,695 square feet (SF) of commercial and retail uses that also includes a gas station.

The proposed project would encompass 32,695 SF of commercial retail development on approximately 6.07 acres of land (5.63 acres after right-of-way dedication). The Project will consist of a 3,400 SF convenience store with an attached 1,525 SF Quick-Serve Restaurant (QSR), 4,089 SF gas fueling canopy, a 3,150 SF express car wash, two (2) 4,850 SF retail buildings, a 3,320 SF drive-through restaurant with an attached 1,600 SF retail building, and a 2,520 SF drive-through restaurant with an attached 2,400 SF retail building. The project site would provide a vehicle ingress/egress driveway along Mountain Street. Also, the project site would provide two (2) additional ingress/egress driveways along Lake Street. These three (3) ingress/egress driveways to the proposed project are proposed to be full-access. Parking is accommodated throughout the project site with approximately 170 parking stalls including 11 American's with Disabilities Act (ADA), 20 vacuum stalls, and bicycle racks. Landscaping features will be incorporated along the boundary of the project site and in the interior of the site. The proposed project would incorporate trees and landscaping along the perimeter of the project site as well within the project site. The trees will provide shade to the proposed parking stalls and the rest of the project site. The site has also been designed with a biofiltration system designed to retain and treat a designated volume stormwater runoff that is located on the northern portion of the project site.

4) 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.

#### 4.16.4 Methodology

The evaluation of impacts of the project is based on professional judgement, analysis of the City's land use policies, and significant criteria established in Appendix G of the State CEQA Guidelines, which have been determined appropriate for this EIR by the City.

#### 4.16.5 Impact Analysis

**Impact 4.16-1: Would the project substantially impair an adopted emergency response plan or emergency evacuation plan?**

The project site does not contain any emergency facilities nor does it serve as an emergency evacuation route. During construction and long-term operation, the proposed project would be required to maintain adequate access for emergency vehicles. As part of the City's discretionary review process, the City reviewed the proposed project to ensure appropriate emergency ingress and egress would be available to project site, and determined that the proposed project would not substantially impede emergency response routes in the local area. Accordingly, the project would not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. Thus, no impact would occur and mitigation is not required.

Based on the foregoing analysis, implementation of the proposed project would not impair an adopted emergency response plan and impacts are less than significant.

**Mitigation Measures:** None required

**Significance after Mitigation:** No impact.

**Impact 4.16-2: Would the project 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?**

As noted above in Section 4.16.1, the project site is relatively flat. The City's General Plan identifies the project site as located within a 'Very High' Fire Hazard Area. Fire potential for the region is greatest in August, September and October, when dry vegetation occurs simultaneously with hot, dry Santa Ana winds; however, wildfire risk occurs throughout the year. Widespread fires that follow an earthquake, coupled with Santa Ana winds, constitute a worst-case fire suppression scenario for the region. Nonetheless, the post-development danger from wildland fire would be reduced through development of the property. Implementation of the project would replace the existing vacant site containing weeds and grasses with structures built in compliance with State and City Fire Code requirements and other impervious surfaces among irrigated landscaping.

Based on the foregoing analysis, implementation of the proposed project would not result in an exacerbated wildfire risk due to slope, prevailing winds, and other factors and impacts are less than significant.

**Mitigation Measures:** None required

From: Araceli Jimenez  
[abejaqueen3@gmail.com](mailto:abejaqueen3@gmail.com)

To: Ms. Damaris Abraham  
[dabraham@lake-elsinore.com](mailto:dabraham@lake-elsinore.com)

Date: August 16, 2021

RE: Lake and Mountain Commercial Center Project  
Draft Environmental Impact Report  
Hazards and Hazardous Materials comments

Hazards and Hazardous Materials section includes:

An email sent to Ms. Damaris Abraham dated September 11, 2020

A Press Enterprise article dated September 10, 2020, "Man rescued from 100-foot-deep well in Lake Elsinore"

An ABC article dated December 1, 2015, "Tanker carrying 8,700 gallons of fuel catches fire on 15 Freeway in Lake Elsinore"

A New York Times article dated July 27, 2008, "Static Fires Are a Peril at the Pump"

DEIR 4.8.3 Thresholds of Significance

An email was sent to Ms. Damaris Abraham to notify about an almost fatal occurrence within the proposed project site, which unsurprisingly caused the closure of Lake Street. I attached the article that shows a man being rescued from an uncovered "100-foot-deep well....". The site is partially fenced and it could have easily been anyone, a child, a pet, etc. Thankfully, the man involved escaped death, but I am left wondering about the people responsible for such an almost tragic event. If these are the people who are proposing the Lake and Mountain Commercial Center project, I question the safeness of the entire proposal which includes a gas station. Which brings me to the next attached article about a Tanker carrying 8,700 gallons of fuel which exploded on the 15 Freeway near Lake Street. The same street where the proposed project site is located. Speaking of explosions, gas pumps are known for static fires. I have attached an article about this reality. Attached DEIR 4.8-3 which enumerates "the proposed project could have a potentially significant impact with respect to hazards and hazardous materials...." Tankers carrying fuel have no place in a residential area. The proposed project is required to use fire safe building materials, but the site is surrounded by hundreds of homes on the north, east, west and south of the project site all which were built with non fire safe building materials. Gasoline stations have no place in a zone where mandatory evacuation orders were issued due to the recent raging Holy Fire. Who can forget?

## R... NOP of a draft EIR for the Lake and Mountain Commercial Center Project (plan app # 2019-34, etc)

Araceli Jimenez <abejaqueen3@gmail.com>  
To: <dabraham@lake-elsinore.org>

Fri, Sep 11, 2020, 12:25 AM

Dear Ms. Damaris Abraham,

Please make a note of the following:

<https://www.pe.com/2020/09/10/man-rescued-from-100-foot-deep-well-in-lake-elsinore/>

<https://www.nbclosangeles.com/news/local/man-becomes-trapped-inside-abandoned-well-in-lake-elsinore/2426442/>

<https://www.ksq.com/news/2020/09/10/man-rescued-after-falling-into-an-abandoned-100-foot-deep-well/>

<https://patch.com/california/lakeelsinore-wildomar/man-falls-100-foot-well-lake-elsinore>

The proposed Lake and Mountain Commercial Center Project site already causing major PROBLEM\$!!

alarmingly abandoned 100 foot deep well sits on the above mentioned site and could have caused a tragic death  
yesterday, Thursday, August 10, 2020. Just shows the lack of planning, precaution, consideration, safety — simply  
reckless, dangerous and negligent on behalf of the responsible party....

Your attention to this serious matter is appreciated.

Regards,  
[Quoted text hidden]

## Man rescued from 100-foot-deep well in Lake Elsinore



Cal Fire/Riverside County firefighters set up a rescue of a man who fell down a 100-foot well in Lake Elsinore on Sept. 10, 2020. The man injured his arms and legs, Cal Fire said. (Courtesy of Cal Fire/Riverside County Fire Department)

By **BRIAN ROKOS** | [brokos@scng.com](mailto:brokos@scng.com) | The Press-Enterprise

PUBLISHED: September 10, 2020 at 9:54 p.m. | UPDATED: September 10, 2020 at 9:54 p.m.

A man was hoisted out of a 100-foot-deep well in Lake Elsinore on Thursday, Sept. 10, a day after his family said he went missing, Cal Fire/Riverside County Fire Department said.

Firefighters responded to the area of Lake and Mountain streets just after 12 p.m. A woman who went looking for her brother had pinged his phone and then was able to call him, Cal Fire Capt. Fernando Herrera said.

Family members tried to rescue the man, and when they were unable to, they called 911, Herrera said.

The rescue, involving Cal Fire's urban search and rescue team, took about two hours. The man suffered injuries to his arms and legs. It was unclear how the man ended up in the well.

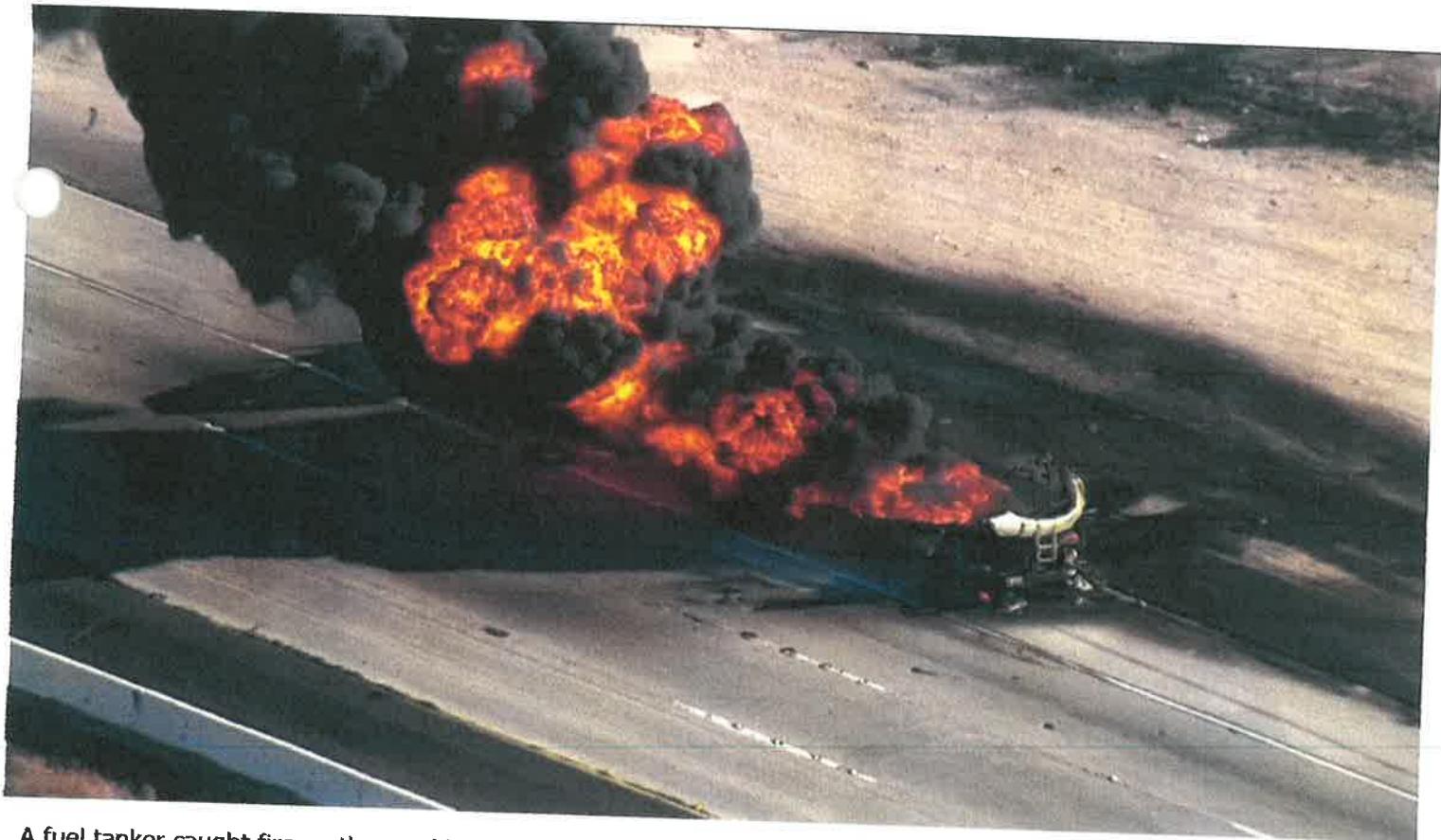
**CAL FIRE/Riverside County Fire Depart...**  · Sep 10, 2020   
Confined Space Rescue in Lake Elsinore RPT @ 12:02 P.M. -  
Mountain St X Lake St - Adult male fell into a well btw 100  
feet deep. Lake St closed between Alberhill Ranch and  
Mountain Ave. 5 ENG, 2 TRKS, 2 CHIEF OFFICERS, AMR, RSO,  
USAR #MountainIncident @CtyLakeElsinore #RivCoNow

WATCH VIDEOS

72°

# Tanker carrying 8,700 gallons of fuel catches fire on 15 Freeway in Lake Elsinore

Tuesday, December 1, 2015

[SHARE](#)[TWEET](#)[EMAIL](#)

A fuel tanker caught fire on the southbound 15 Freeway in Lake Elsinore on Tuesday, Dec. 1, 2015. (ABC7 viewer)

LAKE ELSINORE, Calif. (KABC) -- A gas tanker caught fire on the southbound 15 Freeway in Lake Elsinore, spewing thick black smoke and backing up traffic for miles on Tuesday.

The blaze, which started as a tire fire, was reported shortly after 1 p.m. north of Nichols Road. Officials said the tanker was carrying 8,700 gallons of fuel when it caught fire.

Recent Stories from ABC 7



**Nearly 900 buildings destroyed by California's massive Dixie Fire**

Fortunately, the driver was able to escape without injury after he pulled over onto the right shoulder of the freeway.



An ABC7 viewer shared this image of a fuel tanker that caught fire on the southbound 15 Freeway in Lake Elsinore on Tuesday, Dec. 1, 2015.  
ABC7 viewer

The California Highway Patrol initially shut down both directions of the freeway as crews attempted to get the fire under control. The fire was knocked down around 3 p.m., and the northbound lanes were reopened, but traffic remained sluggish in the area.

A hazardous materials crew worked to cleanup the site after the fire was knocked down. Authorities assessed the damage to the freeway, which would take hours to repair.

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page 3 of 3



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MOTORING

# Static Fires Are a Peril at the Pump



page  
1  
of  
6

# Static Fires Are a Peril at the Pump

By Marcia Biederman

July 27, 2008

IF you think gas prices are scary, consider a far worse fright that Kelly Shager of Lynchburg, Va., got at a gas pump. Eight months ago, Mrs. Shager drove her 1999 Ford Ranger to a self-service gas station, engaged the nozzle's hold-open clip to have it fill automatically, then sat in her vehicle.

When the tank was full, she slid out and reached for the nozzle. Touching it, she felt a shock.

"Then fire kind of came out of the tank," she said.

Mrs. Shager ran into the station's convenience store for a fire extinguisher, but flames were already leaping over her truck. By the time firefighters controlled the blaze, the pickup was a charred ruin.

According to Greg Wormser, the Lynchburg fire marshal, the fire was ignited by an electrostatic charge that had collected on Mrs. Shager as she sat in the truck. When she reached for the nozzle, the charge grounded, igniting the gas vapors around the pump.

"You should never re-enter a vehicle when you're fueling," Mr. Wormser said.

That's because a person who re-enters a vehicle and slides across the seat can acquire a static charge of thousands of volts, caused by friction between two electrically dissimilar materials, such as clothing and seat upholstery, said Dr. Robert E. Nabours, an electrical engineer. If the charge is not harmlessly discharged

page 2 of 6

through the person's shoes or by the person touching metal, such as part of a grounded car, an electrical arc can jump from a hand to the nozzle, igniting gas vapors and starting a fire.

There is no way to know precisely how many such incidents occur. The National Fire Data Center, part of the Federal Emergency Management Agency, has not studied the issue. But the Petroleum Equipment Institute, a trade group, found that there were at least 170 static electricity fires at gas stations from 1992 to 2006. Considering that the American Petroleum Institute estimates that there are 11 billion refuelings in the United States a year, the problem probably isn't a big one.

Unless, of course, it's your car that has burst into flames. Since Mrs. Shager's pickup was destroyed in November, at least two other serious fires at gas stations have been attributed to static electricity, including one that severely burned a woman.

The culprit seems to be the hold-open clips on nozzles that allow drivers to pump gas hands-free and re-enter the car to, say, keep warm. All three fires involved motorists who had been inside their cars while their tanks were filling.

Because of this, the clips are banned in some places, including throughout New York, where state, county and city fire codes prohibit them, but allowed or even mandated in others. Fire officials do not agree whether the clips endanger consumers or protect them.

Bob Benedetti, a flammable liquids engineer at the National Fire Protection Association, said arguments could be made for and against the clips. In their absence, motorists sometimes chock nozzles open with gas caps or other things, defeating the nozzle's automatic shut-off system and spilling gas if the tank overflows.

In New York, a new state fire code that took effect on Jan. 1 prohibits the clips at self-service stations, resuming a ban that had been in effect from the early 1980s until 2003, said Chief John Mueller of the state Office of Fire Prevention and Control. The clips are allowed in New Jersey, but only gas station attendants can use them because self-service stations are banned.

Hold-open clips are allowed in Connecticut, said James O'Neil of the Connecticut fire marshal's office.

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Marc Brower's 1991 Dodge Caravan was destroyed. William Willroth for The New York Times

In Massachusetts, the state fire code prohibits them.

"Obviously, we have problems with people using gas caps to hold open the nozzle, but we have far more problems with people not monitoring the fueling," said Jennifer Mieth, a spokeswoman for the Massachusetts Department of Fire Services.

Fire experts said that women are more often involved in static electricity fires than men. They said women are more likely to return to their cars during fueling to escape the cold most of the fires occur in cold, dry weather or tend to a child. Moreover, their stockings are more likely to collect an electrostatic charge.

A slim woman like Mrs. Shager is typical in these cases, said Robert Renkes, an executive vice president of the Petroleum Equipment Institute. Mr. Renkes analyzed reports of the 170 static electricity service-station fires from 1992 to 2006. Seventy-eight percent of the victims were female, he said, "and they were skinny." He said that heavier people, and men in general, are more likely to hoist themselves out by grasping the car door, thus grounding any charge they may be carrying before reaching for the nozzle.

page 4 of 6

The feminine image of the victim has been reinforced by a widely circulated video of a vehicle fire. The video, which Mr. Renkes said was recorded by a surveillance camera, shows a woman who did not re-enter her vehicle, but rubbed her hands repeatedly on her sweater during fueling. A fire erupted as she reached for the nozzle.

Not quite fitting that damsel-in-distress mold, Mrs. Shager was dressed in a polyester jacket and jeans on the day of the fire, planning to go deer-hunting after work.

And men are not immune. In January, Marc Brower of Yankton, S.D., engaged the hold-open latch on a gas nozzle, then leaned back onto his car seat with his feet still planted on the ground, for shelter from the cold. He was wearing a synthetic jacket.

"As I reached for the pump, I saw a flash of flame," he said. The fire started small, Mr. Brower said, but the flames quickly spread.

With his hair singed and one shoelace melted, Mr. Brower, a former county emergency manager who is now a Wal-Mart department manager, said he stayed near the fire briefly to alert other drivers at the station. His 1991 Dodge Caravan was destroyed. "The van melted," and so did the pump, he said.

Larry Nickles, deputy chief of the Yankton Fire Department, said the fire started by static electricity absorbed through Mr. Brower's jacket. "I'd like to see the legislation change so you have to hold the nozzle," Chief Nickles said. He added that he responded to "a call a month" about gas spills after the nozzle's automatic shut-off failed.

Vanessa L. Potts said she was severely burned in January after a gas spill was ignited by static electricity at a gas station near her Morganfield, Ky., home. Mrs. Potts had let her son William, who was 10 at the time, fuel her 2004 Chrysler Pacifica while both were outside the vehicle. They both re-entered the car until the tank filled. William went to remove the nozzle, then rapped on the car window to tell his mother the nozzle had not shut off and gas was overflowing.

Mrs. Potts stepped out into a pool of gasoline and was soon engulfed in flames, which William beat out after rolling her on the ground. Mrs. Potts spent three weeks in a hospital and two in a rehabilitation center.

A report by the Kentucky fire marshal lists the ignition source as undetermined because there was not enough evidence to be more specific, said Jim Carroll, a spokesman for the state fire marshal's office. But Mrs. Potts said, "I truly believe it was static electricity, because as soon as I put my foot down, the fire started."

A solution, of course, is to not re-enter the car while refueling. To get the word out, the fire association has developed codes that have been widely adopted by state and local governments. The codes say that warnings should be posted at self-service pumps, including cautioning motorists not to re-enter their vehicles during fueling. But one fire expert said that warning signs are not enough.

Michael J. Schulz, a fire and explosion analyst who has served on the fire association's investigation technical committee, said people often don't notice the warnings. He said attendants at self-service stations should shut off the pump if motorists re-enter their vehicles. The best solution, he said, would be to remove hold-open clips and redesign the nozzle "so it's not so easy to stick something in there to keep it open. That would be a pretty simple fix."

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## 4.8 HAZARDS AND HAZARDOUS MATERIALS

**Policy 3.5:** Evaluate new development on or adjacent to the Santa Ana Regional Interceptor (SARI) line requiring extensive subsurface components or containing sensitive land uses such as schools on a project-by-project basis to determine impacts if an accident occurs.

**Goal 4:** 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.

**Policy 4.1:** Require on-going brush clearance and establish low fuel landscaping policies to reduce combustible vegetation along the urban/wildland interface boundary.

**Policy 4.3:** Establish fire resistant building techniques for new development such as non-combustible wall surfacing materials, fire-resistant treated wood, heavy timber construction, glazing enclosed materials and features, insulation without paper-facing, and automatic fire sprinklers.

### 4.8.3 Thresholds of Significance

According to Appendix G of the CEQA Guidelines, the proposed project could have a potentially significant impact with respect to hazards and hazardous materials if it would:

1. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials;
2. 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;
3. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school;
4. 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;
5. 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 or excessive noise for people residing or working in the project area;
6. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; and
7. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires.

### 4.8.4 Methodology

The project site and surrounding areas were assessed to determine the potential presence of hazardous materials. A Phase I ESA was prepared by TA-GROUP DD (Appendix I) in accordance with ASTM E1527-13 which included a review of environmental records, a review of historical records, a site reconnaissance, and interviews with representatives of the Project site and adjoining properties to evaluate the presence of hazardous substances at the project site. In order to prepare this EIR Section, additional relevant information was also obtained from the City of Lake Elsinore General Plan, and the Riverside County GIS database.

From: Araceli Jimenez  
[abejaqueen3@gmail.com](mailto:abejaqueen3@gmail.com)

To: Ms. Damaris Abraham  
[dabraham@lake-elsinore.com](mailto:dabraham@lake-elsinore.com)

Date: August 16, 2021

RE: Lake and Mountain Commercial Center Project  
Draft Environmental Impact Report  
Hydrology and Water Quality comments

Hydrology and Water Quality section includes:

Phase I Environmental Site Assessment page 3,  
2.4 Regional and Local Hydrogeology

Picture of my well house within mere feet of the proposed project site's dark fence/boundary in the background.

DEIR 4.93c

2016 ERIS Flood Map

A picture taken February 22, 2019, of an ABC 7 reporter standing south of the proposed project site, where Ginger Root Way intersects at Mountain Street

Mandatory Evacuations announcement on "Nextdoor"

A CBS article dated February 14, 2019, "Fast-flowing creek puts Lake Elsinore Homes at Risk of Collapse

page 1 of 2

Phase I Environmental Site Assessment page 3,

2.54 Regional and Local Hydrogeology states that "...there are no water supply wells on the subject property or in the immediate site vicinity.

Please refer to the attached picture of my house well near the proposed project site's fence/boundary which includes water pressure tanks that help supply our household with multi use water, for example: drinking water use, irrigation water use to water fruit trees and for general household use for years. This factor also puts me in a position to firmly oppose the implementation of the Lake and Mountain Commercial Center Project because it would directly affect the quality of our multi-use water supply well that our household depends on and is located within feet of the proposed project site.

4.9-3c "... provide substantial additional sources of polluted runoff?

The 2016 ERIS flood map included in the Phase I Environmental Site Assessment, does not reflect recent current events. I have attached a picture of an ABC 7 reporter covering the 2019 Holy Fire Burn Evacuations standing directly south of the proposed project site. He is standing on the intersection of Ginger Root Way and Mountain Street. I have also attached Mandatory evacuation orders on Nextdoor which extended to the Alberhill communities, east of the proposed project site. Also refer to CBS article "Fast-Flowing Creek Puts Lake Elsinore Homes At Risk of Collapse". With this said, if the proposed project is implemented it would include a gas station that would become a major source of polluted runoff.

Other major faults in the vicinity include the San Andreas Fault zone which borders the northeasterly margin of the province, whereas, a fault related to the San Andreas Transform Fault System, the Newport-Inglewood - Rose Canyon Fault zone, exists near the western margin and Continental Borderland geomorphic province (CDMG, 1977).

Soils beneath the subject property and vicinity have been identified by the United States Department of Agriculture – Natural Resources Conservation Service, Web Soil Survey (USDA, 2018) as MnD2 Monserate Sandy Loam and GyD2 Greenfield Sandy Loams, present on slopes from 5 to 15 percent.

#### **2.4 Regional and Local Hydrogeology**

According to the California Regional Water Quality Control Board – Santa Ana Region 8 (SARWQCB, 1995), the subject site is located within the Elsinore Hydrologic Subarea, of the Elsinore Valley Hydrologic Area, of the San Jacinto Valley Hydrologic Unit. Groundwater in this subarea has been designated as beneficial for municipal domestic supply, agricultural, and industrial.

TA-GROUP DD reviewed the California Department of Water Resources, Water Data Library website (<http://wdl.water.ca.gov/waterdatabrary/index.cfm>) for additional information pertaining to groundwater and water supply wells on or close to the subject property. According to the website, there are no water supply wells located on the subject property or in the immediate site vicinity. Based on topography, groundwater flow direction in the vicinity of the subject property would be expected to flow to the southeast towards Lake Elsinore.

#### **2.5 Hydrologic Flood Plain Information**

TA-GROUP DD reviewed the Federal Emergency Management Agency (FEMA, 2016) Flood Insurance Rate Map (FIRM) online database to determine if the subject property was in a flood zone. According to FIRM Number 06065C2037G – effective August 28, 2008, the subject property is located within flood Zone X. FEMA defines Zone X as an area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level. A copy of the FIRM is included in **Appendix B**.

### **3.0 SUBJECT PROPERTY BACKGROUND**

#### **3.1 Property Ownership**

Information regarding ownership of the subject property was obtained from the Client who provided Preliminary Title Report (PTR) for three property addresses. Ownership of 28875 Robb Road was identified as the Haapala Family Trust; ownership of 7 Lake Street as Martin J Miles; Martin G Miles, and Patsy Miles; ownership of 28915 Lake Street was Lake Street Marketplace, LLC. Copies of PTRs are included in **Appendix B**.

#### **3.2 Property History**

TA-GROUP DD reviewed readily available information sources to evaluate historic land use in and around the subject property. These information sources include aerial photographs, USGS maps, City of Lake Elsinore, and County of Riverside Planning and Building and Safety Department files. The information sources are reviewed in the following sections.



OUR WATER WELL HOUSE WITHIN FEET  
OF PROPOSED PROJECT SITE FENCE!

## 4.9 HYDROLOGY AND WATER QUALITY

Furthermore, as summarized in the Preliminary WQMP (Appendix J), the treatment controls proposed for the Project site are effective at removing sediment from stormwater runoff during long-term operation (Plump, 2019a). Compliance with the WQMP, and long-term maintenance of on-site stormwater conveyance and retention infrastructure by the property owner or operator to ensure their long-term effectiveness, would be required by the City. Therefore, stormwater runoff flows leaving the project site would not carry substantial amounts of sediment. Impacts would be less than significant and no mitigation is required.

Based on the foregoing analysis, the proposed project would not result in substantial erosion or siltation on- or off-site and this impact would be less than significant.

**Mitigation Measure:** None required.

**Significance after Mitigation:** Less than Significant.

**Impact 4.9-3b: Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or 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?**

As previously noted, the majority of the portions of the project site that are proposed for development are not within a 100-year flood hazard area. The only portion of the project site located within the 500-year flood hazard area is the southwest portion of the project site. This area of the project site is located within 'Zone X' of the FEMA FIRM, which indicates that the area has a 0.2 percent chance of flooding (FEMA, 2020).

Further, as discussed above under Impact 4.9-2, the post-development runoff volume of the project site would match the pre-development runoff volume, per SWRCB requirements.

Based on the foregoing analysis, the proposed project would not result in increased risk of flooding on- or off-site and this impact would be less than significant.

**Mitigation Measure:** None required.

**Significance after Mitigation:** Less than Significant.

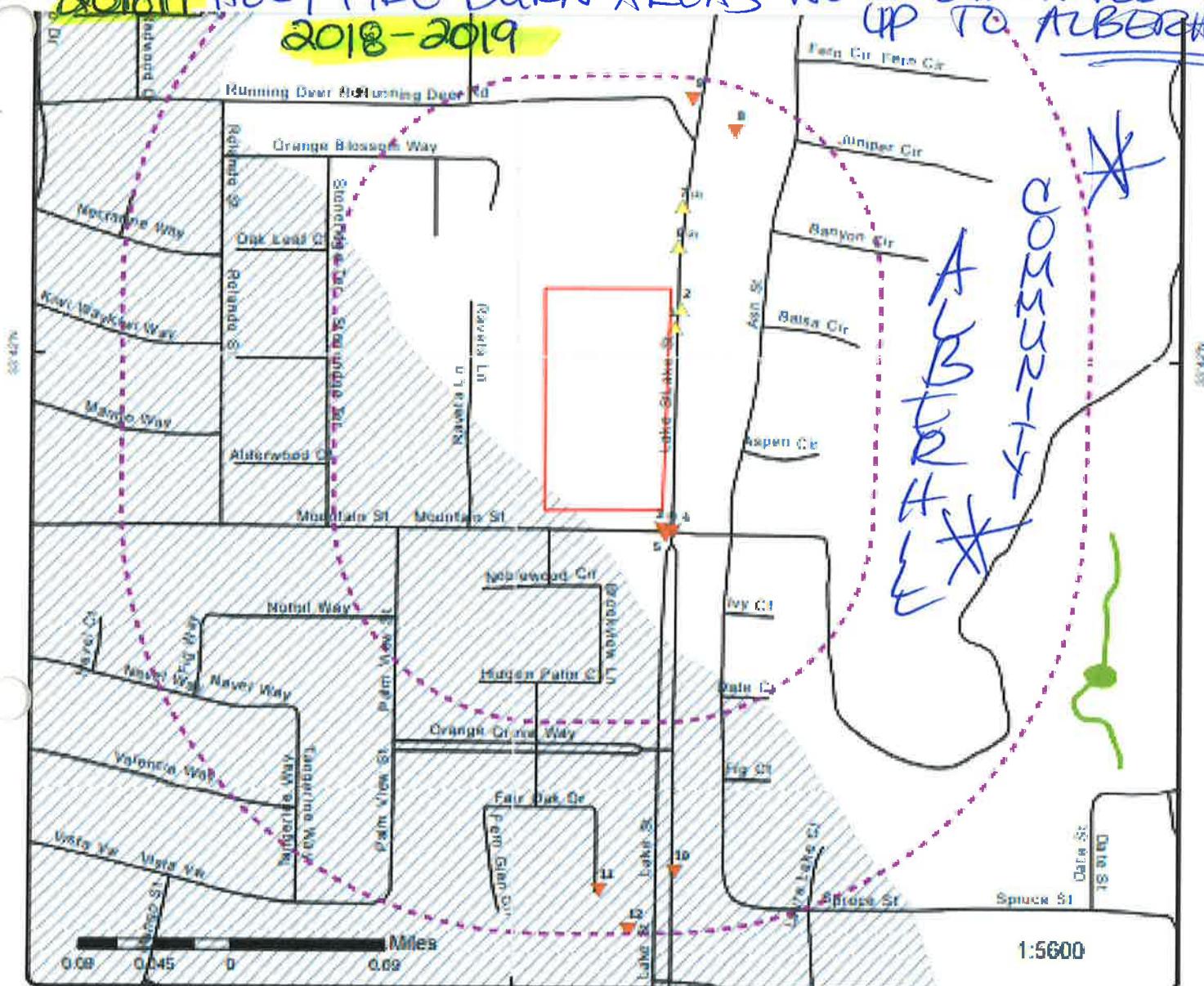
**Impact 4.9-3c: Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?**

Please refer to the response provided under Impact 4.9-1 and 4.9-2. As previously discussed, mandatory compliance with the SWPPP would ensure that implementation of the project would not result in substantial sources of polluted runoff. As a result, post-development runoff volume of the project site would match the pre-development runoff volume, per SWRCB requirements.

Based on the foregoing analysis, the proposed project would not 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 and this impact is less than significant.



~~NOTE This "2016" MAP IS LOCATED UNDER APPENDIX "I" PHASE 1 ENVIRONMENTAL SITE ASSESSMENT~~  
 2018-19 HOLY FIRE BURN AREAS WERE EVACUATED UP TO ALBERHILL



### Map : 0.25 Mile Radius

Order No: 20190903281

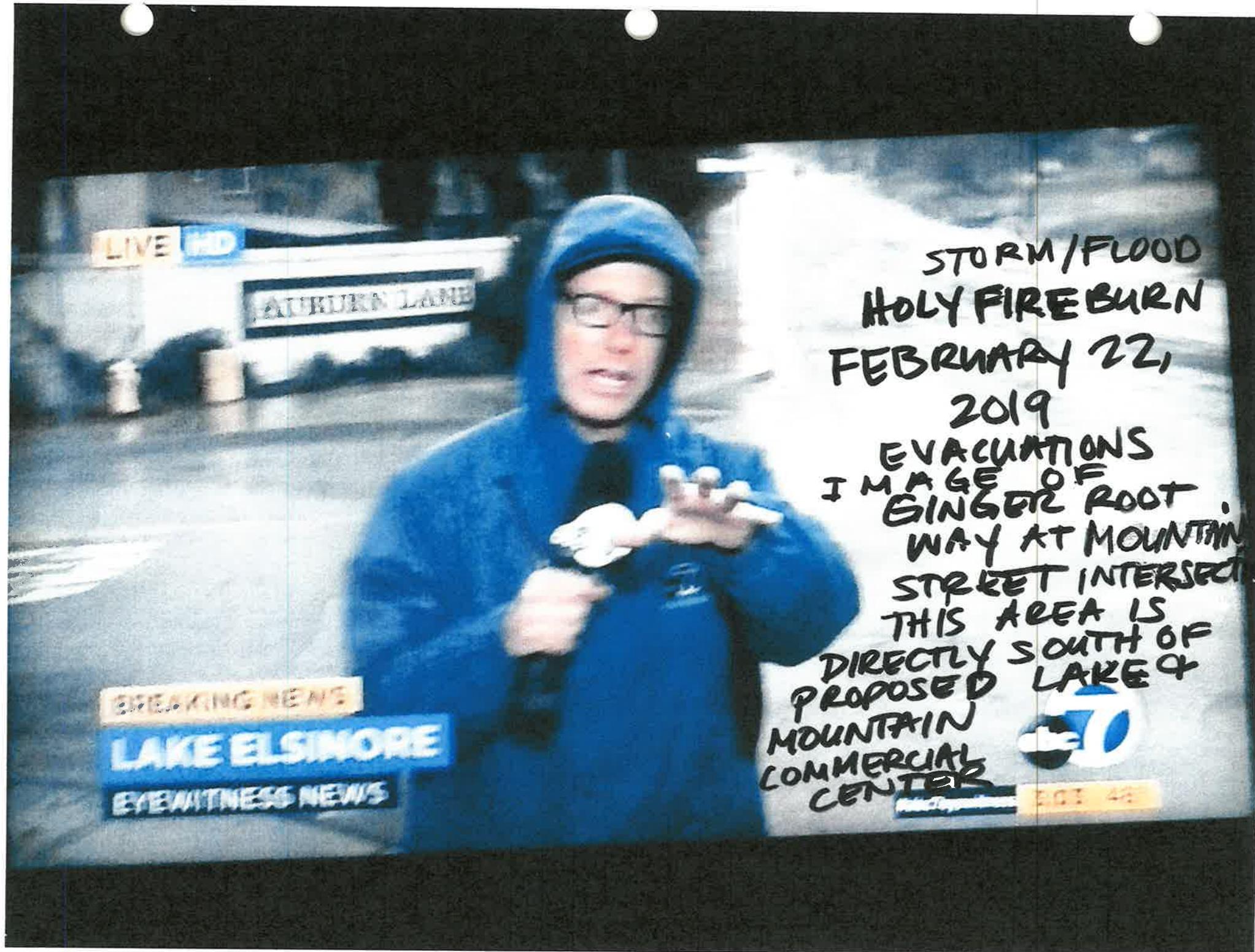
Address: NWC Mountain & Lake Street, Lake Elsinore, CA, 92530



Source: © 2016 ESRI

© ERIS Information Inc.

2016 MAP OUTDATED DOES NOT REFLECT RECENT EVENTS.





## Mandatory evacuation orders issued for Holy Fire burn areas

Nextdoor Consultant... from City  
of Lake Elsinore · 28 Nov 18

With



itory evacuation orders  
for Holy Fire burn areas

**Note:**  
Alberhill is east of  
the proposed Lake of  
Mountain Commercial Center.

It's across  
the street  
literally

thunderstorms predicted for the  
Holy Fire burn area Thursday  
morning, mandatory  
evacuations have been ordered  
as of 3 p.m. today for: Amorose,  
Alberhill, Glen Ivy A, Glen Eden,  
Grace, Horsethief A, Laguna A,  
Matri, McVicker A, Rice,  
Withrow A. People in these

zones MUST GO NOW. Find out  
if your home is in an evacuation  
zone using this interactive map.  
<http://countyofriverside.maps.arcgis.com>



CBSN Los Angeles  
WATCH NOW ▶

# Fast-Flowing Creek Puts Lake Elsinore Homes At Risk Of Collapse

February 14, 2019 at 2:26 pm

Filed Under: [Holy Fire Burn Area](#), [InstaStory](#), [Lake elsinore](#)



► **CBSN LOS ANGELES**

WATCH LIVE CBS2 News at 11:00am

LAKE ELSINORE (CBSLA) – A fast-flowing creek in Lake Elsinore destroyed several outbuildings and walls Thursday morning and left at least one home teetering on the edge of collapse as a torrential downpour in the Holy Fire burn area forced thousands of people to evacuate.

The home, located on Plumas Street in the Alvarado neighborhood, was in danger of losing its foundation after a flooding creek eroded away a good portion of the bank, putting the home in danger of collapse. Its residents were able to get out safely. The home was red-tagged and declared unlivable.

ADVERTISING



**READ MORE:** New DNA Extraction Technique Used To Solve 1980 Murder Of Judith Nesbitt Aboard Newport Beach Boat



A flooded creek in Lake Elsinore, Feb. 14, 2019. (CAL Fire Riverside)

“That white house across the river from me here, the flow of the river has undercut the bank,” CAL Fire Riverside Capt. Don Camp said. “And we’re in danger of possibly losing a portion of the structure to the flowing water. We were able to get those folks out of their house and we have secured all the utilities over there.”

The creek, which normally flows at a trickle, swelled into a river. A man who lives close by told CBS2 he awoke Thursday to find that two outbuildings on same property as the at-risk home had fallen into the creek.

"I came out this morning and there was a fence all the way across there, and it's gone," neighbor Ken Sorenson said. "And then there were two big outbuildings, about 10-by-20, and they fell in the creek. And some lady was trying to get a bicycle out of one of them, and we're screaming, 'get out!' And she barely got out of there in time."

Meanwhile, sometime after 11 a.m., CBS2 captured footage of a brick wall on a neighboring property crashing into the river. There was no word of any injuries.



A rushing creek brings down a wall in Lake Elsinore, Calif., during a storm, Feb. 14, 2019. (CBS2)

The overflowing creek also sent mud and debris into the backyards of several homes. Jo Maldonado, who lives near the red-tagged home, worries what even more rain will mean to her own property. Her gas has been disconnected and irrigation pipes were exposed.

**READ MORE:** Ballgirl Hailed On Social Media For Taking Down Streaker At Dodger Stadium

"I've lost part of my land," she said. "I don't know what the county is going to do. Are they going to shave part of it back? I mean, it's not stable. I'm very frustrated right now."

A mandatory evacuation order for the following areas in and around Lake Elsinore was lifted Thursday night:

Amorose, Alberhill, Alvarado A, Glen Eden, Glen Ivy A and B, Grace, Horsethief A and B, Laguna A, Maitri, McVicker A, Rice and Withrow A.

Across Riverside County Thursday, there were approximately 40 water rescues. Cal Fire pulled two people to safety at Main Street near the Santa Ana River bottom. Another four were rescued at Market Street as well after it quickly flooded.

"This was the most powerful storm of the season," CAL Fire Riverside Capt. Don Camp said. "We received about eight inches of rain at Santiago Park, which is up canyon from us."

The 23,000-acre Holy Fire broke out in the Holy Jim Canyon area of Orange County on Aug. 6 and then marched east into Riverside County towards Lake Elsinore. It destroyed 18 homes in Orange and Riverside counties and forced thousands of people to flee.

**MORE NEWS:** Outage Leaves Over 18K SoCal Edison Customers Without Power In Cypress, Buena Park

Forrest Gordon Clark, 51, a resident of Holy Jim Canyon, has been arrested and charged with sparking the blaze.



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From: Araceli Jimenez  
[abejaqueen3@gmail.com](mailto:abejaqueen3@gmail.com)

To: Ms. Damaris Abraham  
[dabraham@lake-elsinore.com](mailto:dabraham@lake-elsinore.com)

Date: August 16, 2021

RE: Lake and Mountain Commercial Center Project  
Draft Environmental Impact Report  
Traffic comments

Traffic section includes:

Physician letter

DEIR Impact 4.13-4

City-Data fatality map

Press Enterprise article dated July 11, 2018, "78-year-old dies in Lake Elsinore head-on collision (ON LAKE STREET)

Road Rage (ON LAKE STREET) reported on Nextdoor

LA Weekly article dated March 4, 2021, Two-Big-Rigs Collide On Interstate 15 NEAR LAKE STREET

Riverside County Everbridge Nixle alert dated February 3, 2019,  
LAKE STREET closure due to traffic accident

Attached my spouse's physician's letter listing his anticipated life-long therapy including a shunt revision which involves brain surgery. To date, he has required 3 brain surgeries at a moment's notice. In regards to DEIR Impact 4.13.4, I can not afford additional Lake Street closures, road blocks due to construction or due to the additional traffic the proposed project will generate especially during peak hours, holidays, etc. The 15 Freeway serves as a main emergency access to hundreds of residents in the area surrounding the proposed project site. I need free access to the 15 Freeway to address all the listed urgent medical needs my spouse requires. His chronic condition is a matter of life or death depending on the expedited medical attention he receives.

Traffic-related fatalities on the 15 Freeway have been too many. Bringing more unnecessary traffic to the proposed project site will only worsen this undesired problem. Please refer to the attached City-Data map on the number of collision fatalities on Lake Street. Which brings me to the Press Enterprise article regarding the July 10th, 2018 death of a 78 year old man's head on collision on LAKE STREET, the July 9th, 2021 road rage posted on Nextdoor which took place on LAKE STREET, the February 3rd, 2019 car collision that generated the closure of LAKE STREET yet again, and the March 4th, 2021 2 big rig crash on the 15 Freeway spilling fuel near LAKE STREET.... Do we have a traffic problem on LAKE STREET as it is? You bet! The additional traffic created by this proposed project if implemented will be a nightmare!

# LOMA LINDA UNIVERSITY PHYSICIANS MEDICAL GROUP, INC.



P.O. BOX 901 • 11370 ANDERSON STREET  
LOMA LINDA, CALIFORNIA 92354 • 909 /558-2191

February 27, 2009

Ronald N. Kent, MD, PhD  
11481 Heacock Street, Suite 120  
Moreno Valley, CA 92557

Re: Hector Jimenez

Dear Dr. Kent,

Mr. Jimenz contracted disseminated Coccidioides in 2004, likely as a result of his work as a heavy equipment operator. This is a chronic, lifelong infection, and will require lifelong treatment. His case has already been complicated by the development of temporary vision loss, papilledema, and hydrocephalus requiring surgical shunt placement to save his vision. He has issues with shunt siphoning and cannot resume his previous work. His case has also been complicated by medication failure, medication changes, and medication adverse effects.

Further complications of his disease are anticipated over time. He will need lifelong medical care for this illness. Though I cannot anticipate every complication that may occur, his lifelong therapy will include:

- a. lifelong antifungal therapy at high dose, management of drug toxicity
- b. lifelong monitoring of blood tests for evaluation of drug toxicity
- c. periodic lumbar punctures with laboratory tests— 3 or more times/year. His lumbar punctures are technically difficult and require the procedure to be done in Radiology under fluoroscopy.
- d. periodic CT scans or MRI scans of his head
- e. If complications of his shunt occur with shunt malfunction or infection, shunt revision, with all of its complications may be expected. This may not occur at all, or may occur and create significant morbidity.
- f. He may have pain issues if he develops arachnoiditis

I hope this information is helpful.

Sincerely,

Ingrid K. Blomquist, MD, FACP  
Infectious Diseases

Letter given to patient: B

### Step 3: Project Type Screening

The City Transportation Impact Analysis Guidelines describe that projects consisting of local-serving retail less than 50,000 square feet may be presumed to cause a less than significant impact absent substantial evidence to the contrary. Local serving retail generally improves the convenience of shopping close to home and has the effect of reducing vehicle travel. The proposed project consists of 13,200 square feet of shopping center use, a gasoline service station with a 3,400 square foot convenience market, 7,365 square feet of fast-food restaurant with drive-through window use, and an automated car wash tunnel and is assumed to be local serving. The project proposes local-serving retail less than 50,000 square feet; therefore, the Project Type Screening threshold is met and the project is assumed to have a less than significant impact with regards to VMT.

**Mitigation Measure:** None required

**Significance after Mitigation:** Less-than-significant

**Impact 4.13-3: Would the project substantially increase hazards due to a geometric design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?**

The proposed project would have an internal circulation system and would also consist of a total of four (4) driveways, two (2) located along Mountain Street, and the other two (2) located along Lake Street. Other design features that include sight distance design requirements, access points, pedestrian and bicycle facilities would comply with all applicable City codes, policies and standards. During the City's review process for the proposed project, the City of Lake Elsinore reviewed the proposed design plans to ensure that no hazardous roadway features would be implemented. The proposed project would not include any components that would result in incompatible uses on roadways, including heavy equipment, etc. Accordingly, the proposed project would not create or substantially increase safety hazards due to a geometric design feature or incompatible use. Impacts associated with this issue would be less than significant.

**Mitigation Measure:** None required

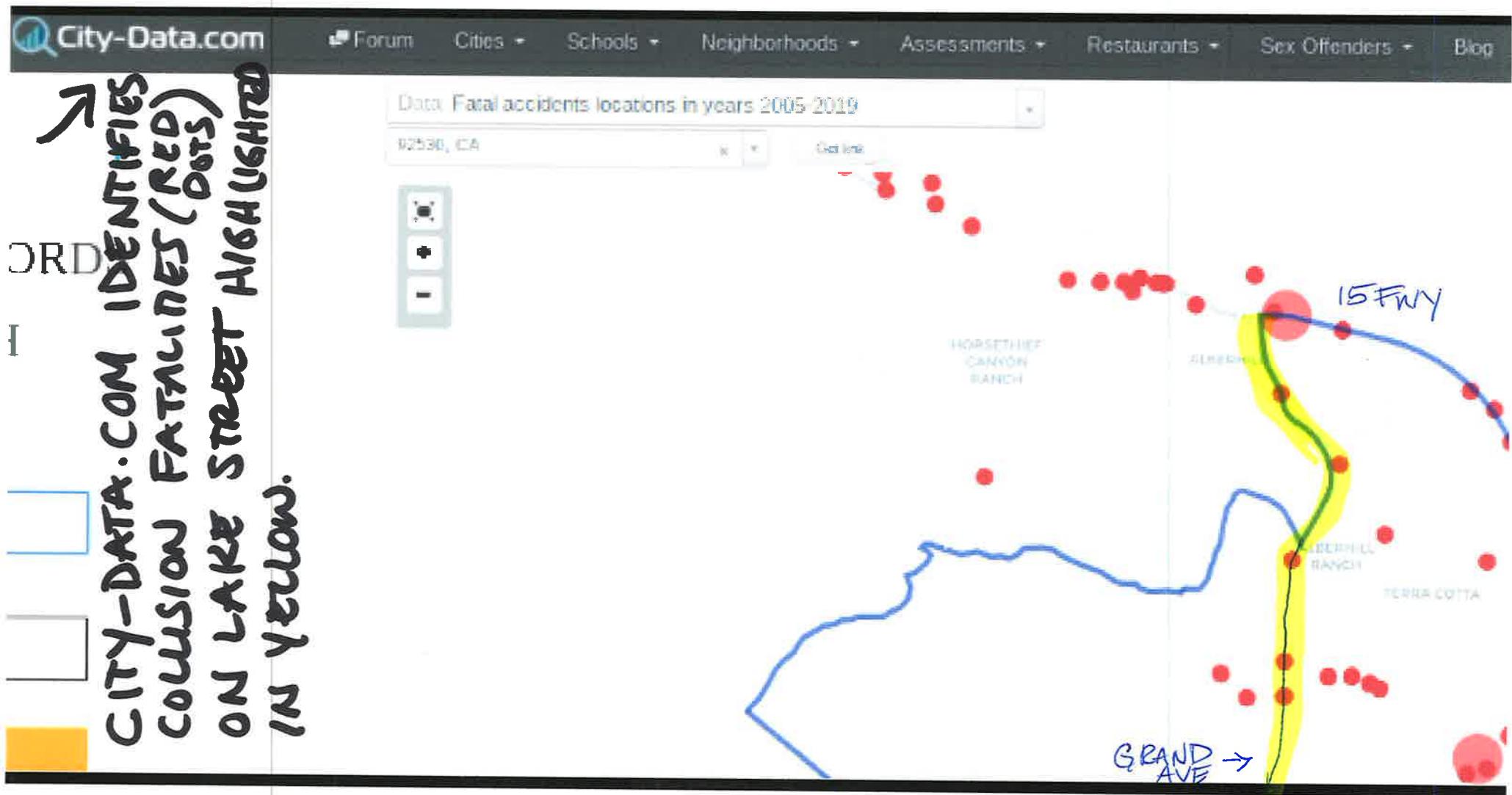
**Significance after Mitigation:** Less-than-significant

**Impact 4.13-4: Would the project result in inadequate emergency access?**

The proposed project would have an internal circulation system and would also consist of a total of four (4) driveways, two (2) located along Mountain Street, and the other two (2) located along Lake Street. Other design features that include sight distance design requirements, access points, pedestrian and bicycle facilities would comply with all applicable City codes, policies and standards. During the City's review of the proposed project, the City reviewed the proposed design plans to ensure that adequate emergency access would be available at the site. Accordingly, the proposed project would not result in inadequate emergency access during long-term operation of the Project and impacts would be less than significant.

Due to temporary lane closures that may occur during the project's construction phase, project-related construction activities may conflict with emergency access routes and access to nearby uses during frontage improvements along Lake Street and Mountain Street. Project-related construction traffic would be required to comply with a temporary traffic control plan that meets the applicable requirements of the California Manual on Uniform Traffic Control Devices. Although it is anticipated a less-than-significant impact would occur with the requirement to implement a temporary traffic control plan during construction, out of an

# AUTO COLLISION FATALITIES FROM THE 15 FREEWAY TO GRAND AVENUE —



LOCAL NEWS

# 78-year-old dies in Lake Elsinore head-on collision

By BRIAN ROKOS | [brokos@scng.com](mailto:brokos@scng.com) | The Press-Enterprise

PUBLISHED: July 11, 2018 at 7:54 p.m. | UPDATED: July 11, 2018 at 8:08 p.m.

A 78-year-old Lake Elsinore resident died after being involved in a head-on collision in Lake Elsinore on Tuesday night, July 10, the Riverside County Sheriff's Department said.

Oren Schurter, who was one of the drivers, died at a hospital. The other driver also was hospitalized. Cal Fire/Riverside County Fire Department said in a news release before the death was announced that both drivers suffered moderate injuries.

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The collision happened just before 8:30 p.m. on Lake Street, east of Temescal Canyon Road. Alcohol impairment was not believed to be a factor in the collision, a news release said.

Deputies are trying to determine the cause of the crash. Investigators ask that anyone with information call Deputy Peterson at 951-245-3300.

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\*\*\*\*Road rage accident on LAKE and  
NICHOLAS around 3pm on July 9th

\*\*. Looking for any witnesses that may  
have seen something. This happened  
on July 9th around 3pm.

Cars involved were a \*\*\*2015  
CHARCOAL GRAY HONDA ACCORD\*\*\*  
and \*\*\*2013 BLACK RAM 150\*\*\*

Incident started on lake and mountain  
going towards Lake and Nicholas road.  
There was a lady that happened to be  
behind us (so thankful for her) in a  
Black truck that had stopped aside us  
to tell the man that was standing in my  
door yelling at me to leave me alone  
and that she was going to call 911 for  
me. She ended up driving off going  
down lake towards the freeway before I  
could ask her for a statement of what

## Full Notification

Entered By: [Riverside County Sheriff's Department - Lake Elsinore Station](#)

Entered On: Sunday February 3rd, 2019 :: 01:10 p.m. PST

### Advisory:

AVOID Lake Street between Nichols and Temescal Canyon for the next 4 hours due to traffic incident. Lake Street closed.

Lake Elsinore Police advises you to AVOID Lake Street between Nichols and Temescal Canyon due to a current traffic issue.

A vehicle crash on Lake Street has closed Lake and will require a detour of traffic for the next 4 hours due to a downed power pole.

Unknown timeframe for Edison to repair/clear power pole.



[See more messages from Lake Elsinore, California »](#)

### Address/Location

[Riverside County Sheriff's Department - Lake Elsinore Station](#)

333 West Limited Street  
Lake Elsinore, CA 92530

### Contact

Emergency: 9-1-1

Non-emergencies: 951-245-3300

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# TWO BIG-RIGS COLLIDE ON INTERSTATE 15 NEAR LAKE STREET [LAKE ELSINORE, CA]

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COLLIDE-      COLLIDE-      COLLIDE-  
INTERSTATE-      INTERSTATE-      INTERSTATE-  
15-LAKE-      15-LAKE-      15-LAKE-  
STREET-LAKE-      STREET-LAKE-      STREET-LAKE-  
EL SINORE-CA/)      EL SINORE-CA/)      EL SINORE-CA/)

## Two Road Lanes Shut Down after a Crash in Lake Elsinore

**LAKE ELSINORE, CA (March 4, 2021)** – Sunday morning on February 28, two big-rigs collided causing a fuel leak on Interstate 15.

The crash happened around 7:45 a.m., on the southbound side of the freeway just north of Lake Street. One of the trucks was pulling cars when it struck with another big-rig, causing the deadly collision.

It was not clear if anybody was injured, but an ambulance was called to the scene. The accident caused a fuel spill and a team of hazmats was on their way to the site. However, there was already traffic in the area.

In the meanwhile, a Sigalert was issued and two lanes were closed. This caused major delays, but the roadway has since been reopened.

More information will be released to the public once available.

<https://www.lawweekly.com/two-big-rigs-collide-interstate-15-lake-street-lake-elsinore-ca/>

PAGE 1  
OF 2

Road accidents can happen anytime, anywhere, and to anyone. One small driving mistake can lead to disastrous results. That is why it is important to drive defensively and to always abide by all driving laws. This way, you can ensure your safety and the safety of surrounding vehicles, motorists, and pedestrians.

Becoming involved in an accident is a traumatic experience for those involved. Let the [personal injury](https://sweetjames.com/personal-injury/) (<https://sweetjames.com/personal-injury/>) attorneys at Sweet James help you during this trying time. With 20 years of experience in the field, they know what it takes to help you win your case. The attorneys at Sweet James strongly believe each client's case is unique and deserves full individual attention. For more information about your options, call their offices today at [\(800\) 975-3435](tel:8009753435) for a free and confidential case evaluation. They are available 24 hours a day and 7 days a week through email, text, and online chat.

To request a police report, click [here](https://www.123formbuilder.com/form-5067797/) (<https://www.123formbuilder.com/form-5067797/>).

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From: Araceli Jimenez  
[abejaqueen3@gmail.com](mailto:abejaqueen3@gmail.com)

To: Ms. Damaris Abraham  
[dabraham@lake-elsinore.com](mailto:dabraham@lake-elsinore.com)

Date: August 16, 2021

RE: Lake and Mountain Commercial Center Project  
Draft Environmental Impact Report  
Geology and Soils comments

Geology and Soils section includes:

DEIR Impact 4.6-3

County Fault Map

Proposed project site map identifying fault within the site

DEIR 4.6.1 Regional Faults

San Diego Union-Tribune article dated August 27, 2016, "Quake would be county's Katrina; Elsinore fault said more dangerous locally than San Andreas"

DEIR Impact 4.6.3 "Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-side landslide, lateral spreading, subsidence...? Per Riverside county, this proposed project site is susceptible to subsidence!! We add to that the fault highlighted on the county fault map, the proposed project site map identifying the fault again, which takes us to statement DEIR 4.6.1 Regional Faults and says: "... the Elsinore Fault, which is approximately 0.2 mile from the project site, is the closest known active fault anticipated to produce the highest ground accelerations, with an anticipated maximum modal magnitude of 7.7. In an earlier section of this 3 ring binder, I included an article on how a recent California earthquake led to spontaneous fires. The proposed project site includes a gasoline station.. I need to breathe for a moment.... I attached an article confirming the above- mentioned statement, in an August 27, 2016 San Diego Union-Tribune article. Must I reference the man who fell in the 100-foot-deep well within the proposed project site again?

Safety comes first before economic gain!!

## 4.6 GEOLOGY AND SOILS

**Mitigation Measures:** None required.

**Significance after Mitigation:** Less-than-significant.

**Impact 4.6-2: Would the project result in substantial soil erosion or the loss of topsoil?**

The project site is comprised of approximately 5.63 acres of largely undeveloped land that has not been graded. The project site is currently sitting on a slope with elevations that range from approximately 1,480 to 1,520 feet above mean sea level (msl), for a difference of about +/- 40 feet across the entire site. Currently, drainage within the project site generally flows to the east. In addition, the project site currently has sparse vegetation onsite that includes trees including both eucalyptus and pepper trees as well as areas of exposed soil. Development of the project site would remove the existing vegetation during the grading and construction process. This process would expose the underlying soils, increasing the rate of water runoff, which would increase erosion susceptibility that would result in potential short-term soil erosion impacts. However, during construction, erosion control best management practices (BMPs) would be incorporated as part of a Storm Water Pollution Prevention Plan (SWPPP) prepared in compliance with the National Pollutant Discharge Elimination System (NPDES) Construction General Permit. The BMPs incorporated would assist in preventing the exposure of soils to wind and water and reduce the threat of erosion during the construction phase. The City's Engineering Department will also review the SWPPP and the BMPs for compliance prior to the issuance of a building and grading permit. Therefore, with implementation of the above requirements, erosion related to construction activities would be less than significant.

Following construction, wind and water erosion on the project site would be minimized, as the areas disturbed during construction would be landscaped or covered with impervious surfaces (i.e., building foundations and paved parking areas). Only nominal areas of exposed soil, if any, would occur in the project site's landscaped areas. The only potential for erosion effects to occur during project operation would be indirect effects from stormwater discharged from the project site. As discussed in the Hydrology Report (Appendix K) prepared for the proposed project, runoff from the project site during operational conditions was calculated to be 16% higher than the existing condition. The excess runoff from the project site would be retained and filtered on-site via biofiltration with underdrain. Retention of excess stormwater would ensure that indirect effects from stormwater discharge do not result in substantial erosion or topsoil loss; therefore, impacts associated with erosion related to operation of the proposed project would be less than significant. No mitigation is required.

**Mitigation Measures:** None required.

**Significance after Mitigation:** Less-than-significant.

**Impact 4.6-3: Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?**

As discussed above under Impact 4.6-1c and 4.6-1d, impacts associated with liquefaction and lateral spreading, and landslides would be less than significant. Additionally, risk factors associated with collapse due to seismic instability is discussed in Impact 6.6-1a and 4.6-1b.

According to the County of Riverside, portions of the project site are located in areas identified as potentially susceptible to subsidence (County of Riverside, 2020); however, the Preliminary Geotechnical Investigation prepared for the project determined the project site to be located in an area with negligible risk of subsidence



APN 389-030-012

APN 389-030-013

APN 389-030-014

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APN 389-030-016

APN 389-030-017

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#### LEGEND



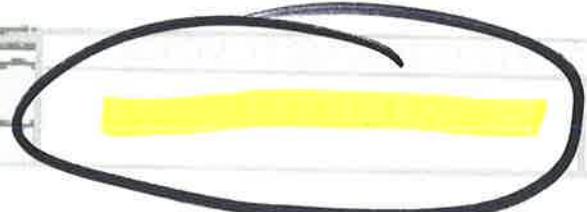
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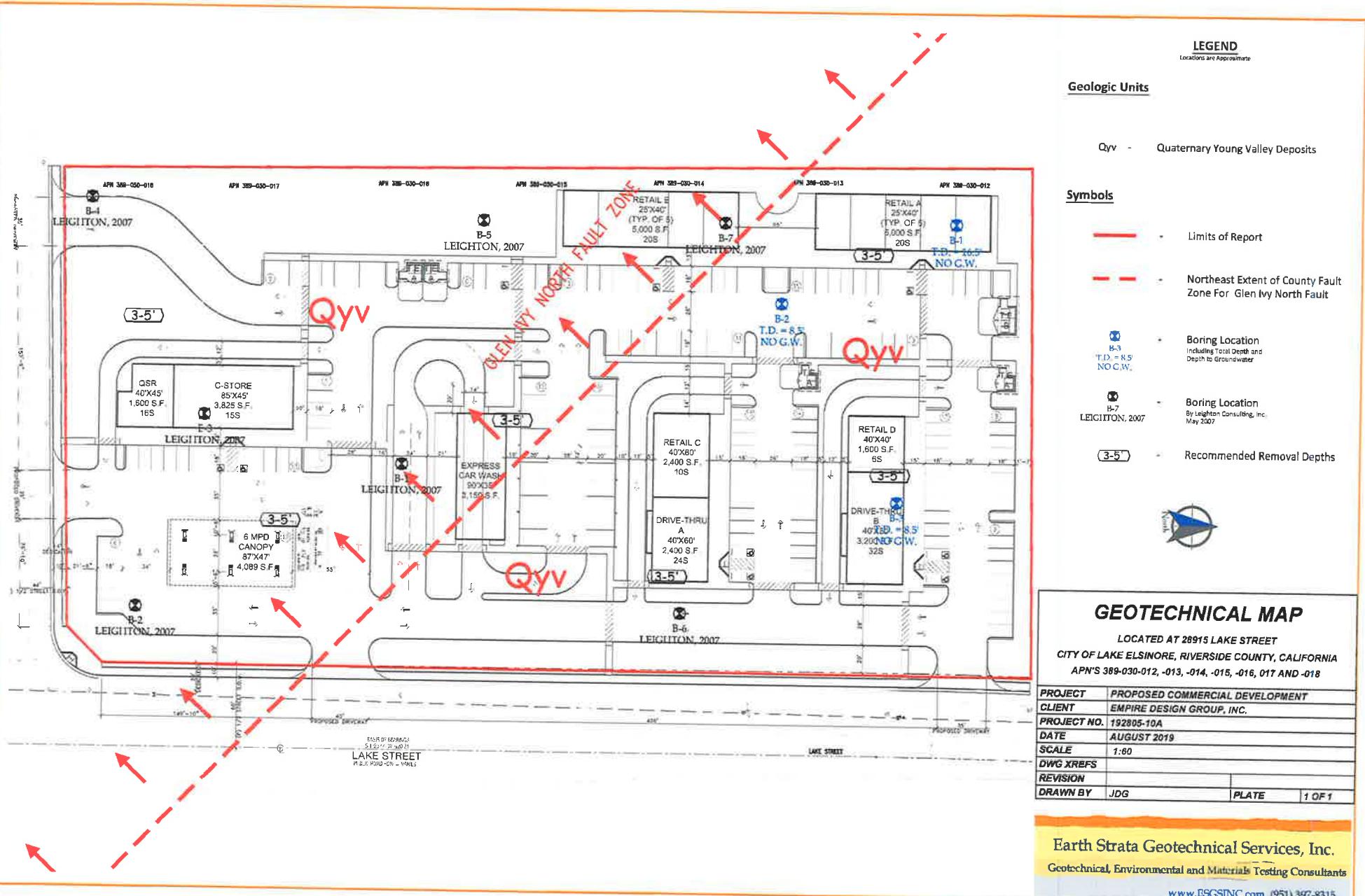
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## 4.6 GEOLOGY AND SOILS

However, the County Fault Zone establishes that the Glen Ivy Fault Zones does trend northwest to southeast at the bottom half of the subject sites.

An active fault is defined by the State of California as having surface displacement within the past 11,000 years or during the Holocene geologic time period. Based on review of regional geologic maps and applicable computer programs (USGS 2008 Interactive Deaggregation, Caltrans ARS online, and USGS Earthquake Hazard Programs), the Preliminary Geotechnical Investigation found that the Elsinore Fault, which is approximately 0.2 mile from the project site, is the closest known active fault anticipated to produce the highest ground accelerations, with an anticipated maximum modal magnitude of 7.7.

### **Liquefaction and Lateral Spreading**

Liquefaction occurs as a result of a substantial loss of shear strength or shearing resistance in loose, saturated, cohesionless earth materials subjected to earthquake induced ground shaking. Potential impacts from liquefaction include loss of bearing capacity, liquefaction related settlement, lateral movements, and surface manifestation such as sand boils. Seismically induced settlement occurs when loose sandy soils become denser when subjected to shaking during an earthquake. The three factors determining whether a site is likely to be subject to liquefaction include seismic shaking, type and consistency of earth materials, and groundwater level. The Preliminary Geotechnical Investigation found the potential liquefaction and lateral spreading to be low across the project site.

### **Landslides**

Topographic relief at the project site is relatively low with the terrain being generally sloping to flat. During the onsite survey associated with the Preliminary Geotechnical Investigation, landslide debris was not observed and no ancient landslides are known to exist on the project site. In addition, no landslides are known to exist, or have been mapped in the vicinity of the project site.

### **Earthquake Induced Flooding/Seiches/Tsunamis**

Seismically induced flooding is normally a consequence of a tsunami (seismic sea wave), a seiche (i.e., a wave-like oscillation of surface water in an enclosed basin that may be initiated by a strong earthquake) or failure of a major reservoir or retention system up gradient of the site. Since the project site is at an elevation of more than 1,400 feet above mean sea level and is located more than 30 miles inland from the nearest coastline of the Pacific Ocean, the potential for seismically induced flooding due to a tsunami is considered nonexistent. Since no enclosed bodies of water lie adjacent to or up gradient of the site, the likelihood for induced flooding due to a dam failure or a seiche overcoming the dam's freeboard is considered nonexistent.

### **Settlement**

Seismically induced settlement occurs when loose sandy soils become denser when subjected to shaking during an earthquake. Based on the settlement characteristics of the earth materials that underlie the project site, the Preliminary Geotechnical Investigation concluded that the maximum total settlement would be less than approximately  $\frac{1}{4}$  inch. It is anticipated that the majority of the settlement would occur during construction or shortly after the initial application of loading.

# Quake would be county's Katrina; Elsinore fault said more dangerous locally than San Andreas



BY DAVE DOWNEY - STAFF WRITER

AUG. 27, 2016 9:09 PM PT

A Category 4 hurricane may never pummel Riverside County. That's hardly reason to take comfort, however, because plenty of other hazards have potential to injure and kill droves of people and cause widespread property damage in this sprawling, rapidly growing region, said Mary Moreland, the county's emergency services director.

Earthquakes on the San Andreas, Elsinore and San Jacinto faults, wind-driven wildfires in the Cleveland and San Bernardino national forests, dam breaks at Diamond Valley Lake, Lake Perris and Lake Skinner, flooding from winter downpours and an accident at the San Onofre nuclear power plant all pose ominous threats, Moreland said in a recent interview.

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Disaster response officials fear a major quake most, she said, because not only would it exact widespread destruction on its own, it could unleash other threats such as forest fires and collapsing dams.

“An earthquake would be our Katrina,” Moreland said.

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Lucy Jones, lead Southern California scientist for the U.S. Geological Survey in Pasadena, said the extent of damage from the Big One that so many people fear will depend largely on where it strikes and when.

“If it happens during the middle of the night, we are going to be much better off than if it happens during the rush-hour or during the day when people are at work in their offices,” Jones said. “If it happens during a Santa Ana, we are going to be much, much worse off than we will be if it happens during a more benign weather condition. That’s the real nightmare.”

The Santa Ana scenario is scariest of all because a quake could spark fires and hurricane-force winds could fan flames into unstoppable firestorms, Jones said. Battling wind-driven blazes is tough under any circumstance, she said, let alone with roads knocked out and air tankers snapped in pieces like toy airplanes.

Santa Anas tend to occur in October, November and December, when ferocious winds roar out of the desert and accelerate through mountain passes and canyons toward the coast, creating gusty, hot and dry conditions.

### The Elsinore fault

While the region's focus is on what would happen if the mighty San Andreas fault were to slip, the smaller Elsinore fault poses a greater threat locally in Southwest Riverside County, Jones said.

"In Temecula, the 7 on the Elsinore will be much worse than the 8 on the San Andreas," she said.

That's because the San Andreas, which runs from San Francisco to the Salton Sea in eastern Riverside County, passes through the Inland Empire about 50 miles north of Temecula. But the Elsinore sits right under Lake Elsinore, Wildomar, Murrieta and Temecula.

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The Elsinore fault underlies Lake Elsinore's namesake body of water, runs generally parallel to Interstate 15 to the west through Wildomar and Murrieta, and crosses under the interstate just south of Winchester Road.

Riverside County's newly updated, 223-page local hazard mitigation plan, approved by the federal government in April, suggests that an earthquake approaching magnitude 7, with an epicenter in either Lake Elsinore, Murrieta or Temecula, would be the worst disaster to hit Southwest County. That size of quake could cause an estimated \$4 billion in damage and kill many people, according to the county plan.

The similar-sized (magnitude-6.7) Northridge disaster of 1994 caused a record \$46 billion in damage. It killed 57 people and injured more than 9,000. Injuries and damage were extensive because the quake was centered right under densely populated Los Angeles.

Lake Elsinore, in particular, is vulnerable because it is older than other Southwest County cities and, consequently, has more structures built before California ordered extensive measures to bolster buildings in the 1970s. City spokesman Mark Dennis said the community of 38,000 residents has about 50 unreinforced masonry buildings, most of them on Main Street, that are in danger of collapsing in a major shaker.

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Temecula, by contrast, has fewer than 10, said Tony Elmo, director of building and safety.

"Most of the city is very new. Even in Old Town, most of the structures are newer or

have been modified,” Elmo said.

The Lake Elsinore area is not helped by its location in a zone deemed to be at “extremely high” risk of earthquake shaking. Wildomar’s Inland Valley Medical Center is just inside that zone, according to the county plan.

That’s not to say the rest of Southwest County has nothing to worry about. The risk elsewhere is “very high.”

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## Cut off from supplies

At the same time, both area hospitals — Inland Valley and Murrieta’s Rancho Springs Medical Center — are built to the latest, most stringent earthquake standards, according to Teresa Fleege, marketing director for Southwest Healthcare Systems.

As well, area freeway bridges largely meet the latest standards, according to the California Department of Transportation.

By and large, bridges across the state are much safer than they were before the devastating 1994 Northridge quake flattened a section of Interstate 10 in downtown

Los Angeles and blew out an elevated ramp north of the city. Since then, Caltrans has reinforced 2,300 bridges at a cost of more than \$2 billion, said Terri Kasinga, a Caltrans spokeswoman in San Bernardino.

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Still, state officials acknowledge that reinforced highway overpasses may be no match for a giant quake.

While the Elsinore fault has more potential to kill and injure people and destroy property locally, the feared Big One on the San Andreas fault could knock out highways, railroads, natural gas lines and water lines that serve all of Southern California, Jones said. Southwest Riverside County — like the rest of the region — would be cut off from critical life-sustaining supplies for potentially many days, she said.

There's no question something approaching the scale of the quake that rattled San Francisco a century ago would wreak widespread havoc, said Marc Weidenmier, professor of economics at Claremont McKenna College in Los Angeles County, who has studied the historic 1906 event.

"If you get a super, major earthquake, there is really not a whole lot you can do," Weidenmier said. "It's like if a hurricane wants to throw 150-mph winds at you."

You're toast."

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## Fire, flood and nuclear accident

A quake is hardly the only thing that could burn Southwest County. Some of the most fire-prone territory in the region is in the chaparral-carpeted hills west of Temecula and Murrieta, and in the San Jacinto Mountains, the county plan notes. The mountain resort town of Idyllwild is wrapped in a dense stand of dead and dying tinder-dry pines.

Wildfires have caused billions of dollars in Southern California. One need only recall the firestorm of October 2003 that spawned the state's largest wildfire in history, the Cedar fire in San Diego County, to get the picture of the potential for damage. Flames roared across three-quarters of a million acres in five counties, killing 24 people, injuring 246 others and torching 3,631 homes.

Then there's the San Onofre nuclear generating station near San Clemente that is a long, circuitous drive by car, but just 15 miles away as the crow flies, said Murrieta fire Chief Phil Armentrout. Southwest County communities lie directly downwind from the plant.

"I've had people at (Southern California) Edison tell me it is impenetrable, and it may be," Armentrout said. But the plant is a potential target for terrorists and if it were to be breached, he said, it would take only a short time for toxic material to drift across Camp Pendleton and the Santa Rosa Plateau into Murrieta and Temecula.

Another ominous threat is the 800,000 acre-feet of water being held back by Diamond Valley Lake's 284-foot-high dam. The mammoth lake, by far Southern California's largest, is upstream of Menifee, Winchester and French Valley. It would take just five to 10 minutes for a wall of escaping water to reach those communities, the county plan estimates.

However, as the January 1993 flood indicated, a dam would not have to break to trigger a flood. More than 12 years ago, a persistent downpour caused \$12.6 million damage across the urbanized western part of the county, much of it in Old Town Temecula, which was under four feet of water.

The county plan estimates that 14 of the county's 39 airports, four of its 18 hospitals, 17 of its 109 police and fire stations, 92 of its 380 schools and 446 of its 1,306 highway bridges are within the path of potential floods.

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With several major truck routes traversing the county, among them Interstates 15 and 215, and Highways 60 and 91, there is also a constant threat of a hazardous material spill. Such an accident could not only take lives and injure people, it could tie up traffic for hours.

Contact staff writer Dave Downey at (951) 676-4315, Ext. 2616, or [ddowney@californian.com](mailto:ddowney@californian.com).

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From: Araceli Jimenez  
[abejaqueen3@gmail.com](mailto:abejaqueen3@gmail.com)

To: Ms. Damaris Abraham  
[dabraham@lake-elsinore.com](mailto:dabraham@lake-elsinore.com)

Date: August 16, 2021

RE: Lake and Mountain Commercial Center Project  
Draft Environmental Impact Report  
Public Services comments

Public Services section includes:

DEIR 4.12.6 Public Services Cumulative Impacts

"Governor Brown Declares State of Emergency in Orange and Riverside Counties due to Holy Fire", a Proclamation off of CA.gov dated August 9, 2018.

CBS article dated April 6th, 2020, "Between Coronavirus And a Potential Mudslide: Holy Fire Burn Area Residents Grapple With Opposing Orders"

Desert Sun article dated August 9th, 2021, Riverside County's COVID cases surge 60.7%; California cases up 31.5 %

Given the previous comments, concerns on the subject of wildfires, faults, hazards, traffic, etc, the cumulative impacts are reduced to:

"Therefore, the project would not result in a cumulative-considerable impact associated with public services."

Wow!

But there is more:

"As a result, both the project and cumulative projects would be required to pay DIF fees to offset potential future demands for fire and police services...."

I attached CA.gov dated August 9th, 2018 "Governor Brown Declares State of Emergency...." and one of the proclamations states:

"Whereas the circumstances of this fire, by reason of its magnitude, are or are likely to be beyond the control of the services, personnel, equipment, and facilities of any single local government and require the combined forces of a mutual aid region or regions to combat...."

My question is:

Can we avoid a foreseeable catastrophe by not implementing the proposed Lake and Mountain Commercial Center project that includes a gas station?

Then we have the issue of the pandemic. Attached is a CBS article dated April 6th, 2020, Between Coronavirus And A Potential Mudslide: Holy Fire Burn Area Residents Grapple with Opposing Order", which shows the gripping reality of today. Not to mention a Riverside County surge of COVID cases per the attached Desert Sun article dated August 9th, 2021....

### 4.12.6 Cumulative Impacts

The geographic context for cumulative public is the City of Lake Elsinore, which is the service area relative to the City's contracts for services with the Riverside County Fire and Sheriff's Departments and the area currently served by existing fire and police facilities within the City.

As described above, the project would comply with the applicable fire and public safety related regulations and provide on-site measures, such as security and fire resistant building materials to reduce demands related to fire and police services. Additionally, the project would be served by existing law enforcement and fire facilities. However, increased development within the City, could eventually require additional service facilities, such as a sheriff's substation. As a result, both the project and cumulative projects would be required to pay DIF fees to offset potential future demands for fire and police services. Further, cumulative project resulting in impacts to other public services (i.e. parks, schools, and libraries) would be required to pay DIF to offset the increased demands on services. Therefore, the project would not result in a cumulative-considerable impact associated with public services.

This is historical material “frozen in time”. The website is no longer updated and links to external websites and some internal pages may not work.



Office of Governor  
Edmund G. Brown Jr.

# Governor Brown Declares State of Emergency in Orange and Riverside Counties Due to Holy Fire

Published: Aug 09, 2018

SACRAMENTO – Governor Edmund G. Brown Jr. today issued an emergency proclamation for Orange and Riverside counties due to the effects of the Holy Fire, which has threatened critical infrastructure, thousands of homes and other structures and has caused the evacuation of residents.

The full text of today's proclamation is below:

## **PROCLAMATION OF A STATE OF EMERGENCY**

**WHEREAS** on August 6, 2018, the Holy Fire began burning in Orange County, on August 7, 2018 quickly spread into Riverside County, and continues to burn; and

**WHEREAS** this fire threatens thousands of homes and other structures, necessitating the evacuation of residents; and

**WHEREAS** the fire has forced the closure of roadways and continues to threaten critical infrastructure; and

**WHEREAS** high temperatures, low humidity, and erratic winds have further increased the spread of this fire; and

**WHEREAS** the Federal Emergency Management Agency has granted a Fire Management Assistant Grant to assist with the mitigation, management, and control of the Holy Fire in Riverside County; and

**WHEREAS** the circumstances of this fire, by reason of its magnitude, are or are likely to be beyond the control of the services, personnel, equipment, and facilities of any single local government and require the combined forces of a mutual aid region or regions to combat; and

**WHEREAS** under the provisions of Government Code section 8558(b), I find that conditions of extreme peril to the safety of persons and property exists in Orange and Riverside Counties due to this fire; and

**WHEREAS** under the provisions of Government Code section 8571, I find that strict compliance with the various statutes and regulations specified in this order would prevent, hinder, or delay the mitigation of the effects of the Holy Fire.

**NOW, THEREFORE, I, EDMUND G. BROWN JR.,** Governor of the State of California, in accordance with the authority vested in me by the State Constitution and statutes, including the California Emergency Services Act, and in particular, Government Code section 8625, **HEREBY PROCLAIM A STATE OF EMERGENCY** to exist in Orange and Riverside Counties due to the Holy Fire.

### **IT IS HEREBY ORDERED THAT:**

1. All agencies of the state government utilize and employ state personnel, equipment, and facilities for the performance of any and all activities consistent with the direction of the Office of Emergency Services and the State Emergency Plan. Also, all citizens are to heed

the advice of emergency officials with regard to this emergency in order to protect their safety.

2. The Office of Emergency Services shall provide local government assistance to Orange and Riverside Counties, if appropriate, under the authority of the California Disaster Assistance Act, Government Code section 8680 et seq., and California Code of Regulations, Title 19, section 2900 et seq.
3. As necessary to assist local governments and for the protection of public health and the environment, state agencies shall enter into contracts to arrange for the procurement of materials, goods, and services necessary to quickly assist with the response to and recovery from the impacts of the Holy Fire. Applicable provisions of the Government Code and the Public Contract Code, including but not limited to travel, advertising, and competitive bidding requirements are suspended to the extent necessary to address the effects of the Holy Fire.
4. The provisions of Unemployment Insurance Code section 1253 imposing a one-week waiting period for unemployment insurance applicants are suspended as to all applicants who are unemployed as a direct result of the Holy Fire, who applied for unemployment insurance benefits during the time period beginning August 6, 2018, and ending on the close of business on February 6, 2019, and who are otherwise eligible for unemployment insurance benefits.
5. Vehicle Code sections 9265(a), 9867, 14901, 14902, and 15255.2, requiring the imposition of fees, are suspended with regard to any request for replacement of a driver's identification card, vehicle registration certificate, or certificate of title, by any individual who lost such records as a result of the Holy Fire. Such records shall be replaced without charge.
6. The provisions of Vehicle Code sections 4602 and 5902, requiring the timely registration or transfer of title are suspended with regard to any registration or transfer of title by any resident of Orange and Riverside Counties who is unable to comply with those requirements as a result of the Holy Fire. The time covered by this suspension shall not be included in calculating any late penalty pursuant to Vehicle Code section 9554.
7. Health and Safety Code sections 103525.5 and 103625, and Penal Code section 14251, requiring the imposition of fees are hereby suspended with regard to any request for copies of certificates of birth, death, marriage, and dissolution of marriage records, by any individual who lost such records as a result of the Holy Fire. Such copies shall be provided without charge.

**I FURTHER DIRECT** that as soon as hereafter possible, this proclamation be filed in the Office of the Secretary of State and that widespread publicity and notice be given of this proclamation.

**IN WITNESS WHEREOF** I have hereunto set my hand and caused the Great Seal of the State of California to be affixed this 9th day of August 2018.

---

EDMUND G. BROWN JR.

Governor of California

ATTEST:

---

ALEX PADILLA

Secretary of State

###

## Latest News

[Governor Brown Announces Appointments](#)

EXECUTIVE ORDER B-62-18

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# Between Coronavirus And A Potential Mudslide: Holy Fire Burn Area Residents Grapple With Opposing Orders

April 6, 2020 at 12:24 pm

**Filed Under:** [Evacuation Warning](#), [Holy Fire Burn Area](#), [Lake Elsinore](#), [Lake Elsinore News](#), [Storm Watch](#)



**CBSN LOS ANGELES**  
WATCH LIVE CBSN Live

**LAKE ELSINORE (CBSLA)** — Residents in the Holy Fire burn area are facing a dilemma — they are under a state order to stay home because of the coronavirus outbreak, but also in the path of a slow-moving winter storm that could lead to mudflows and force them to evacuate.

An evacuation warning was issued Sunday for homes in Indian Canyon, which burned during the 2018 Holy Fire. Lake Elsinore has since experienced major mudflows during subsequent rain storms.

**READ MORE:** [Dodgers Activate Right-Handed Pitcher Corey Knebel, Joe Kelly Placed On Injured List](#)

Alert RivCo: Evacuation Warning issued for residents of Indian Canyon (Holy Fire burn scar Glen Eden and Grace A zones) due to potential for heavy rain tonight. Call 211 for shelter info.  
[pic.twitter.com/JAV4XiLAUA](https://pic.twitter.com/JAV4XiLAUA)

— RivCoReady (@RivCoReady) April 5, 2020

Like all Californians, residents in Lake Elsinore and Corona are doing their best to stay at home in compliance with CDC social distancing guidelines to help slow the spread of coronavirus. But what takes precedence when heavy rain and potential mudslides could threaten the very homes they are sheltering in?

**READ MORE:** [Long Beach Unified Requiring Teachers, Staff To Get COVID Vaccine Or Undergo Regular Testing](#)

“It’s confusing times, scary for sure,” Jill Russek said. “What do we do? Do we stay in place and do we shelter down? Or do we put ourselves out there with our family members and expose people?”

The storm has not yet produced rainfall heavy enough to cause mudflows in the area. But it is forecast to bring rainfall to the region through Thursday.

“It’s already hard coming to work with while this thing is

going on, and now we got this on top of it," Ricardo Soto said.

Mud and debris flows did not materialize during recent rain storms, but officials do not want residents to be complacent this week. The county says they will not open a shelter for health reasons, but if families in flood-prone areas need to leave their homes, they will work with them.

**MORE NEWS: LA County Supervisors Debate Whether Vaccine Should Be Required For Indoor Entry**

Authorities say residents should call 211 for shelter information.

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## Riverside County's COVID cases surge 60.7%; California cases up 31.5%

**Mike Stucka** USA TODAY NETWORK

Published 7:45 a.m. PT Aug. 9, 2021 | Updated 7:49 a.m. PT Aug. 9, 2021

New coronavirus cases leaped in California in the week ending Sunday, rising 31.5% as 80,154 cases were reported. The previous week had 60,953 new cases of the virus that causes COVID-19.

California ranked 21st among the states where coronavirus was spreading the fastest on a per-person basis, a USA TODAY Network analysis of Johns Hopkins University data shows. In the latest week coronavirus cases in the United States increased 35.9% from the week before, with 760,368 cases reported. With 11.87% of the country's population, California had 10.54% of the country's cases in the last week. Across the country, 48 states had more cases in the latest week than they did in the week before.

Riverside County reported 5,385 cases and five deaths in the latest week. A week earlier, it had reported 3,351 cases and five deaths. Throughout the pandemic, it has reported 313,931 cases and 4,667 deaths.

Within California, the worst weekly outbreaks on a per-person basis were in Del Norte, Lake and Nevada counties. Adding the most new cases overall were Los Angeles County, with 23,018 cases; San Diego County, with 7,981 cases; and Riverside County, with 5,385. Weekly new case counts rose in 55 of the state's 58 counties from the previous week. The worst increases from the prior week's pace were in Los Angeles, Riverside and Orange counties.

### **>> See how your community has fared with recent coronavirus cases**

California ranks 10th among states in share of people receiving at least one shot, with 66% of its residents at least partially vaccinated. The national rate is 58.7%, a USA TODAY analysis of CDC data shows. The Pfizer and Moderna vaccines, which are the most used in the United States, require two doses administered a few weeks apart.

In the week ending Sunday, California reported administering another 616,513 vaccine doses, including 385,699 first doses. In the previous week, the state administered 612,776 vaccine

doses, including 374,461 first doses. In all, California reported it has administered 45,890,960 total doses.

Across California, cases fell in three counties — Contra Costa, Alameda and Modoc.

In California, 355 people were reported dead of COVID-19 in the week ending Sunday. In the week before that, 194 people were reported dead.

A total of 4,047,097 people in California have tested positive for the coronavirus since the pandemic began, and 64,784 people have died from the disease, Johns Hopkins University data shows. In the United States, 35,763,785 people have tested positive and 616,829 people have died.

## **>> Track coronavirus cases across the United States**

USA TODAY analyzed federal hospital data as of Saturday, Aug. 7.

Likely COVID patients admitted in California:

Last week: 8,176

The week before that: 6,693

Four weeks ago: 3,499

Likely COVID patients admitted in the nation:

Last week: 100,884

The week before that: 81,226

Four weeks ago: 44,472

*The USA TODAY Network is publishing localized versions of this story on its news sites across the country, generated with data from Johns Hopkins University and the Centers for Disease Control. If you have questions about the data or the story, contact Mike Stucka at [mstucka@gannett.com](mailto:mstucka@gannett.com).*

From: Araceli Jimenez

[abejaqueen3@gmail.com](mailto:abejaqueen3@gmail.com)

To: Ms. Damaris Abraham

[dabraham@lake-elsinore.com](mailto:dabraham@lake-elsinore.com)

Date: August 16, 2021

RE: Lake and Mountain Commercial Center Project  
Draft Environmental Impact Report  
'Air Quality comments

Air Quality section includes:

Urban Crossroads AQ report, page 47

Urban Crossroads AQ report, page 35

Urban Crossroads AQ report, page 44

Urban Crossroads AQ Cover Page

Regarding the AQ report findings and conclusions on page 47, it did not address the nuisance that comes as a result of being around drive-thru fast foods locations. The smell of burned, fried foods.... This was not addressed in the AQ report page 44 under 3.11 Odors. It does say:

"Potential odor sources associated with the proposed Project may result from construction exhaust...." Operational odors are reduced to: "... the temporary storage of typical solid waste (refuse) associated with the proposed Project's (long term operational) uses..."

Really?! Bad idea to even consider implementing this proposed project in the middle of all the homes!! With all the winds kicking in here on the daily, the stench will greet everyone's noses.

But there's more:

AQ report page 35 under Emissions Considered, it shows that they completely disregarded addressing "off-site mobile emissions from the Project...." they just simply said they did not have too!! There goes the air quality again.... By the way, the AQ report cover page clearly identifies the following date:

October 24, 2019.

It does not reflect current Air Quality realities of 2021.

## 4 FINDINGS & CONCLUSIONS

### CONSTRUCTION-SOURCE EMISSIONS

#### *REGIONAL IMPACTS*

For regional emissions, the Project would not exceed the numerical thresholds of significance established by the SCAQMD for any criteria pollutant. Therefore, a less than significant impact would occur and no mitigation measures are required.

#### *LOCALIZED IMPACTS*

Project construction-source emissions would not exceed the SCAQMD's localized significance thresholds for any criteria pollutant. Therefore, a less than significant impact would occur.

#### *ODORS*

Established requirements addressing construction equipment operations, and construction material use, storage, and disposal requirements act to minimize odor impacts that may result from construction activities. Moreover, construction-source odor emissions would be temporary, short-term, and intermittent in nature and would not result in persistent impacts that would affect substantial numbers of people. Potential construction-source odor impacts are therefore considered less-than-significant.

### OPERATIONAL-SOURCE EMISSIONS

#### *REGIONAL IMPACTS*

For regional emissions, the Project would not exceed the numerical thresholds of significance established by the SCAQMD. Thus, a less than significant impact would occur for Project-related operational-source emissions and no mitigation measures are required.

#### *LOCALIZED IMPACTS*

Project operational-source emissions would not result in or cause a significant localized air quality impact as discussed in the operational LSTs section of this report. The proposed Project would not result in a significant CO "hotspot" as a result of Project related traffic during ongoing operations.

#### *ODORS*

Substantial odor-generating sources include land uses such as agricultural activities, feedlots, wastewater treatment facilities, landfills or various heavy industrial uses. The Project does not propose any such uses or activities that would result in potentially significant operational-source odor impacts. Potential sources of operational odors generated by the Project would include disposal of miscellaneous refuse. Moreover, SCAQMD Rule 402 acts to prevent occurrences of odor nuisances (38). Consistent with City requirements, all Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with solid waste

emissions result in an exceedance of one or more of these standards. If ambient levels already exceed a state or federal standard, then project emissions are considered significant if they increase ambient concentrations by a measurable amount. This would apply to PM<sub>10</sub> and PM<sub>2.5</sub>; both of which are non-attainment pollutants.

The SCAQMD established LSTs in response to the SCAQMD Governing Board's Environmental Justice Initiative I-4. LSTs represent the maximum emissions from a project that will not cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standard at the nearest residence or sensitive receptor. The SCAQMD states that lead agencies can use the LSTs as another indicator of significance in its air quality impact analyses.

LSTs were developed in response to environmental justice and health concerns raised by the public regarding exposure of individuals to criteria pollutants in local communities. To address the issue of localized significance, the SCAQMD adopted LSTs that show whether a project would cause or contribute to localized air quality impacts and thereby cause or contribute to potential localized adverse health effects. The analysis makes use of methodology included in the SCAQMD *Final Localized Significance Threshold Methodology (LST Methodology)* (27).

#### **EMISSIONS CONSIDERED**

SCAQMD's Methodology clearly states that "off-site mobile emissions from the Project should not be included in the emissions compared to LSTs (30)." Therefore, for purposes of the construction LST analysis, only emissions included in the CalEEMod "on-site" emissions outputs were considered.

#### **APPLICABILITY OF LSTs FOR THE PROJECT**

For this Project, the appropriate Source Receptor Area (SRA) for the LST is the Lake Elsinore monitoring station (SRA 25). LSTs apply to carbon monoxide (CO), nitrogen dioxide (NO<sub>2</sub>), particulate matter  $\leq$  10 microns (PM<sub>10</sub>), and particulate matter  $\leq$  2.5 microns (PM<sub>2.5</sub>). The SCAQMD produced look-up tables for projects less than or equal to 5 acres in size.

In order to determine the appropriate methodology for determining localized impacts that could occur as a result of Project-related construction, the following process is undertaken:

- The CalEEMod model is utilized to determine the maximum daily on-site emissions that will occur during construction activity.
- The SCAQMD's Fact Sheet for Applying CalEEMod to Localized Significance Thresholds (21) is used to determine the maximum site acreage that is actively disturbed based on the construction equipment fleet and equipment hours as estimated in CalEEMod.
- If the total acreage disturbed is less than or equal to five acres per day, then the SCAQMD's screening look-up tables are utilized to determine if a Project has the potential to result in a significant impact (the SCAQMD recommends that Projects exceeding the screening look-up tables undergo dispersion modeling to determine actual impacts). The look-up tables establish a maximum daily emissions threshold in pounds per day that can be compared to CalEEMod outputs.

### 3.10.1 TAC-RELATED HEALTH RISKS

Emissions resulting from the gasoline service station have the potential to result in toxic air contaminants (TACs) (e.g., benzene, hexane, MTBE, toluene, xylene) and have the potential to contribute to health risk in the project vicinity. It should be noted that standard regulatory controls would apply to the project in addition to any permits required that demonstrate appropriate operational controls. It is unknown at the time the annual amount of gasoline that will be required for the proposed gas station. As a conservative measure, it is assumed that the gasoline station would have an annual throughout of approximately 2,000,000 gallons. For purposes of this evaluation, cancer risk estimates can be made consistent with the methodology presented in SCAQMD's *Risk Assessment Procedures for Rules 1401, 1401.1 & 212* which provides screening-level risk estimates for gasoline dispensing operations. The Project site is located within Source Receptor Area (SRA) 25 and the gasoline station canopy is located approximately 190 feet/58 meters of a residential land use. Based on this screening procedure it is anticipated that no residential sensitive receptors in the project vicinity will be exposed to a cancer risk of greater than 1.82 in one million which is less than the applicable threshold of 10 in one million. It should be noted that this screening-level risk estimate is very conservative (i.e. it would overstate rather than understate potential impacts). Upon entitlement the Project will be required to obtain requisite permits from the SCAQMD which will ultimately dictate the maximum annual throughput allowed.

### 3.11 ODORS

The potential for the Project to generate objectionable odors has also been considered. Land uses generally associated with odor complaints include:

- Agricultural uses (livestock and farming)
- Wastewater treatment plants
- Food processing plants
- Chemical plants
- Composting operations
- Refineries
- Landfills
- Dairies
- Fiberglass molding facilities

The Project does not contain land uses typically associated with emitting objectionable odors. Potential odor sources associated with the proposed Project may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities and the temporary storage of typical solid waste (refuse) associated with the proposed Project's (long-term operational) uses. Standard construction requirements would minimize odor impacts from construction. The construction odor emissions would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction and is thus considered less than significant. It is expected that Project-generated



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**Lake and Mountain  
Shopping Center**  
**AIR QUALITY IMPACT ANALYSIS**  
**CITY OF LAKE ELSINORE**

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OCTOBER 24, 2019

From: Araceli Jimenez  
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To: Ms. Damaris Abraham  
[dabraham@lake-elsinore.com](mailto:dabraham@lake-elsinore.com)

Date: August 16, 2021

RE: Lake and Mountain Commercial Center Project  
Draft Environmental Impact Report  
Noise comments

Noise section includes:

Urban Crossroads Noise Study Page 29

Page 29 shows a Table 5-1: 24-Hour ambient noise level measurements was to allude to the fact that the proposed project includes 24 hour operation. In no way, was this clear. I understand if it was Vegas, but when the proposed project site is surrounded by only HOMES, it is insulting, especially when the study does not include scenarios such as holidays, festivities, etc....

TABLE 5-1: 24-HOUR AMBIENT NOISE LEVEL MEASUREMENTS

Location <sup>1</sup>	Distance to Project Boundary (Feet)	Description	Energy Average Noise Level (dBA L <sub>eq</sub> ) <sup>2</sup>		Median Noise Level (dBA L <sub>50</sub> ) <sup>2</sup>		CNEL
			Daytime	Nighttime	Daytime	Nighttime	
L1	185'	Located in a vacant lot north of single-family home at 28885 Raveta Lane approximately 500 feet east of Stonebridge Terrace.	46.3	46.5	42.4	42.9	53.1
L2	10'	Located north of Project site southeast of 28891 Lake Street adjacent to dirt road.	58.0	55.5	52.4	49.3	62.6
L3	350'	Located across the street from single family home at 3764 Ash Street.	57.1	53.9	47.6	45.3	61.1
L4	65'	Located along Mountain Street north of single-family home at 14851 Noblewood Circle	64.6	61.1	57.2	50.3	68.5
L5	70'	Located on Mountain Street north of single-family home at 14859 Noblewood Circle.	65.3	63.5	52.7	46.4	70.4

<sup>1</sup> See Exhibit 5-A for the noise level measurement locations.<sup>2</sup> The long-term 24-hour measurement printouts are included in Appendix 5.2.

"Daytime" = 7:00 a.m. to 10:00 p.m.; "Nighttime" = 10:00 p.m. to 7:00 a.m.

From: Araceli Jimenez  
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To: Ms. Damaris Abraham  
[dabraham@lake-elsinore.com](mailto:dabraham@lake-elsinore.com)

Date: August 16, 2021

RE: Lake and Mountain Commercial Center Project  
Draft Environmental Impact Report  
Land Use/Population comments

Land Use/Population section includes:

ASTM E1527-13  
OWNER/LANDLORD/OCCUPANT INTERVIEW QUESTIONS (2 pp)

Phase I Environmental Site Assessment by Empire Design Group,  
4.2, page 11

Press Enterprise article dated September 10, 2020, "Man rescued from  
100-foot-deep well in Lake Elsinore"

DEIR Land Use Planning  
Impact 4.10-1

DEIR Other Required CEQA Sections:  
Population and Housing 5.3.3

Please note the attached ASTM interview questions:

Question # 1 asks:

What is/are the Current Use(s) of the Property, to the best of your knowledge?

Answer:

"RESIDENTIAL/VACANT

Phase I Environmental Site Assessment, 4.2 page 11

3rd paragraph states:

"... RENTER had not been made aware of our site reconnaissance; we were not given access to the residence due to presence of large watch dog that was considered a threat by the tenant...."

Question # 3 asks:

Are there now or were there ever present aboveground storage tanks underground storage tanks or vent pipes, fill pipes or accessways indicating underground storage tanks?

ANSWER:

"NO"

My question: How can we forget the man that fell into the 100-feet-deep well on the proposed project site? Attached Press Enterprise Article dated September 10, 2020, Man rescued from 100-foot-well in Lake Elsinore".

Regarding, DEIR Impact 4.10-1

Would the project divide an established community?

It states:

"Under existing conditions, the project site is currently vacant...."

This is not accurate. The proposed project site includes a mobile home and a smaller home. Families have been living there for DECADES.

I know I live next door....

DEIR Impact 4.10-1 continues with the following statement:

"... Accordingly, the proposed project would have no potential to physically divide an established community, and no impact would occur."

As far as I know, the families occupying/living at the proposed project site, are happy to live there..... Do they know they live on Commercially Zoned property?

DEIR 5.3.3 Population and Housing again reads:

**" THE PROPOSED PROJECT WOULD NOT RESULT IN THE DISPLACEMENT OF PEOPLE OR HOUSING, SINCE THE PROPOSED PROJECT IS VACANT AND ZONED GENERAL COMMERCIAL DEVELOPMENT ".**

I live next door. The property continues to be occupied and the families continue to be happy living there.....

**APPENDIX E**  
**ASTM QUESTIONNAIRES**



**ASTM E1527-13**  
**OWNER/LANDLORD/OCCUPANT INTERVIEW QUESTIONS**

**Project Number / Name:** 0719002 / Empire Design Group  
**Assessor Parcel Number (APN):** 389-030-012 through 389-030-018  
**Project Address:** NWC Mountain St. and Lake St.  
Lake Elsinore, Riverside County California

1. What is/are the Current Use(s) of the Property, to the best of your knowledge?

*RESIDENTIAL / Vacant*

2. What was/were the Past Use(s) of the Property, to the best of your knowledge?

*RESIDENTIAL / Vacant*

3. Are there now or were there ever present any aboveground storage tanks, underground storage tanks or vent pipes, fill pipes or accessways indicating underground storage tanks?

*X/0*

4. Are there any areas of the site with strong, pungent, or noxious odors?

*X/0*

5. Are there any areas of standing surface water, including Pools or sumps?

*X/0*

6. Are there any Hazardous Substances and/or Petroleum Product Containers currently stored on site?

*X/0*

7. Are there any unlabelled Drums or any Unidentified Substance Containers stored on the property?

*X/0*

8. Is there any Electrical or hydraulic equipment known to contain PCBs or likely to contain PCBs?

NO

9. Do you know of any spills or other chemical releases that have taken place at the property?

NO

10. Do you know of any environmental cleanups that have taken place at the property?

NO

11. Are you aware of any deed restrictions or other activity or land use restrictions that have been placed on the property as a result of an environmental issue?

NO

12. Are you aware of any environmental liens, unresolved notices of violation, or litigation related to a contamination issue at the property?

NO

13. Are you aware of any previous assessments conducted at the subject property?

NO

Preparer:

Name:

Address:

Signature:

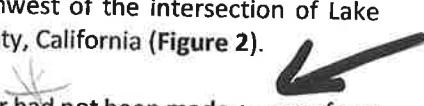
Date:

Greg HANN - ARCHITECT  
P.O. Box 944  
Murrieta CA 92564  
9/3/2019

or improper waste storage/handling. Detailed information pertaining to our site reconnaissance is provided in the following text.

#### 4.2 Subject Site

On September 4, 2019 EEI personnel conducted a site reconnaissance to visually observe the subject property and adjoining properties for conditions indicating a potential environmental concern. Environmental concerns would include any evidence of contamination, distressed vegetation, petroleum-hydrocarbon staining, waste drums, illegal dumping, or improper waste storage and/or handling. Visual conditions present during the site reconnaissance are documented in the Photographic Log (**Appendix F**), and summarized in **Table 2**.

The subject property consists of approximately 6-acres located northwest of the intersection of Lake Street and Mountain Street, in the City of Lake Elsinore, Riverside County, California (**Figure 2**). 

EEI staff was unescorted on the property. The single-family home renter had not been made aware of our site reconnaissance; we were not given access to the residence due to the presence of a large watchdog that was considered a threat by the tenant. We were given access to the balance of the property.

Staff entered the northern parcel boundary dirt road and observed the northern two parcels present north of the residence. A chain link fence bounds the overall site on the north. The parcel is open to the west. The site slopes up from Lake Street some 20 feet. The northernmost parcel is vacant and undeveloped, and grass covered. The parcel immediately north of the residence is fenced with chain link at the residence, and contains another smaller chain link fenced area on its western end. The parcel is undeveloped except for several power poles which run East-West towards the western property line.

TA-Group staff accessed the residential parcel through the dirt driveway, also from Lake Street. The main residence, which sits on a concrete foundation, appears to be a mobile home. It was not accessible. Chain link fence is present around both residences. TA-Group DD observed two open sheds/garages immediately north of the main residence; the contents of both appear to be trash and old household items. Gallon paint cans are present. The floors are dirt. No spills or odors were present.

We observed the smaller, vacant home immediately east of the main residence. The building is wood framed, with concrete or lath/plaster walls, wooden floors, and a concrete perimeter foundation. Floor covers are rolled vinyl and vinyl tiles. The home has an access point for a below grade "root cellar" type storage area which we did not access due to safety considerations. No contents were noted when we attempted to lift the entry cover. A plastic shed is located between the residences. The floor is covered with at least a foot of undetermined organic materials; the shed may have been used for livestock at some point.

Trash and debris are scattered in the area north of the residence from the sheds to the east along the chain link fence. No petroleum products were noted in the trash. Several trucks and cars are parked along the fence.

We accessed the balance of the site to the south on foot, proceeding clockwise around the property, walking transects as needed to thoroughly survey the site. South of the entrance drive there are two apparent abandoned wells with pressure tanks. Further south is evidence of a former home with remnant foundation and chimney. The slope rises from the driveway up to the former residence, which is 10-15

## Man rescued from 100-foot-deep well in Lake Elsinore



Cal Fire/Riverside County firefighters set up a rescue of a man who fell down a 100-foot well in Lake Elsinore on Sept. 10, 2020. The man injured his arms and legs, Cal Fire said. (Courtesy of Cal Fire/Riverside County Fire Department)

By **BRIAN ROKOS** | [brokos@scng.com](mailto:brokos@scng.com) | The Press-Enterprise

PUBLISHED: September 10, 2020 at 9:54 p.m. | UPDATED: September 10, 2020 at 9:54 p.m.

A man was hoisted out of a 100-foot-deep well in Lake Elsinore on Thursday, Sept. 10, a day after his family said he went missing, Cal Fire/Riverside County Fire Department said.

Firefighters responded to the area of Lake and Mountain streets just after 12 p.m. A woman who went looking for her brother had pinged his phone and then was able to call him, Cal Fire Capt. Fernando Herrera said.

Family members tried to rescue the man, and when they were unable to, they called 911, Herrera said.

The rescue, involving Cal Fire's urban search and rescue team, took about two hours. The man suffered injuries to his arms and legs.

It was unclear how the man ended up in the well.

**CAL FIRE/Riverside County Fire Depart...**  Sep 10, 2020   
Confined Space Rescue in Lake Elsinore RPT @ 12:02 PM. -  
Mountain St X Lake St - Adult male fell into a well btw 100  
feet deep. Lake St closed between Alberhill Ranch and  
Mountain Ave. 5 ENG, 2 TRKS, 2 CHIEF OFFICERS, AMR, RSO,  
USAR #MountainIncident @CtyLakeElsinore #RivCoNow

### 4.10.5 Impact Analysis

#### **Impact 4.10-1: Would the project physically divide an established community?**



Under existing conditions, the project site is currently vacant and undeveloped with the exception of a single-family residential building located on the northern portion of the project site. The undeveloped areas of the project site (making up a majority of the site) consists of sloping terrain that is covered by grasses, weeds, brush, several non-native ornamental trees, and a dirt road utilized to access the residential building. Future development as proposed by the project would not result in the physical division of any of the existing nearby residential neighborhoods surrounding the project site. Implementation of the project would include development of infrastructure to facilitate access to and through the proposed project site. Accordingly, the proposed project would have no potential to physically divide an established community, and no impact would occur.

**Mitigation Measure:** None required

**Significance after Mitigation:** No impact

#### **Impact 4.10-2: Would the project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the General Plan, Specific Plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?**

The proposed Project has the potential to conflict with the City of Lake Elsinore General Plan, City of Lake Elsinore Zoning Ordinance, and the SCAG 2016-2040 RTP/SCS. Each is discussed below. Project consistency with the SCAQMD AQMP was addressed under EIR Section 4.2, Air Quality, under the discussion and analysis of Impact 4.2-1, and is not discussed below.

#### **Lake Elsinore General Plan**

##### ***Community Form-Land Use Element***

The Land Use Element designates the general distribution, general location, and extent of land uses, such as housing, business, industry, open space, agriculture, natural resources, recreation, and public/quasi-public uses. The General Plan Land Use Map (General Plan Figure 2.1A) designates the project site as General Commercial. The project proposes development of approximately 32,695 square feet (SF) of commercial retail development, which includes a 3,400 SF convenience store with an attached 1,525 SF Quick-Serve Restaurant (QSR), a 4,089 SF gas fueling canopy, a 3,150 SF express car wash, two (2) 4,850 SF retail buildings, a 3,320 SF drive-through restaurant with an attached 1,600 SF retail building, and a 2,520 SF drive-through restaurant with an attached 2,400 SF retail building. The proposed project includes a Conditional Use Permit (CUP No. 2019-19) and a Commercial Design Review (CDR No. 2019-27) to allow for the uses within the project site. Environmental impacts associated with CUP No. 2019-19 and CDR No. 2019-27 have been evaluated under the relevant issue areas throughout this EIR. Under each of these topics, the project's impacts are determined to be less than significant, or mitigation measures have been imposed to reduce impacts to the maximum feasible extent. There are no components of CUP No. 2019-19 and CDR No. 2019-27 that have not already been addressed and accounted for throughout this EIR.

Thus, there are no adverse environmental effects associated with such changes that have not already been evaluated and addressed throughout this EIR. The project would be consistent with all of the policies contained

## 5 Other Required CEQA Sections

public comment period for the IS/NOP as August 28, 2020 through September 28, 2020. The assigned State Clearinghouse reference for the Project is SCH No. 2020080538. The IS, NOP, and NOP responses are presented as Appendix A of this EIR.

The following discussion is a summary of environmental impacts that were determined in the IS/NOP and public review processes to present no potentially significant impacts. Specific issues considered to present no potentially significant impacts were not extensively discussed within the body of this EIR. Please also refer to related discussions and analyses included within the IS, EIR Appendix A.

### 5.3.1 Agriculture and Forestry Resources

According to the California Department of Conservation (CDOC), the project site is not designated Prime Farmland, Unique Farmland or Farmland of Statewide Importance. In addition, the project site is not under a Williamson Contract. According to the City's General Plan the project site is not designated for timberland or timberland production. The development of the proposed project would not result in the loss of forest land or the conversion of forest land to non-forest use. Furthermore, the project site land use and zoning has been designated as C-2 (General Commercial) which allows for the development of commercial centers. Land adjacent to the project site is designated as Urban and Built-Up Land and is zoned for single-family residential development. Therefore, there would be no impact to agriculture and forestry resources from the development of the proposed project and no further analysis is warranted in this EIR.

### 5.3.2 Mineral Resources

According to the City of Lake Elsinore General Plan EIR, the project site is located within the Mineral Resources Zone (MRZ) 3, which is defined as an area containing known or inferred mineral occurrences of undetermined mineral resources significance. Additionally, there are no active mines located on the project site. There are no known locally-important mineral resource recovery sites as delineated by the City's General Plan, or any other relevant land use plan for the project area. Therefore, the proposed project is not expected to cause adverse effects to any known mineral resources. Therefore, the proposed project would result in a less than significant impact and no further analysis is warranted in this EIR.

### 5.3.3 Population and Housing

The proposed project does not include the construction of new residential development that would directly contribute to population growth in the City. The proposed project would consist of a commercial/retail development that would service customers within the project vicinity. The project site is currently located in an area of the City that has existing roads, which include Mountain Street and Lake Street. The project is not proposing the extension of roads. In addition, the project site has been planned and zoned for general commercial development and would be serviced by existing water and sewer, telephone, electricity, and gas lines. The project would not include the extension of City infrastructure that could spur indirect growth that could induce substantial population growth. Therefore, the project would have a less than significant impact and no further analysis is warranted in this EIR.

The proposed project would not result in the displacement of people or housing, since the proposed project is currently vacant and zoned for general commercial development. There is currently no housing developments on the project site and the construction of the project would not displace existing housing developments or