LAKEVIEW MANOR
(PA 2016-58, RDR 2017-01, TTM 37280)

ENVIRONMENTAL REVIEW NO. 2017-04
(INITIAL STUDY/MITIGATED NEGATIVE DECLARATION)

Prepared By:

CITY OF LAKE ELSINORE

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Lake Elsinore, CA 92530

Applicant:

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November 6, 2017

I. INTRODUCTION

A. PURPOSE

This document is an Initial Study/Mitigated Negative Declaration for evaluation of environmental impacts resulting from implementation of the Lakeview Manor Condominium project. For purposes of this document, this application will be called the "proposed project".

B. CALIFORNIA ENVIRONMENTAL QUALITY ACT

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

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

$ The proposal has the potential to substantially degrade quality of the environment.

$ The proposal has the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals.

$ The proposal has possible environmental effects which are individually limited but cumulatively considerable.

$ The proposal could cause direct or indirect adverse effects on human beings.

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

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

This Initial Study has determined that the proposed project may result in potentially significant environmental effects but that said effects can be reduced to below the level of significance through the implementation of mitigation measures and therefore, a Mitigated Negative Declaration is deemed the appropriate document to provide the necessary environmental evaluations and clearance.

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

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

C. INTENDED USES OF INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION

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

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

D. CONTENTS OF INITIAL STUDY

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

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

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

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

IV. ENVIRONMENTAL ANALYSIS provides the background analysis supporting each response provided in the environmental checklist form. Each response checked in the checklist form is discussed and supported with sufficient data and analysis. As appropriate, each response discussion describes and identifies specific impacts anticipated with project implementation. In this section, mitigation measures are also set forth, as appropriate, that would reduce potentially significant adverse impacts to levels of less than significance.

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

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

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

E. SCOPE OF ENVIRONMENTAL ANALYSIS

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

1. **No Impact:** A "No Impact" response is adequately supported if the referenced sources show that the impact simply does not apply to the proposed project.

2. **Less Than Significant Impact:** Development associated with project implementation will have the potential to impact the environment. These impacts, however, will be less than the levels of thresholds that are considered significant and no additional analysis is required.

3. **Less Than Significant With Mitigation Incorporated:** This applies where incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact". The Lead Agency must describe the mitigation measures and explain how the measures reduce the effect to a less than significant level.

4. **Potentially Significant Impact:** Future implementation will have impacts that are considered significant and additional analysis and possibly an EIR are required to identify mitigation measures that could reduce these impacts to less than significant levels.

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

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

1. Tiered Documents

As permitted in Section 15152(a) of the CEQA Guidelines, information and discussions from other documents can be included into this document. Tiering is defined as follows:

"Tiering refers to using the analysis of general matters contained in a broader EIR (such as the one prepared for a general plan or policy statement) with later EIRs and negative declarations on narrower projects; incorporating by reference the general discussions from the broader EIR; and concentrating the later EIR or negative declaration solely on the issues specific to the later project."

For this document, the "Lakeshore Village Specific Plan" (adopted October 2003) serves as the broader document that analyzes the proposed Project site. The Lakeshore Village Specific Plan land uses comply with the City of Lake Elsinore's Final Recirculated Program Environmental Impact Report (December 2011). As discussed, site-specific impacts, which the broader document (Lakeshore Village

Specific Plan) cannot adequately address, may occur for certain issue areas. This document, therefore, evaluates each environmental issue alone and will rely upon the analysis contained within the Lakeshore Village Specific Plan with respect to remaining issue areas.

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

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

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

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

(1) Were not examined as significant effects on the environment in the prior EIR; or

(2) Are susceptible to substantial reduction or avoidance by the choice of specific revisions in the project, by the imposition of conditions or other means."

2. Incorporation by Reference

Incorporation by reference is a procedure for reducing the size of EIRs and is most appropriate for including long, descriptive, or technical materials that provide general background information, but do not contribute directly to the specific analysis of the project itself. This procedure is particularly useful when an EIR or Negative Declaration relies on a broadly-drafted EIR for its evaluation of cumulative impacts of related projects (*Las Virgenes Homeowners Federation v. County of Los Angeles* [1986, 177 Ca.3d 300]). If an EIR or Negative Declaration relies on information from a supporting study that is available to the public, the EIR or Negative Declaration cannot be deemed unsupported by evidence or analysis (*San Francisco Ecology Center v. City and County of San Francisco* [1975, 48 Ca.3d 584, 595]). This document incorporates by reference the document from which it is tiered, the Final Lakeshore Village Specific Plan, approved by the City council in October 2003. This document will be referred to as the "Lakeshore Village Specific Plan".

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

- The incorporated document must be available to the public or be a matter of public record (CEQA Guidelines Section 15150[a]). The Specific Plan shall be made available, along with this document, at the City of Lake Elsinore, Community Development Department, 130 South Main Street, Lake Elsinore, CA 92530, ph. (951) 674-3124.

- This document must be available for inspection by the public at an office of the lead agency (CEQA Guidelines Section 15150[b]). This document is available at the City of Lake Elsinore, Community

Development Department, 130 South Main Street, Lake Elsinore, CA 92530, ph. (951) 674-3124.

- This document must summarize the portion of the document being incorporated by reference or briefly describe the information that cannot be summarized. Furthermore, this document must describe the relationship between the incorporated information and the analysis in the Specific Plan (CEQA Guidelines Section 15150[c]). As discussed above, the Specific Plan addresses the area that the Project site is in and provides background and inventory information and data which apply to the project site. Incorporated information and/or data will be cited in the appropriate sections.

- The material to be incorporated in this document will include general background information (CEQA Guidelines Section 15150[f]).

3. <u>Technical Studies</u>

- *Air Quality and Greenhouse Gas Emissions Impact Analysis, Lakeview Manor Project, City of Lake Elsinore, County of Riverside, California*, prepared by Vista Environmental, dated May 30, 2017. (Appendix A)
- *MSHCP Consistency Analysis/Habitat Assessment Report, Including Burrowing Owl Habitat Assessment & Breeding Season Survey Results for Proposed Condominium Development on CRF/AR Property within LakeShore Village Specific Plan, City of Lake Elsinore, Riverside County, California*, prepared by ARCHON Consulting Co, dated July2017. (Appendix B)
- *A Phase I Cultural Resources Survey for the Lakeview Manor Project, City of Lake Elsinore, Riverside County, California*, prepared by Brian F. Smith and Associates, Inc, dated July 6, 2017. (Appendix C)
- *Phase I Environmental Site Assessment Proposed Lakeview Manor Condominium Complex,* prepared by Sladden Engineering, dated December 7, 2016. (Appendix D)
- *Noise Impact Analysis, Lakeview Manor Project, City of Lake Elsinore, County of Riverside, California*, prepared by Vista Environmental, dated July 11, 2017. (Appendix E)
- *Paleontological Resource Assessment for the Lakeview Manor Condominiums Project, City of Lake Elsinore*, Brian F. Smith and Associates, Inc., dated May 9, 2017. (Appendix F)
- *Project Specific Water Quality Management Plan, Lakeshore Manor Condominiums,* Kolibrien Corp., dated April 17, 2017. (Appendix G)
- *Geotechnical Investigation Proposed 104-Unit Condominium Complex Lakeshore Drive Track Map No. 37280 Lake Elsinore, California,* Sladden Engineering, dated August 3, 2017. (Appendix H)
- *Preliminary Drainage Report for Lakeshore Manor Condominiums,* Kolibrien Corp., dated December 18, 2016. (Appendix I)
- *Lakeview Manor [PAR 2016-09] Lakeshore Drive at Gunnerson Street, Lake Elsinore, California 92530, Traffic Impact Analysis,* LOS Engineering, Inc., dated January 9, 2017. (Appendix J)
- *Service Planning Letter #2958-0,* Elsinore Valley Municipal Water District, July 19, 2017. (Appendix K)

II. PROJECT DESCRIPTION

A. PROJECT LOCATION AND SETTING

OVERVIEW

Development of the Lakeview Manor Condominium project (Project) would occur on a currently undeveloped site located on the southwest side of the intersection of Lakeshore Drive and Gunnerson Street in the City of Lake Elsinore (City) (**Figure 1, Vicinity Map** and **Figure 2, Project Site**). The approximately 7.5 acre[1] Project site is located within Section 35, Township 5 South, Range 5 West as shown on the *Alberhill* and *Lake Elsinore, California* 7.5 minute U.S. Geologic Survey (USGS) topographic map dated 1988 (**Figure 3, USGS Map**). The Project site is characterized as a low slope field, previously disturbed by clearing and earthwork. The site is fairly level with only approximately 9 feet lowering of elevation from an estimated 1,313 feet above mean sea level (amsl) at the southwest corner of the property to 1,304 feet at the northeast corner.

The Project site is bounded by residential and undeveloped land uses to the west and east, residential uses to south, and Lakeshore Drive to the north. To the north of Lakeshore Drive are vacant lots and scattered low density residential and one commercial building. **Table 1, On-site and Adjacent Land Use**, summarizes on-site and adjacent land use while **Figure 1** illustrates project location and **Figure 2** shows the existing site condition.

Table 1, On-site and Adjacent Land Use

	Land Use	Lakeshore Village Specific Plan	Zoning
On-site	Undeveloped	Attached Residential & Commercial/Residential Flex	Attached Residential & Commercial Residential Flex
North	Undeveloped	Not in Specific Plan	Neighborhood Commercial
South	Attached Residential	Not in Specific Plan	Medium Density Residential
East	Single Family Residential	Detached Residential	Detached Residential
West	Single Family Residential	Not in Specific Plan	General Commercial & High Density Residential

Source(s): City of Lake Elsinore General Plan; Lakeshore Village Specific Plan

1 Assessor Parcel No. 379-230-001

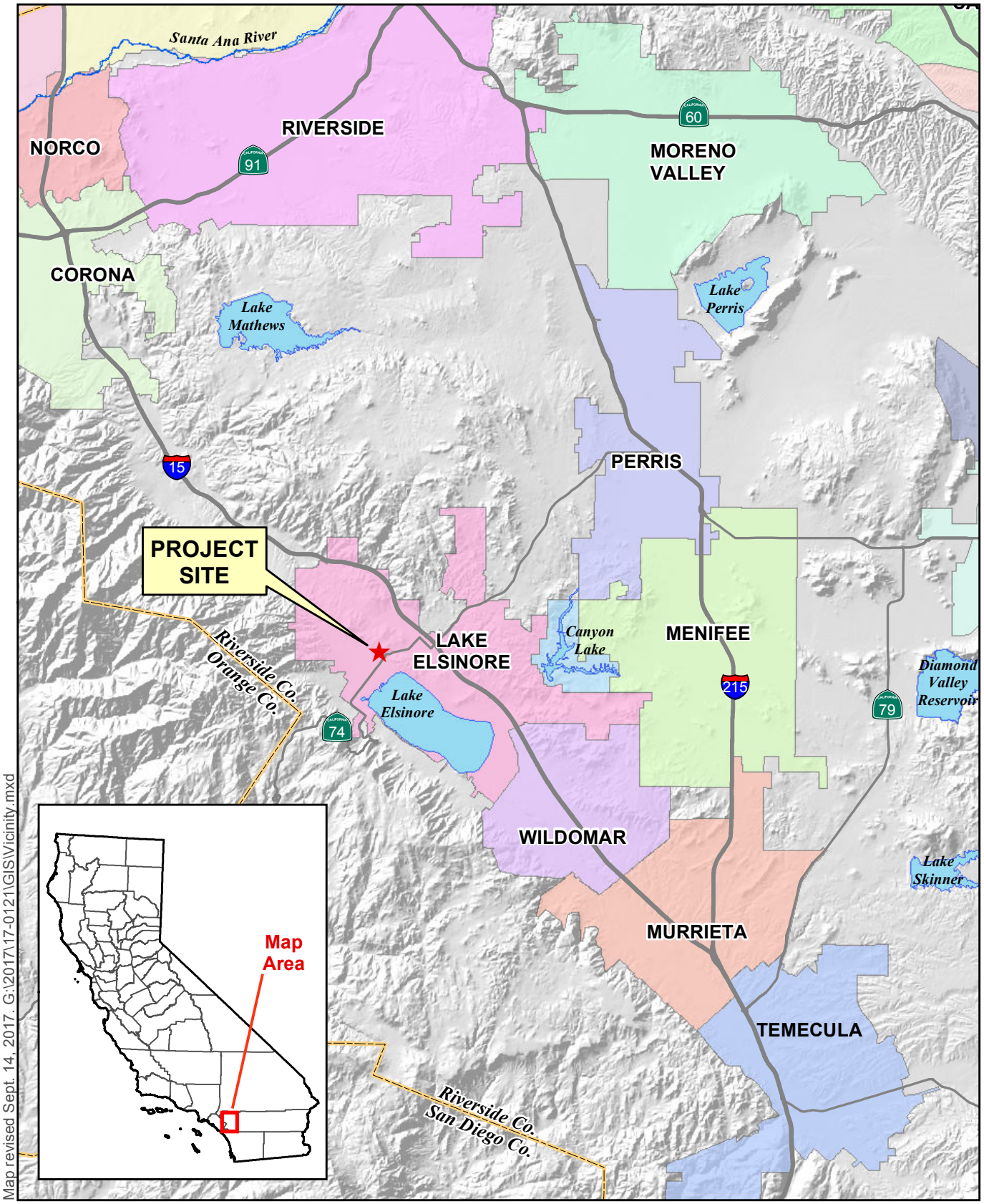

Figure 1 – Vicinity Map

Lakeview Manor Condominium Project

ALBERT A. WEBB ASSOCIATES

G:\2017\17-0121\GIS\Aerial.mxd; Map revised 14 Sep 2017

Sources: Riverside Co. GIS, 2017;
USDA NAIP, 2016.

0 300 600 900 Feet

Figure 2 - Project Site
Lakeview Manor Condominium Project

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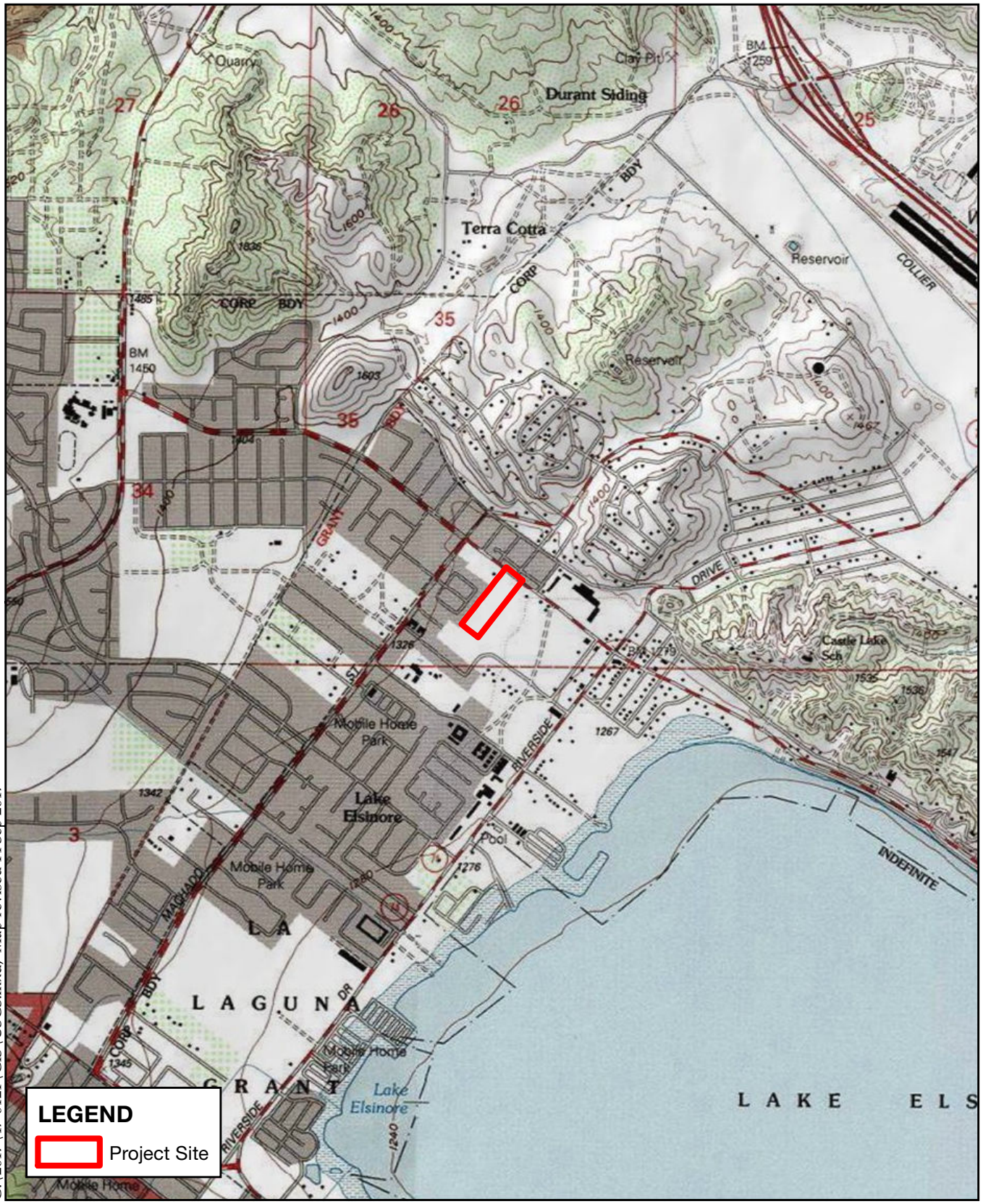

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Sources: ESRI / USGS 7.5min Quad
DRGs: ELSINORE / ALBERHILL

0 1,000 2,000 3,000 Feet

Figure 3 - USGS Map
Lakeview Manor Condominium Project

ALBERT A. WEBB ASSOCIATES

B. PROJECT DESCRIPTION

PROJECT CHARACTERISTICS

The proposed Project consists of eleven, two-story condominium buildings with 104 units covered and open parking, landscaped common areas, and a large outdoor recreation complex that includes a large playground, swimming pool and spa, tennis court and a private community clubhouse nearest Lakeshore Drive (**Figure 4, Site Plan**). This condominium complex will be comprised of approximately 164,347 gross square feet of condominium buildings, 6,918 gross square feet of private community clubhouse, 43,510 square feet of landscaping and walkway 127,396 square feet of parking and driveway and 21,268 square feet of open space; 15,909 square feet of the open space includes the tennis court, swimming pool and spa and playground. The Project will include one primary driveway and a secondary emergency driveway along Lakeshore Drive. A total of 242 parking spaces will be provided; 114 covered and 128 open spaces.

It is anticipated that preparation of the site for construction will not require the import or export of soil from the Project site. Grading plans for the Project will be reviewed and approved by the City prior to the issuance of grading permits. All grading plans and activities will conform to the City grading ordinance and dust and erosion control requirements. The opening year for the project is anticipated to be 2018 and will take approximately 12 months to construct. There is an on-site man-made detention basin on the northeast corner of the site which will be removed during construction and replaced with on-site catch basins.

Building heights will be 35 feet; the Project has three building elevations (**Figures 5a – 5d, Exterior Elevations**). Continuing the theme of residential development in the City of Lake Elsinore, exterior colors will include white, tans, yellows and browns with black wrought iron details and a red Spanish clay tile roof. Final design and building elevations will be reviewed and approved as part of the Project's entitlement process.

The proposed Project includes the following land use applications:

1. Residential Design Review No. 2017-01
2. Tentative Tract Map No. 37280

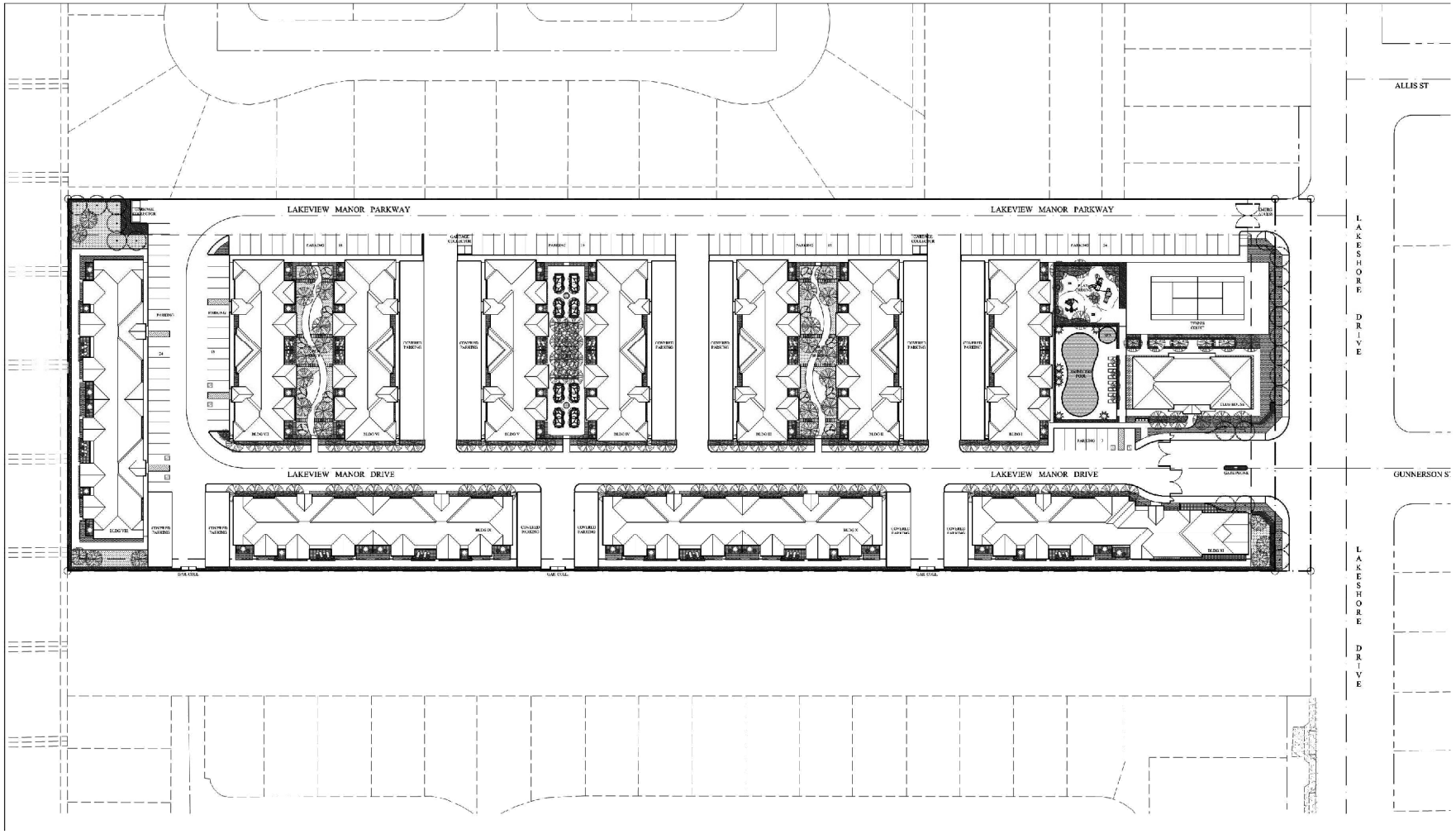
Off-Site Improvements

Roadways

Off-site improvements include providing a primary driveway on Lakeshore Drive at the intersection with Gunnerson Street; this access will be named "Lakeview Manor Drive." An emergency access driveway will be constructed at Lakeshore Drive on the north-western most edge of the Project; this access will be named "Lakeview Manor Parkway."

Utilities

There are no offsite utility improvements planned as part of this Project; there are existing facilities capable of handling the on-site runoff, water and sewer requirements.



G:\2017\17-0121\GIS\SitePlan.mxd; Map revised 14 Sep 2017

Source: Ang Designs, Feb. 2017

Not to Scale

Figure 4 - Conceptual Site Plan

Lakeview Manor Condominium Project

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4 SIDE ELEVATION
BUILDING TYPE I Scale: 1/8" = 1'-0"

3 SIDE ELEVATION
BUILDING TYPE I Scale: 1/8" = 1'-0"

2 YARD SIDE ELEVATION
BUILDING TYPE I Scale: 1/8" = 1'-0"

1 ENTRANCE SIDE ELEVATION
BUILDING TYPE I Scale: 1/8" = 1'-0"

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Source: Ang Designs, Jan. 2017

Figure 5a - Exterior Elevations, Building Type I

Lakeview Manor Condominium Project

Not to Scale

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Source: Ang Designs, Jan. 2017

Figure 5b - Exterior Elevations, Building Type II

Lakeview Manor Condominium Project

Not to Scale

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Source: Ang Designs, Jan. 2017

Figure 5c - Exterior Elevations, Building Type III

Lakeview Manor Condominium Project

Not to Scale

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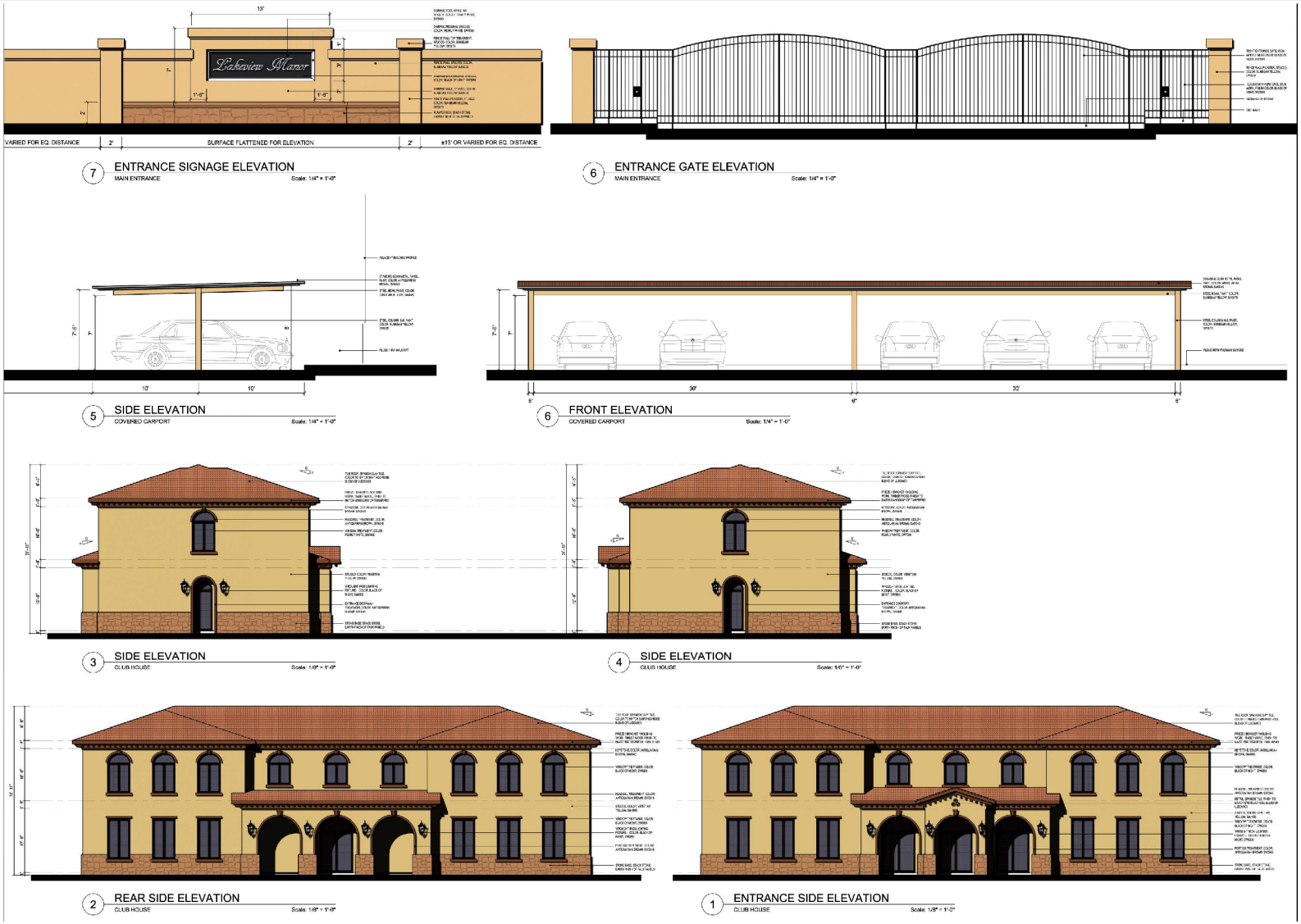

G:\2017\17-0121\GIS\Exterior_elevs_other.mxd; Map revised 14 Sep 2017

Source: Ang Designs, Jan. 2017

Figure 5d - Exterior Elevations, Club House and Others

Lakeview Manor Condominium Project

Not to Scale

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III. ENVIRONMENTAL CHECKLIST

A. BACKGROUND

1. Project Title: Lakeview Manor Condominium project

2. Lead Agency Name and Address: City of Lake Elsinore, 130 South Main Street, Lake Elsinore, CA 92530

3. Contact Person and Phone Number: Damaris Abraham, Senior Planner, (951) 674-3124 ext. 913.

4. Project Location: Undeveloped site located on the southwest side of the intersection of Lakeshore Drive and Gunnerson Street in the City of Lake Elsinore, County of Riverside; Assessor's Parcel Number [APN] 379-230-001.

5. Project Sponsor's Name and Address: Hong Guan, LLC., 14785 Jeffery Road, #201, Irvine, CA 92618

6. General Plan Designation: Lakeshore Village Specific Plan

7. Zoning: Attached Residential, Commercial Residential Flex within Lakeshore Village Specific Plan

8. Description of Project: The proposed Project consists of eleven, two-story condominium buildings including a large playground, swimming pool and tennis court and a private community clubhouse located along Lakeshore Drive. The Project would occur on a currently undeveloped site located on the southwest side of the intersection of Lakeshore Drive and Gunnerson Street in the City of Lake Elsinore.

9. Surrounding Land Uses and Setting: The site is currently undeveloped land, covered with native and non-native grasses on a localized area. The project site is bounded by undeveloped land and detached single family residential to the east; medium- and high-density residential to the south and west, respectively, and neighborhood commercial uses to the north on the other side of Lakeshore Drive.

The setting, which once consisted of agricultural and vacant land, has been significantly compromised by increasing development of the land since 1978. The Project site has been previously disturbed by clearing and earthwork. Any agricultural setting that may have existed around the Project area has been developed with modern commercial, industrial, and transportation uses.

10. Other Public Agencies Whose Approval is Required: None

B. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

C. DETERMINATION

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Damaris Abraham, Senior Planner — 10/26/17 Date

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS. Would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☒	☐
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☒	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐
II. AGRICULTURE AND FORESTRY RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest uses?	☐	☐	☐	☒
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?	☐	☐	☐	☒
III. AIR QUALITY. Where available, significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?	☐	☐	☒	☐
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐
IV. BIOLOGICAL RESOURCES. Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☒	☐	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☒	☐	☐
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☒	☐
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☒	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☒	☐
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☒	☐	☐
V. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5 of the California Code of Regulations?	☐	☐	☒	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the California Code of Regulations?	☐	☒	☐	☐
c) Directly or indirectly destroy a unique paleontological resource or site or unique	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
geologic feature?				
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☒	☐	☐
VI. GEOLOGY AND SOILS. Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☒	☐	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☒	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☒	☐
VII. GREENHOUSE GAS EMISSIONS. Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐
VIII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous materials or acutely hazardous materials,	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
substances, or waste within one-quarter mile of an existing or proposed school?				
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☒	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☒	☐
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands area adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☒	☐	☐
IX. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☒	☐
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge, such that there could be a net deficit in aquifer volume or a lowering of the local groundwater table (e.g. the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☒	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	☐	☐	☒	☐
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?	☐	☐	☒	☐
e) 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?	☐	☐	☒	☐
f) Otherwise substantially degrade water quality?	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☒	☐
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☒	☐
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☒	☐
j) Inundation by seiche, tsunami, or mudflow?	☐	☐	☒	☐
X. LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community?	☐	☐	☐	☒
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☒	☐	☐
XI. MINERAL RESOURCES. Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☒	☐
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒
XII. NOISE. Would the project result in:				
a) Exposure of persons to, or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or other applicable standards of other agencies?	☐	☒	☐	☐
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☒	☐	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
levels?				
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
XIII. POPULATION AND HOUSING. Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☒	☐
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☒	☐
XIV. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire protection?	☐	☐	☒	☐
b) Police protection?	☐	☐	☒	☐
c) Schools?	☐	☐	☒	☐
d) Parks?	☐	☐	☒	☐
e) Other public services/facilities?	☐	☐	☒	☐
XV. RECREATION.				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☒	☐
XVI. TRANSPORTATION/TRAFFIC. Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	☐	☒	☐	☐
b) Conflict with an applicable congestion management program, including, but not limited	☐	☒	☐	☐

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?				
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒
d) Substantially increase hazards due to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	☐	☒	☐	☐
e) Result in inadequate emergency access?	☐	☐	☒	☐
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	☐	☐	☒	☐
XVII. TRIBAL CULTURAL RESOURCES. Would the project:				
Cause a substantial adverse change in the significance of a tribal cultural resources, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	☐	☐	☒	☐
b) A resource determined by the lead agency, in its discretion and support by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☒	☐	☐
XVIII. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☒	☐
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Have sufficient water supplies available to serve the project from existing entitlements and resources or are new or expanded entitlements needed?	☐	☐	☒	☐
e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐
f) Be served by a landfill system with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☒	☐
g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☒	☐
XVIII. MANDATORY FINDINGS OF SIGNIFICANCE				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☒	☐	☐
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☒	☐	☐
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒	☐	☐

IV. ENVIRONMENTAL ANALYSIS

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

I. AESTHETICS

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

The most notable aesthetic resource in the City of Lake Elsinore (City) is Lake Elsinore itself, a 3,000-acre natural lake. The City's aesthetic setting is characterized by urbanized development of various densities occurring within varied topographical features and interspersed with undeveloped natural areas. Scenic resources within and surrounding the City include the lake, portions of the Cleveland National Forest, rugged hillside land, distant mountains and ridgelines, rocky outcroppings, streams, vacant land with native vegetation, parkland, and buildings of historical and cultural significance such as the cultural center, bathhouse, and military academy.

The Project site is currently vacant and is bounded by a similar use to the south, east and west and commercial neighborhood to the north. The proposed Project is located approximately 0.80 mile from the western shore of Lake Elsinore (water body) and does not propose any building heights in excess of those that are allowed by the Lakeshore Village Specific Plan; building heights will be 35 feet. (**Figures 5a-5c, Exterior Elevation**). Views of the scenic resources within and surrounding the City as described above, are the prominent scenic vistas in the area. However, the Project will not impede any of these views. Thus, the proposed Project will not have a substantial adverse effect on a scenic vista. Therefore, impacts are **less than significant**.

Mitigation Measures: No mitigation measures are required.

(Sources: General Plan EIR; Google Earth; Project Description, Lakeview Manor Design Review Application)

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

The California Department of Transportation (Caltrans) currently identifies both I-15 and SR-74 as eligible for listing as state scenic highways, but they are not officially designated as such. The proposed Project is approximately 0.36 mile from SR-74 and approximately 1.52 miles from I-15. However, any potential visual impacts will be addressed through the City's design review process.

A Project-specific *Cultural Resources Assessment* was prepared by Brian F. Smith & Associates in June 2017 which indicates that the property does not have any resources within the Project boundaries, which includes the entire Project site.

Additionally, the City has local ordinances that protect the City's streetscape and trees. The City's Municipal Code includes a City Tree Preservation Ordinance (Ord. 1256). There are eucalyptus trees growing along the City streets across Lakeshore Drive to the north of the Project site. The proposed Project will comply with Ord. 1256 to ensure the preservation of trees and the local streetscape. The City of Lake Elsinore has also determined that certain species of palm trees in the family Palmaceae are locally significant resources through the City Significant Palm Tree Ordinance (Ord. 1160). However, no palms occur on the Project site.

Thus, through compliance with local ordinances and the City's design review process, any potential impact to scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway will be less than significant. Therefore, impacts are **less than significant**.

Mitigation Measures: No mitigation measures are required.

(Sources: Bio Report; Cultural Report; General Plan EIR; LEMC)

c) Substantially degrade the existing visual character or quality of the site and its surroundings? (Less than Significant Impact)

The site is currently undeveloped land, covered with native and non-native grasses on a localized area. The Project site is surrounded by neighborhood commercial uses to the north, and residential or undeveloped land to south, east and west, respectively.

The setting, which once consisted of agricultural and vacant land, has been significantly compromised by increasing development of the land since 1978. Any agricultural setting that may have existed around the Project area has been developed with modern commercial and residential uses. As discussed in Item I.b above, there are eucalyptus trees growing along the City streets across Lakeshore Drive from the Project site. There is a small stand of eucalyptus trees on the northwestern property line.

The Project site is currently vacant and is bounded by vacant and residential uses. Continuing the theme of the surrounding residential development, exterior colors will include white, tans and yellows with black wrought iron details a red Spanish clay tile roof. Final design and building elevations will be reviewed and approved as part of the Project's entitlement process. The Project is consistent with the surrounding land uses and would not affect the visual character of the Project area. Thus, the proposed Project will not substantially degrade the existing visual character or quality of the site and its surroundings. Therefore, impacts are **less than significant impact**.

Mitigation Measures: No mitigation measures are required.

(Sources: Cultural Report; Phase I ESA; Project Description)

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

According to the City's General Plan, light and glare impacts to the Mount Palomar Observatory are of concern to the City. Areas of light pollution impacts have been identified through a "ring analysis," where primary impacts to the Observatory are within a 30-mile radius, and secondary impacts are up to 45 miles. According to the General Plan Figure 4.12, the Project site is within the 45-mile secondary impacts radius. The proposed Project would introduce light features to the vacant project site. Accordingly, the new building and associated components would include lighting features typical of attached residential developments, such as parking lots, sidewalks and porch lighting. The Lake Elsinore Municipal Code does not have requirements related to residential development lighting standards. However, the Project's outdoor lighting will comply with the minimum requirements in California Energy Code for Lighting Zone 3; backlighting, uplighting and glare (bug) rating as defined in IESNA TM-15-11and the allowable bug ratings will not exceed those found on the California Green Building Standards Code Table 5.106.8. The proposed Project will also introduce new sources of daytime glare due to the new building surfaces and vehicles traveling to and from the site. However, the glare created by the Project's proposed development will be consistent with the levels of glare that are emitted by the surrounding development.

Thus, the proposed Project will not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area. Therefore, **impacts are less than significant**.

Mitigation Measures: No mitigation measures are required.

(Sources: LEMC; General Plan, Design Review Application)

II. AGRICULTURE AND FORESTRY RESOURCES

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

Agricultural uses constitute approximately 0.8 percent of the City's total acreage and are designated by the California Farmland Mapping and Monitoring Program (FMMP) as Farmland of Local Importance (554 acres within the City), Grazing Land (827 acres within the City), and Unique Farmland (25 acres within the City). Remaining land is considered Urban/Built-Up Land or Other Land, reflecting its developed uses or other characteristics making it unsuitable for agriculture. None of the farmland designations applied to land within the City or Sphere of Influence (SOI) is considered Prime Farmland, Unique Farmland, or Farmland of Statewide Importance by the State of California.

According to the California Department of Conservation *California Important Farmland Finder*, the Project site consists of Farmland of Local Importance; however, the site is not being used for agricultural applications. Thus, the proposed Project will not convert any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Therefore, **no impacts** are anticipated.

Mitigation Measures: No mitigation measures are required.

(Sources: FMMP; General Plan EIR)

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

The proposed Project is not located within or adjacent to a Williamson Act contract as there are no Williamson Act agricultural preserves located within the City. Additionally, the Project site is zoned Lakeshore Village Specific Plan and is designated as Attached Residential (AR) and Commercial Residential Flex (CRF) and surrounded by residential and commercial neighborhood zoning designations. Thus, the proposed Project will not conflict with existing zoning for agricultural use or a Williamson Act contract. Therefore, **no impacts** are anticipated.

Mitigation Measures: No mitigation measures are required.

(Sources: DOC WA; General Plan EIR; Zoning Map)

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

The proposed Project site is within the City of Lake Elsinore which does not have zoning designated for forest land, timberland, or timberland zoned Timberland Production within City limits. Further, the site does not contain forestland or timberland. Thus, there is no conflict with existing zoning and no cause for rezoning of land related to forestland or timberland. Therefore, **no impacts** are anticipated.

Mitigation Measures: No mitigation measures are required.

(Sources: Zoning Map)

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

As indicated in Item II.c above, the City does not have a zoning designation for forest land, timberland, or timberland zoned Timberland Production within City limits. According to the *Biological Resources and MSHCP Consistency Report* prepared by ARCHON Consulting Co., (Appendix B) trees documented on-site include tamarisk and eucalyptus trees that are non-native ornamental tree species that will be removed as a part of the Project and do not constitute classification as forest land. Thus, the proposed Project will not result in the loss of forest land or conversion of forest land to non-forest uses. Therefore, no impacts are anticipated.

Mitigation Measures: No mitigation measures are required.

(Sources: Bio Report; Zoning Map)

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

As discussed in Item II.a above, according to the California Department of Conservation *California Important Farmland Finder*, the Project site consists of Farmland of Local Importance. While the land is designated as Farmland of Local Importance, as discussed in Item I.c above, the setting of the Project area has been significantly compromised by increasing development of the land since 1978. Any agricultural setting that may have existed around the Project area has been developed with modern commercial, industrial, and transportation uses.

No agricultural activities are presently occurring on-site. The existing conditions on-site include undeveloped land, covered with seasonal grasses and a small stand of eucalyptus trees on a localized area. Additionally, the proposed Project is consistent with the existing zoning designation of Attached Residential (AR) and Commercial Residential Flex (CRF). Thus, the proposed Project does not result in conversion of Farmland to non-agricultural use. Therefore, no impacts are anticipated.

Mitigation Measures: No mitigation measures are required.

(Sources: Cultural Report; DOC; Phase I ESA; Project Description; Zoning Map)

III. AIR QUALITY

a) **Conflict with or obstruct implementation of the applicable air quality plan? (Less than Significant Impact)**

A consistency determination plays an essential role in local agency project review by linking local planning and unique individual projects to the air quality plans. A consistency determination fulfills the CEQA goal of fully informing local agency decision-makers of the environmental costs of the project under consideration at a stage early enough to ensure that air quality concerns are addressed. Only new or amended General Plan elements, Specific Plans, and significantly unique projects need to undergo a consistency review due to the air quality plan strategy being based on projections from local General Plans.

The AQMP is based on regional growth projections developed by SCAG. The proposed Project is a residential development and is not defined as a regionally significant project under CEQA; therefore, it does not meet SCAG's Intergovernmental Review criteria. The proposed uses are consistent with the zoning designation for the project site, which is consistent with the City General Plan and Lakeshore Village Specific Plan. The City General Plan is consistent with the SCAG Regional Comprehensive Plan Guidelines and the SCAQMD AQMP. Pursuant to the methodology in Chapter 12 of the 1993 SCAQMD *CEQA Air Quality Handbook*, consistency with the Basin 2012 AQMP is affirmed when a project (1) does not increase the frequency or severity of an air quality standards violation or cause a new violation; and (2) is consistent with the growth assumptions in the AQMP.
Consistency review is presented below:

1. The proposed Project would result in short-term construction and long-term pollutant emissions that are less than the CEQA significance emissions thresholds established by SCAQMD with control measures incorporated as described in Item III.b below; therefore, the Project would not result in an increase in the frequency or severity of any air quality standard violation and would not cause a new air quality standard violation.
2. The *CEQA Air Quality Handbook* indicates that consistency with AQMP growth assumptions must be analyzed for new or amended General Plan elements, Specific Plans, and significant projects. Significant projects include airports, electrical generating facilities, petroleum and gas refineries, designation of oil drilling districts, water ports, solid waste disposal sites, and offshore drilling facilities; therefore, since the proposed Project is a residential development that does not fall into any of these categories, the proposed Project is not defined as significant.

Based on the consistency analysis presented above, the proposed Project is consistent with the General Plans and the regional AQMP. Thus, the proposed Project does not conflict with or obstruct implementation of the applicable air quality plan. Therefore, impacts are less than significant.

Mitigation Measures: No mitigation measures are required.

(Sources: AQ/GHG)

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (Less than Significant Impact)

Air pollutant emissions associated with the proposed Project would occur over the short term from construction activities (e.g., fugitive dust from site preparation and grading, and emissions from equipment exhaust). Long-term regional emissions would be associated with Project-related vehicular trips and would be due to energy consumption (e.g., electricity usage) by the proposed land use.

CalEEMod (Version 2016.3.1) was used to calculate the construction emissions in the *AQ/GHG Analysis* prepared by Vista Environmental (Appendix A). **Table III-A, Estimated Construction Emissions**, shows the combination of the on- and off-site construction emissions from CalEEMod output tables. The measures that have been applied to the analysis are SCAQMD-required construction emissions control measures, or standard conditions. The proposed Project would be required to comply with SCAQMD Rules 402 and 403 to avoid nuisance and control fugitive dust.

Table III-A, Estimated Construction Emissions

Activity	Peak Daily Emissions (lb/day)					
	VOC	NO_X	CO	SO_2	PM-10	PM-2.5
SCAQMD Daily Construction Thresholds	**75**	**100**	**550**	**150**	**150**	**55**
Grading						
Onsite	2.77	30.67	16.58	0.03	3.98	2.74
Offsite	0.11	0.79	0.88	0.00	0.21	0.06
Total	**2.88**	**31.46**	**17.46**	**0.03**	**4.19**	**2.80**
Building Construction						
Onsite	2.68	23.39	17.58	0.03	1.50	1.41
Offsite	0.80	3.74	6.37	0.02	1.51	0.43
Total	**3.48**	**27.13**	**23.95**	**0.05**	**3.01**	**1.84**
Paving						
Onsite	2.16	17.52	14.80	0.02	0.96	0.88
Offsite	0.09	0.06	0.74	0.00	0.17	0.05
Total	**2.25**	**17.58**	**15.54**	**0.02**	**1.13**	**0.93**
Architectural Coatings						
Onsite	53.03	1.84	1.84	0.00	0.13	0.13
Offsite	0.13	0.08	1.02	0.00	0.26	0.07
Total	**53.16**	**1.92**	**2.86**	**0.00**	**0.39**	**0.20**
Combined Building Construction, Paving, and Architectural Coatings						
SCQAMD Thresholds	**75**	**100**	**550**	**150**	**150**	**55**
Exceeds Threshold?	**No**	**No**	**No**	**No**	**No**	**No**

Source: Air Quality and Greenhouse Gas Analysis, July 2017 prepared by Vista Environmental, Table I (Appendix A)

Certain measures, which include using minimum Tier 2 equipment engines standard with particulate control devices and on-site watering at least three times daily, are required by the SCAQMD and can be reasonably implemented to significantly reduce PM10 emissions from construction. Because no exceedances of any threshold for criteria pollutants are expected, no significant impacts would occur during Project construction.

Table III-B, **Estimated Operational Emissions** shows the operational emissions from the proposed Project. The area-source emissions would come from natural gas appliances, consumer products, landscaping equipment, and solid waste disposal. Mobile source emissions would come from resident's vehicles. The Project's trip generation rates were obtained from the *Traffic Impact Analysis* prepared by LOS Engineering (Appendix J).

Table III-B, Estimated Operational Emissions

Source	Peak Daily Emissions (lb/day)					
	VOC	NO_X	CO	SO_2	PM-10	PM-2.5
SCAQMD Daily Thresholds	**55**	**55**	**550**	**150**	**150**	**55**
Area	3.84	0.10	8.65	0.00	0.05	0.05
Energy	0.06	0.52	0.22	0.00	0.04	0.04
Mobile	1.64	11.67	19.84	0.07	5.07	1.41
Total	**5.54**	**12.29**	**28.71**	**0.07**	**5.16**	**1.50**
Exceeds Threshold?	**No**	**No**	**No**	**No**	**No**	**No**

Source: Air Quality and Greenhouse Gas Analysis, July 2017 prepared by Vista Environmental, Table K (Appendix A)

Results from the CalEEMod analysis, shown in Table III-B, indicate that no criteria pollutants resulting from the proposed Project would exceed the corresponding SCAQMD daily emission thresholds for any criteria pollutants. Therefore, Project-related operational air quality impacts would be less than significant.

Thus, the proposed Project will not result in construction or operational emissions that exceed SCAQMD thresholds for criteria pollutants, impacts related to the violation an air quality standard or substantial contribution to an existing or projected air quality violation. Therefore, impacts are less than significant.

Mitigation Measures: No mitigation measures are required.

(Sources: AQ/GHG)

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)? (Less than Significant Impact)

The portion of the South Coast Air Basin within which the Project is located is designated as a non-attainment area for ozone, PM-10, and PM-2.5 under both state and federal standards. The proposed Project would contribute criteria pollutants to the area during temporary project construction. A number of individual projects in the area may be under construction simultaneously with the proposed Project. Depending on construction schedules and actual implementation of projects in the area, generation of fugitive dust and pollutant emissions during construction could result in substantial short-term increases in air pollutants. However, each project would be required to comply with SCAQMD's standard construction measures.

As discussed in Item III.b above, the proposed Project's short-term construction emissions would not exceed the SCAQMD significance thresholds. Therefore, the proposed Project would not have a significant short-term cumulative impact. Additionally, the proposed Project's operational emissions would not exceed the SCAQMD significance thresholds. Therefore, the proposed Project would not have a significant long-term cumulative impact. Thus, the Project's net increase in criteria pollutant emissions for which the Project region is non-attainment is not cumulatively considerable. Therefore, impacts are less than significant.

Mitigation Measures: No mitigation measures are required.

(Sources: AQ/GHG)

d) Expose sensitive receptors to substantial pollutant concentrations? (Less than Significant Impact)

Sensitive receptors include residences, schools, hospitals, and similar uses that are sensitive to adverse air quality. According to the *AQ/GHG Analysis* prepared by Vista Environmental, several existing sensitive receptors are near the project site consisting of single family residences, the closest of which is approximately 10 feet (3 m) from the site as well as a preschool also located approximately 10 feet from the site. According to Localized Significance Thresholds (LST) methodology, any receptor located closer than 82 feet (25 meters) the thresholds are based on the 25 meter distance. Using SCAQMD LST guidance, **Table III-C, Construction Localized Impacts Analysis,** shows that pollutant emissions on the peak day of construction would result in concentrations of pollutants at the nearest residences/preschool that are all below SCAQMD thresholds of significance. In addition, the proposed Project will not result in carbon monoxide (CO) hot spots.

Table III-C, Construction Localized Impacts Analysis

Pollutant	Peak Daily Emissions (lb/day)			
	NO_X	CO	PM-10	PM-2.5
LST Threshold for 7-acre at 25 meters	**371**	**1,965**	**13**	**8**
Grading	30.67	16.58	3.98	2.74
Combined Building Construction, Paving, and Architectural Coatings	42.75	34.22	2.59	2.42
Total	**73.42**	**50.80**	**6.57**	**5.16**
Exceeds Threshold?	**No**	**No**	**No**	**No**

Source: Air Quality and Greenhouse Gas Analysis, July 2017 prepared by Vista Environmental, Table J (Appendix A)

Mobile source toxic air contaminant (TAC) emissions would be generated by heavy-duty equipment during construction. Diesel particulate matter (DPM) is known to contain high concentrations of carcinogenic compounds from diesel-fueled equipment. Construction of the proposed Project is not anticipated to result in an elevated health risk to exposed persons given the short-term and transitory nature of construction-related diesel exposure. The proposed Project may create a nuisance for residents during hours of construction, but this impact is considered minimal because of the short-term and transitory nature of the construction period. Consequently, the human health impact of DPM risks associated with construction activities would be considered less than significant.

Table III-D, Estimated Operational Localized Impacts Analysis, shows that the estimated operational emission rates would also not exceed the LSTs for receptors located at 10 feet (3 m) from the project site. As with localized construction impacts, LST methodology bases any receptor closer than 25 meters on that threshold. Therefore, the proposed operational activities would not result in a locally significant air quality impact.

Table III-D, Estimated Operational Localized Impacts Analysis

Pollutant	Peak Daily Emissions (lb/day)			
	NO_X	CO	PM-10	PM-2.5
LST Threshold for 7-acre at 25 meters	**371**	**1,965**	**4**	**2**
On-Site Emissions	2.08	11.35	0.72	0.27
Exceeds Threshold?	**No**	**No**	**No**	**No**

Source: Air Quality and Greenhouse Gas Analysis, July 2017 prepared by Vista Environmental, Table L (Appendix A)

The proposed Project will not generate emissions that exceed SCAQMD localized significance thresholds and the Project has low potential for TAC and DPM risks. Further, the proposed Project will not expose sensitive receptors to substantial pollutant concentrations. Thus, the proposed Project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard. Therefore, impacts are less than significant.

Mitigation Measures: No mitigation measures are required.

(Sources: AQ/GHG)

e) Create objectionable odors affecting a substantial number of people? (Less than Significant Impact)

According to the *AQ/GHG Analysis* prepared by Vista Environmental, odors are not expected to substantially increase from existing conditions in the area due to the proposed Project. Typically, odors are generally regarded as an annoyance rather than a health hazard. However, manifestations of a person's reaction to foul odors can range from the psychological (i.e., irritation, anger, or anxiety) to the physiological (including circulatory and respiratory effects, nausea, vomiting, and headache).

Potential Construction-Related Odor Impacts
Potential sources that may emit odors during construction activities include the application of coatings such as asphalt pavement, paints and solvents and from emissions from diesel equipment. The objectionable odors that may be produced during the construction process would be temporary and would not likely be noticeable for extended periods of time beyond the project site's boundaries. Due to the transitory nature of construction odors, a less than significant odor impact would occur and no mitigation would be required.

Potential Operations-Related Odor Impacts
Potential sources that may emit odors during the on-going operations of the proposed project would primarily occur from odor emissions from the trash storage areas. Pursuant to City regulations, permanent trash enclosures that protect trash bins from rain as well as limit air circulation would be required for the trash storage areas. Due to the distance of the nearest receptors from the project site and through compliance with SCAQMD's Nuisance Rule 402 regarding discharge of air contaminants that could cause nuisance or annoyance to a considerable number of people, no significant impact related to odors would occur during the on-going operations of the proposed project. Therefore, a less than significant

odor impact would occur and no mitigation would be required.

Mitigation Measures: No mitigation measures are required.

(Sources: AQ/GHG)

IV. BIOLOGICAL RESOURCES

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

According to the *MSHCP Consistency Analysis/Habitat Assessment Report* prepared by ARCHON Consulting Co (Appendix B), wildlife common to suburban areas, such as song sparrow (*Melospiza melodia)* and cottontail (*Sylvilagus audubonii*) were observed on the site. Due to the numerous disturbances of the proposed Project site, there is little habitat value for the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP) and other special status species. All of the species reported to occur within the region in the CNDDB records would be absent or have low likelihood to be present due to lack of suitable habitat for growth, breeding, nesting, or roosting. The MSCHP report by ARCHON Consulting details the wildlife list observed at the Project site (Appendix B).

The species of special concern listed in the CNDDB were not observed on the Project site and are unlikely to occur due to the lack of suitable habitat, and the developed and disturbed nature of the Project site. There is no habitat for the species reported in the Lake Elsinore area per the CNDDB due to the existing developed condition of the project site, the remote location from the lake, the lack of riparian woodland, streams, wetlands, native scrub habitats, grasslands, and the adjacent development. No listed or other species of concern are likely to occur on the project due to the disturbed characteristics of the property. The site is located in the MSHCP area, but not in a Criteria Cell or Survey Area and is dominated by low-growing vegetation and a small stand of eucalyptus trees. The Project site is located within an MSHCP survey area for burrowing owl.

Therefore, ARCHON Consulting Co biologist conducted a western burrowing owl habitat suitability assessment as part of the field survey on May 12, 2017. The burrowing owl (*Athene cunicularia*) is a CDFW Species of Special Concern (SSC) and a United States Fish and Wildlife Service (USFWS) Bird of Conservation Concern (BCC). The Project site is not within an MSHCP species survey area for the western burrowing owl. No owl signs or owls were observed on the project site. No owl sign or potentially occupied burrows were found. No suitable burrows were found in low quality open space on the Project site, which is defined as an urban in-fill parcel.

The following listed species covered by the MSHCP were absent on-site: Southwestern willow flycatcher, Western yellow-billed cuckoo and least Bell's vireo. Through contribution of fees to the MSHCP for the purpose of conserving covered species associated with the same vegetation communities and habitat types will ensure conservation of the non-covered species within the Project site through implementation of mitigation measure **MM Bio 1**.

There is high potential for the Project site to be used by nesting birds in the ornamental and non-native trees on the Project site. Species with probability to occur would be native songbirds and raptors nesting in the ornamental trees and in the eucalyptus stand. The trees will be removed as part of the grading phase of the Project. The entire site will be developed into a condominium complex with a clubhouse, swimming pool and tennis court. A pre-construction nest survey will be required to avoid take of birds

with protected status. If tree or shrub removal will occur during the nesting season (March 1 through August 15) then a nesting bird survey would be required. In order to avoid violation of the federal Migratory Bird Treaty Act (MBTA) and California Fish and Wildlife Code, site pre-preparation activities, including removal of trees and vegetation, shall be avoided to the greatest extent possible during the nesting season (generally March 1 to August 15). Implementation of mitigation measure **MM Bio 2** will ensure raptors and other nesting bird species that may or may not be covered under the MSHCP will be protected and impacts will be less than significant.

Stephens' kangaroo rat, listed as endangered, is unlikely to be present on the Project site due to lack of associated habitat and because of the high level of land disturbance. Land/habitat mitigation or focused surveys are not required for SKR. The Project site is not within a Stephen's Kangaroo Rat fee area.

Thus, implementation of mitigation measures **MM Bio 1** and **MM Bio 2** will mitigate any potential direct or indirect impacts to any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the CDFW or USFWS. Therefore, impacts are less than significant with mitigation.

Mitigation Measures:

MM Bio 1: ***MSHCP Fees***. Prior to issuance of a grading permit, the applicant/developer shall pay the Western Riverside County Multiple Species Habitat Conservation Plan (WRMSHCP) development mitigation fees, in effect at the time permits are issued.

MM Bio 2: ***Nesting Bird Pre-construction Surveys.*** In order to avoid violation of the federal Migratory Bird Treaty Act (MBTA) and California Fish and Wildlife Code, site-preparation activities (removal of trees and vegetation) shall be avoided to the greatest extent possible during the nesting season (generally March 1 to August 15).

If site-preparation activities are to occur during the nesting season, a pre-construction nesting survey shall be conducted within 30 days prior to the commencement of construction (if between March 1 and August 15). A qualified biologist shall perform the nesting survey that will consist of a single visit to ascertain whether there are active raptor nests within 500 feet of the project footprint or other protected bird nests within 300 feet of the project footprint. Nests will be searched for in the trees and shrubs. This survey shall identify the species of nesting bird and to the degree feasible, nesting stage (e.g., incubation of eggs, feeding of young, near fledging). Nests shall be mapped (not by using GPS because close encroachment may cause nest abandonment). The follow-up nesting survey shall be conducted for five (5) consecutive days and no more than three (3) days prior to clearing. If an active nest is observed, the nest location shall be fenced off surrounding an adequate radius buffer zone as determined by biological monitor. The buffer zone shall not be disturbed until the nest is inactive. Biological monitoring shall occur during vegetation removal activities.

(Source: Bio Report; RC GIS)

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? (<u>Less than Significant Impact with Mitigation Incorporated)</u>

According to the *Biological Resources and MSHCP Consistency Report* prepared by ARCHON

Consulting Co, the Project site consists of undeveloped land consisting of seasonal nonnative grass communities. Trees documented on-site include eucalyptus and other ornamental trees (tamarisk, etc.). Three dominant vegetation types occur within the project study area. The largest area is upland non-native grassland composed of annual brome (*Bromus*) and wild oats (*Brassica sps*) grasses with Fiddleneck Fields (*Amsinckia tessellata*) and ruderal alkali meadow (*Bassia hyssopifolia*).

The removal of the small eucalyptus stand and annual grassland community on the Project site will not result in impacts to long-term conservation of any species associated with these habitat types. Mitigation through contribution of fees to the MSHCP for the purpose of conserving Covered Species associated with the same vegetation communities and habitat types will ensure conservation of the non-covered species within the Plan Area through implementation of mitigation measure **MM Bio 1**.

There are no riparian woodland or riverine vegetation communities or habitats present that would be suitable for species associated with streams, wetland, open water, and rivers. A man-made detention basin occurs on site on the northeast corner. The detention basin does not support riparian/riverine, aquatic, or wetland habitat on the project site and the Project does not affect any downstream water bodies, wetlands, riparian habitats or riverine areas. The detention basin will be removed during construction.

Implementation of mitigation measure **MM Bio 1** will further ensure there will be a less than significant impacts in terms a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the CDFW or USFWS. Therefore, impacts are less than significant with mitigation.

Mitigation Measures:

MM Bio 1: ***MSHCP Fees***. Defined in Item IV.a, above.

(Sources: Bio Report)

c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (Less than Significant Impact)

The USFWS is the principal Federal agency that provides information to the public on the extent and status of the Nation's wetlands. It has developed a series of maps, known as the National Wetlands Inventory (NWI) to show wetlands and deep water habitat. This geospatial information is used by Federal, State, and local agencies, academic institutions, and private industry for management, research, policy development, education, and planning activities. The NWI program was neither designed nor intended to produce legal or regulatory products; thus, wetlands identified by the NWI program are not the same as wetlands defined by the United States Army Corps of Engineers (USACE). The NWI Mapper was accessed online to review mapped wetlands within the Project study area. No NWI wetlands are mapped as occurring throughout the Project site.

As identified in the *MSHCP Consistency Analysis/Habitat Assessment Report* prepared by ARCHON Consulting Co, the Project site was surveyed for potential wetlands and waters and a wetland determination was conducted on May 12, 2017. There is a man-made, approximately 9,000 square foot detention basin on the northeastern corner that was created in early 2006 after the site was graded (GE). In the rare event that full saturation would occur, an existing 24" steel outlet pipe allows flood waters topping the detention basin to be directed to the storm drain in Lakeshore Drive. The Project site is isolated from adjacent parcels, as they are separated by tall, continuous concrete walls and do not

substantially contribute to the drainage on the Project site. The Property watershed is fully controlled by the local storm water drainage system.

Three criteria must be fulfilled in order to classify an area as a wetland under the jurisdiction of the USACE: 1) the presence of hydric soils, 2) a predominance of hydrophytic vegetation, and 3) the presence of wetland hydrology. The floor of the detention basin was examined and showed it is Hanford coarse sandy loam; there was no evidence of long-term water retention including hydrophytic vegetation, vernal pool species, hydric soil conditions or algal crusting. The Project site does not have pooling formations due to the porous substrate and gently sloping topography. During the site survey by ARCHON Consulting, there was no vegetation on site that was dependent on a constant water source or other riparian condition.

Furthermore, there are no features on the site that meet the MSHCP definition of natural vernal pools or the USACE definition of vernal pools. In order to be considered a vernal pool under the MSHCP, a feature must be a wetland, based on the presence of hydrophytic vegetation, hydric soil, and wetland hydrology, as stated in Section 6.2.2 of the MSHCP, which are the same criteria for the USACE. The feature must also have a natural origin. The detention basin on-site does not meet these criteria.

Thus, the proposed Project does not contain any jurisdictional areas including federally protected wetlands as defined by Section 404 of the CWA. Therefore, impacts are less than significant.

Mitigation Measures: No mitigation measures are required.

(Sources: Bio Report; USFWS)

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

The Project site consists of undeveloped land consisting of seasonal nonnative grass communities and eucalyptus and other ornamental tree species. The project site is surrounded by neighborhood commercial uses to the north, attached residential to south, and single family detached residential to the east and west, respectively.

The Project area setting, which once consisted of agricultural and vacant land, has been significantly compromised by increased development. Due to this prior development in the local vicinity of the proposed Project, no wildlife movement or crossing occurs on the Project site, and the Project area does not provide topographic or vegetative features that function as a wildlife movement corridor, habitat linkage or nursery site. Thus, the proposed Project does not substantially interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, impacts are less than significant.

Mitigation Measures: No mitigation measures are required.

(Sources: Bio Report)

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

The City's Municipal Code includes a City Tree Preservation Ordinance (Ord. 1256) that protects the

City's streetscape and trees. There are eucalyptus trees growing on the western edge of the Project site. These trees will be removed as part of this Project. The proposed Project will comply with Ord. 1256 to ensure the preservation of trees and the local streetscape. Ord. 1256 requires that a City business license be obtained prior to pruning, treating, or removing street or park trees within the City. Additionally, no species other than those included in the City's official street tree species list will be planted without written permission of the City Tree Committee. Tree spacing, distance from curbs and sidewalks, and other aesthetic guidelines shall be followed in accordance with Ord. 1256. The City of Lake Elsinore has also determined that certain species of palm trees in the family Palmaceae are locally significant resources through the City Significant Palm Tree Ordinance (Ord. 1160). However, no palms occur on the Project site. Thus, the proposed Project does not conflict with local policies or ordinances protecting biological resources. Therefore, impacts are less than significant.

Mitigation Measures: No mitigation measures are required.

(Sources: Bio Report; LEMC)

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

The Project site is located within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Planning Area. The MSHCP is a comprehensive multi-jurisdictional effort that includes western Riverside County and multiple cities, including the study area. Rather than address sensitive species on an individual basis, the MSHCP focuses on the conservation of 146 species, proposing a reserve system of approximately 500,000 acres and a mechanism to fund and implement the reserve system. Most importantly, the MSHCP allows participating entities to issue take permits for listed species so that individual applicants need not seek their own permits from the Unites States Fish and Wildlife Service (USFWS) and/or California Department of Fish and Wildlife (CDFW). The MSHCP was adopted on June 17, 2003 by the Riverside County Board of Supervisors. The Incidental Take Permit was issued by both the USFWS and CDFW on June 22, 2004.

The MSHCP consists of a Criteria Area that assists in facilitating the process by which individual properties are evaluated for inclusion and subsequent conservation. In addition to Criteria Area requirements, the MSHCP requires consistency with Sections 6.1.2 (Protection of Species within Riparian/Riverine Areas and Vernal Pools), 6.1.3 (Protection of Narrow Endemic Plant Species), 6.1.4 (Urban Wildlands Interface), 6.3.2 (Additional Survey Needs and Procedures), Appendix C (Standard Best Management Practices), and 7.5.3 (Construction Guidelines). The MSHCP serves as a comprehensive, multi-jurisdictional Habitat Conservation Plan (HCP), pursuant to Section (a)(1)(B) of the Endangered Species Act (ESA), as well as the Natural Communities Conservation Plan (NCCP) under the State NCCP Act of 2001.

The MSHCP establishes "Criteria Area" boundaries in order to facilitate the process by which properties are evaluated for inclusion in the MSHCP Conservation. The Criteria Area is an area significantly larger than what may be needed for inclusion in the MSHCP Conservation Area, within which property will be evaluated using MSHCP Conservation Criteria. The Criteria Area is an analytical tool which assists in determining which properties to evaluate for acquisition and conservation under the MSHCP.

A *MSHCP Consistency Analysis/Habitat Assessment Report* was conducted and prepared by ARCHON Consulting Co, July 2017 (Appendix B). The MSHCP consistency analysis is discussed below.

Consistency with MSHCP Section 6.1.1

Pursuant to the provisions of the MSHCP, all discretionary development projects within the Criteria Area are to be reviewed for compliance with the "Property Owner Initiated Habitat Evaluation and Acquisition Negotiation Strategy" (HANS) process or equivalent process. The HANS process "ensures that an early determination will be made of what properties are needed for the MSHCP Conservation Area, that the owners of property needed for the MSHCP Conservation Area are compensated, and that owners of land not needed for the MSHCP Conservation Area shall receive Take Authorization of Covered Species Adequately Conserved through the Permits issues to the County and Cities pursuant to the MSHCP." The Project site is not located within a MSHCP Criteria Cell or located in lands that are designated as Public/Quasi-Public (PQP) per the MSHCP. The nearest conservation area is Lake Elsinore shoreline and open waters, approximately 0.80 miles to the southeast. The land within the proposed Project site has been altered and disturbed and is surrounded by residential and general commercial land uses. It is unlikely that native riparian and forest live-in and movement habitat for Covered Species has existed on the Project site in recent history. Thus, the proposed Project is not subject to MSHCP Reserve Assembly consideration described in MSHCP Section 3.0 or the HANS process described in MSHCP Section 6.1.1 and will not be required to contribute land to the Reserve Area due to pre-MSHCP land use decisions for the site and the City adoption of the specific plan for the region. Payment of MSHCP fees pursuant to **MM Bio1** will contribute to the overall goals of the MSHCP.

Consistency with MSHCP Section 6.1.2

Volume I, Section 6.1.2 of the MSHCP requires that projects develop avoidance alternatives, if feasible, that would allow for full or partial avoidance of riparian/riverine areas. Per MSHCP Section 6.1.2, no riparian/riverine or vernal pool habitat has been identified on the Project site pursuant to ARCHON Consulting's assessment. Additionally, no direct impacts will occur to habitat for MSHCP-Covered riparian bird species of concern, least Bell's vireo, southwestern willow flycatcher, and western yellow-billed cuckoo, because no suitable habitat exists on site for these species. There are also no vernal pools, stock ponds, or similar closed depressions with habitat and soils suitable for sensitive fairy shrimp species. Thus, the proposed Project will be consistent with polices set forth in MSHCP Section 6.1.2.

Consistency with MSHCP Section 6.1.3

Volume I, Section 6.1.3 of the MSHCP requires that within identified Narrow Endemic Plant Species Survey Areas (NEPSSA), site-specific focused surveys for Narrow Endemic Plants Species will be required for all public and private projects where appropriate soils and habitat are present. The Project site is not located within the MSHCP Narrow Endemic Plant Species Survey Area (NEPSSA); therefore this section of the MSHCP does not apply to the project. Thus, the project does not conflict with the policies set forth in MSHCP Section 6.1.3.

Consistency with MSHCP Section 6.1.4

Section 6.1.4, *Guidelines Pertaining to the Urban/Wildlife Interface*, outlines the minimization of indirect effects associated with locating development in proximity to the MSHCP Conservation Area. To minimize these effects, guidelines in Section 6.1.4 of the MSHCP shall be implemented in conjunction with review of individual public and private development projects in proximity to the MSHCP Conservation Area and address the following: drainage, toxics, lighting, noise, invasive species, barriers, and grading/land development. The proposed Project is not located within or adjacent to wildland conservation land per MSHCP Section 6.1.4. Thus, the project will not conflict with the policies set forth in MSHCP Section 6.1.4.

Consistency with MSHCP Section 6.3.2

The MSHCP also requires additional surveys for certain species if the Project is located within criteria areas shown on Figure 6-2 (Criteria Area Species Survey Area), Figure 6-3 (Amphibian Species Survey Areas with Critical Area), Figure 6-4 (Burrowing Owl Survey Areas with Criteria Area) and Figure 6-4 (Mammal Species Survey Areas with Criteria Area) of the MSHCP. The Project site is not located within

the MSHCP-designated survey area for plants, amphibians, or mammals. The project site is not located in an MSHCP species survey area for the western burrowing owl as determined by overlay of proposed project site upon County GIS MSHCP Survey Area and parcel map. Additionally, suitable habitat areas were not present due to the extent of development, land disturbance, and stand of tall mature trees. No evidence of burrowing owl burrows or sign was observed on the Project site. Thus, no focused surveys for burrowing owl are required. Implementation of mitigation measure **MM Bio 2**, requiring preconstruction surveys for nesting birds will further ensure consistency with this MSHCP section.

Consistency with MSHCP Section 6.4
MSHCP Section 6.4 required fuel management where development is proposed adjacent to MSHCP Conservation area. The proposed Project is considered infill development and is not located adjacent to any MSHCP Conservation areas. Thus, no further action related to fuels management is required.

Consistency with MSHCP Section 7.5.2
MSHCP Section 7.5.2 provides guidelines for wildlife crossings where there is either known wildlife movement, and/or in portions of the MSHCP Conservation Area that are assembled to provide for wildlife movement. The Project area does not have a wildlife crossing and does not provide topographic or vegetative features that function as a wildlife movement corridor or habitat linkage. Thus, MSHCP Section 7.5.2 does not apply to the Project.

MSHCP Appendix C and Section 7.5.3
The MSHCP lists standard best management practices and guidelines to be implemented during project construction that will minimize potential impacts to sensitive habitats in the vicinity of a project. The guidelines relate to water pollution and erosion control, equipment storage, fueling, and staging, dust control, exotic plant control and timing of construction. The Permittee is required to implement measures from Appendix C and Section 7.5.3 for projects. Thus, the proposed Project will be compliant with Appendix C and Section 7.5.3 of the MSHCP.

The proposed Project is consistent with all applicable sections of the MSHCP. Implementation of mitigation measure **MM Bio 1** ensures consistency with the MSHCP. Stephens' kangaroo rat, listed as endangered, is unlikely to be present on the Project site due to lack of associated habitat and because of the high level of land disturbance. Land/habitat mitigation or focused surveys are not required for SKR.

Thus, the proposed Project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Therefore, impacts are less than significant with mitigation.

Mitigation Measures:

MM Bio 1: ***MSHCP Fees***. Defined in Item IV.a, above.

MM Bio 2: ***Nesting Bird Pre-construction Surveys.*** Defined in Item IV.a, above.

(Sources: Bio Report; LEMC)

V. CULTURAL RESOURCES

a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5 of the California Code of Regulations? (<u>Less than Significant Impact)</u>

As included in the *Cultural Resource Assessment* for the proposed Project conducted by Brian F. Smith &

Associates dated July 6, 2017 (Appendix C), a cultural resource literature and records search of the California Historical Resources Information System (CHRIS) was administered on June 5, 2017 at the Eastern Information Center (EIC). Data sources consulted at the EIC include archaeological site records, historic USGS topographic maps, reports from previous studies, and the State Historic Resource Inventory (HRI) for Riverside County, which contains listings for the National Register of Historic Places (National Register), California Register of Historical Resources (California Register), California Historical Landmarks (CHL), and California Points of Historical Interest (CPHI).

Results of this search indicate that 26 cultural resource investigations have been conducted within a one-mile radius of the Project area, none of which included any portion of the Project parcel. No resources were previously documented within the Project area; however, 24 resources had been previously documented within the one-mile study area. The prehistoric resources within the one-mile radius included two lithic scatters, one habitation site and three isolated artifacts, while the historic-period resources were 17 built-environment resources and one isolated artifact. The nearest resource is the Sam Stewart residence recorded on the northwest side of the Project site which appears to have been previously demolished or removed.

Brian F. Smith and Associates also conducted archival research in May 2017 to develop historic context information relevant to the Project area. Research methodology focused on the review of a variety of primary and secondary source materials relating to the history and development of the Project area. Sources included, but were not limited to, online sources, published literature in local and regional history, and knowledge of existing museum collections in the greater Elsinore Valley. The Project area is in a location that is assigned a low paleontological sensitivity.

On May 30, 2017, a pedestrian survey was performed for the entire Project area for prehistoric and historic cultural residues utilizing narrow transect paths. The purpose of this survey was to identify and document any cultural resources that might be exposed and locate areas within the project area that might be sensitive for cultural resources prior to the beginning of ground-disturbing activities. Although the archaeological survey was somewhat hindered by a ground surface partially obscured by vegetation (approximately 50%), the Project parcel has been moderately to severely disturbed by grading; no historic or prehistoric cultural resources were discovered. The lack of prehistoric sites is likely due to the absence of bedrock and dependable water sources at this location.

Since there are no cultural resources at the Project site, impacts related to the loss of an historical resource are less than significant.

Mitigation Measures: No mitigation measures are required.

(Sources: Cultural Report)

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the California Code of Regulations? (Less than Significant Impact with Mitigation Incorporated)

Archaeological Resources

As described in Item V.a above, on May 30, 2017, a pedestrian survey was performed for the entire Project area for prehistoric and historic cultural residues. The purpose of this survey was to identify and document any cultural resources that might be exposed and locate areas within the project area that might be sensitive for cultural resources prior to the beginning of ground-disturbing activities. Although the archaeological survey was somewhat hindered by a ground surface partially obscured by vegetation (approximately 50%), the Project parcel has been moderately to severely disturbed by grading and no

archaeological resources were identified within the Project site during the pedestrian survey.

The archaeological pedestrian survey of the property concluded that no significant archaeological sites are present on the Project site. Thus, the proposed Project will not result in a substantial adverse change in the significance of a known archaeological resource. Implementation of mitigation measures **MM Cul 1** through **MM Cul 4** will further ensure impacts remain less than significant in the event any unknown archaeological resources are identified during earthmoving activities.

Tribal Cultural Resources

As part of the *Cultural Resource Assessment*, Brian F. Smith contacted the Native American Heritage Commission (NAHC) to request a Sacred Lands File (SFL) search and a list of potentially interested Native American (NA) Tribes and contacts for the purpose of general NA consultation under CEQA (not associated with SB 18 or AB 52). The NAHC responded on May 15, 2017 indicating negative results for the SFL search and that they can only provide project-specific lists of Tribes to lead agencies.

A Countywide list of some 41 Tribes and NA individuals was provided. Tribal consultations as a result of AB 52 are addressed later in this document under Section XVII, Tribal Cultural Resources.

Mitigation Measures:

MM Cul 1: ***Unanticipated Resources.*** The developer/permit holder or any successor in interest shall comply with the following for the life of this permit:

If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed:

1. All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the Project Archaeologist, the Native American tribal representative(s) from consulting tribes (or other appropriate ethnic/cultural group representative), and the Community Development Director or their designee to discuss the significance of the find.
2. The developer shall call the Community Development Director or their designee immediately upon discovery of the cultural resource to convene the meeting.
3. At the meeting with the aforementioned parties, the significance of the discoveries shall be discussed and a decision is to be made, with the concurrence of the Community Development Director or their designee, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resource.
4. Further ground disturbance shall not resume within the area of the discovery until a meeting has been convened with the aforementioned parties and a decision is made, with the concurrence of the Community Development Director or their designee, as to the appropriate mitigation measures.

* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to sacred or cultural importance.

MM Cul 2: ***Archaeologist/CRMP***. Prior to issuance of grading permits, the applicant/developer shall provide evidence to the Community Development Department, Planning Division, that a Secretary of Interior Standards qualified and certified Registered Professional Archaeologist (RPA) has been contracted to implement a Cultural Resource Monitoring

Program (CRMP) that addresses the details of all activities that must be completed and procedures that must be followed regarding cultural resources associated with this project. The CRMP document shall be provided to the Community Development Director or their designee for review and approval prior to issuance of the grading permit. The CRMP provides procedures to be followed and are to ensure that impacts on cultural resources will not occur without procedures that would reduce the impacts to less than significant. These measures shall include, but shall not be limited to, the following:

Archaeological Monitor - An adequate number of qualified monitors shall be present to ensure that all earth-moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist and if required, in consultation with the Tribal monitor.

Cultural Sensitivity Training - The Project Archaeologist and if required, a representative designated by the Tribe shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all Construction Personnel. Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event unanticipated cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. This is a mandatory training and all construction personnel must attend prior to beginning work on the project site. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

Unanticipated Resources - In the event that previously unidentified potentially significant cultural resources are discovered, the Archaeological and/or Tribal Monitor(s) shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources. The Project Archaeologist, in consultation with the Tribal monitor shall determine the significance of the discovered resources. The Community Development Director or their designee must concur with the evaluation before construction activities will be allowed to resume in the affected area. Before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The Project Archaeologist shall determine the amount of material to be recovered for an adequate artifact sample for analysis. Isolates and clearly non-significant deposits shall be minimally documented in the field and the monitored grading can proceed.

Artifact Disposition - The landowner(s) shall relinquish ownership of all cultural resources, (with the exception of sacred items, burial goods, and Human Remains) including all archaeological artifacts and non-human remains as part of the required mitigation for impacts to cultural resources. This shall include any and all artifacts collected during any previous archaeological investigations. The applicant shall relinquish the artifacts through one or more of the following methods and provide the Community Development Director or their designee with evidence of same:

1. A fully executed reburial agreement with the Consulting Native American tribe(s) or band(s). This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing, analysis and

special studies have been completed on the cultural resources and approved by the Community Development Director or their designee.

2. A curation agreement with an appropriate qualified repository within Riverside County that meets federal standards pursuant to 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers and Native American tribal members for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation.

3. If more than one Native American Group was involved with AB52 or SB18 consultation for the project and a consensus cannot be reached as to the disposition of artifacts (cultural resources), the Project Archaeologist shall then proceed with the cultural resources being curated at the Western Science Center. The applicant is responsible for all costs related to curation.

Phase IV Report - A final archaeological report shall be prepared by the Project archaeologist and submitted to the Community Development Director or their designee prior to grading final. The report shall follow County of Riverside requirements and shall include at a minimum: a discussion of the monitoring methods and techniques used; the results of the monitoring program including any artifacts recovered; an inventory of any resources recovered; updated DPR forms for all sites affected by the development; final disposition of the resources including GPS data; artifact catalog and any additional recommendations. A final copy shall be submitted to the City, Project Applicant, the Eastern Information Center (EIC), and the Tribe.

MM Cul 3: ***Tribal Monitoring.*** Prior to the issuance of a grading permit, the applicant shall contact the consulting Native American Tribe(s) that have requested monitoring through consultation with the City during the AB 52 and/or the SB 18 process ("Monitoring Tribes"). The applicant shall coordinate with the Tribe(s) to develop individual Tribal Monitoring Agreement(s). A copy of the signed agreement(s) shall be provided to the City of Lake Elsinore Planning Department prior to the issuance of a grading permit. The Agreement shall address the treatment of any known tribal cultural resources (TCRs) including the project's approved mitigation measures and conditions of approval; the designation, responsibilities, and participation of professional Tribal Monitors during grading, excavation and ground disturbing activities; project grading and development scheduling; terms of compensation for the monitors; and treatment and final disposition of any cultural resources, sacred sites, and human remains/burial goods discovered on the site per the Tribe(s) customs and traditions and the City's mitigation measures/conditions of approval. The Tribal Monitor will have the authority to stop and redirect grading in the immediate area of a find in order to evaluate the find and determine the appropriate next steps, in consultation with the Project archaeologist.

MM Cul 4: ***Phase IV Report.*** Upon completion of the implementation phase, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the County website. The report shall include results of any feature

relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting.

(Sources: Cultural Report)

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (Less than Significant Impact)

According to the Riverside County GIS database, the proposed Project is located within a paleontological sensitivity area of low potential. Due to the previously developed and disturbed nature of the Project site, no paleontological resources or site or unique geologic features are anticipated to be impacted. Therefore, impacts are less than significant.

Mitigation Measures: No mitigation measures are required.

(Sources: RC GIS)

d) Disturb any human remains, including those interred outside of formal cemeteries? (Less than Significant Impact with Mitigation Incorporated)

There are no cemeteries located within the proposed Project boundary. In the event human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to PRC Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC. The MLD may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials. Thus, with adherence to existing regulatory requirements and implementation of mitigation measure **MM Cul 5**, the Project is not anticipated to disturb any human remains. Therefore, impacts are less than significant with mitigation.

Mitigation Measures:

MM Cul 5: ***Discovery of Human Remains*****:** If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with the following codes: Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission (NAHC) shall be contacted by the Coroner within the period specified by law (24 hours). The NAHC shall immediately notify those persons it believes to be most likely descended from the deceased Native American. The descendants may, inspect the site of the discovery of the Native American human remains and may recommend means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall make recommendations or preferences for treatment within 48 hours of being granted access to the site. Upon the discovery of Native American remains, the landowner shall ensure that the immediate vicinity, where the Native American human remains are located, is not damaged or disturbed.

The landowner shall discuss and confer with the descendants all reasonable options regarding the descendants' preferences for treatment. The descendants' preferences for treatment may include the following:

1. The nondestructive removal and analysis of human remains and items associated with Native American human remains.
2. Preservation of Native American human remains and associated items in place.
3. Relinquishment of Native American human remains and associated items to the descendants for treatment.
4. Other culturally appropriate treatment.

The parties may also mutually agree to extend discussions, taking into account the possibility that additional or multiple Native American human remains, as defined in this section, are located in the project area, providing a basis for additional treatment measures. Human remains of a Native American may be an inhumation or cremation, and in any state of decomposition or skeletal completeness. Any items associated with the human remains that are placed or buried with the Native American human remains are to be treated in the same manner as the remains, but do not by themselves constitute human remains.

Whenever the commission is unable to identify a descendant, or the descendants identified fail to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the descendants and the mediation provided for in subdivision (k) of Section 5097.94, if invoked, fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall reinter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance. To protect these sites, the landowner shall do one or more of the following:

1. Record the site with the commission or the appropriate Information Center.
2. Utilize an open-space or conservation zoning designation or easement.
3. Record a document with the county in which the property is located. The document shall be titled "Notice of Reinternment of Native American Remains" and shall include a legal description of the property, the name of the owner of the property, and the owner's acknowledged signature, in addition to any other information required by this section. The document shall be indexed as a notice under the name of the owner.

Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with the descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the City.

(Sources: Cultural Report)

VI. GEOLOGY AND SOILS.

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other

substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. (Less than Significant Impact)

The City is located in the northern part of the Peninsular Ranges Province and includes parts of two structural blocks, or structural subdivisions of the province. The active Elsinore fault zone diagonally crosses the southwest corner of the Elsinore 7.5' quadrangle and is a major element of the right-lateral strike-slip San Andreas fault system. The Elsinore Fault Zone forms a complex series of pull-apart basins.

According to the *Geotechnical Investigation* prepared for the Project by Sladden Engineering dated August 3, 2017 (Appendix H), the Peninsular Range has historically been a province of relatively high seismic activity. The nearest faults to the Project site are associated with the Elsinore Fault system located approximately 1.3 miles from the site. There are no known active fault traces in the Project vicinity. Based on mapping and historical seismicity, the seismicity of the Peninsular Range has been generally considered high by the scientific community.

The site is not within a currently established State of California Earthquake Fault Zone for surface fault rupture hazards. No active faults with the potential for surface fault rupture are known to pass directly beneath the site. Thus, the potential for surface rupture due to faulting occurring beneath the site during the design life of the proposed development is considered low. Additionally, any structure developed as a part of the Project will be subject to seismic design criteria in accordance with the California Building Code (CBC) which will reduce potential impacts related to the rupture of an earthquake fault. Therefore, impacts are less than significant.

Mitigation Measures: No mitigation measures are required.

(Sources: General Plan EIR; Geotech)

ii) Strong seismic ground shaking? (Less than Significant Impact)

The *Geotechnical Investigation* prepared for the Project by Sladden Engineering used the USGS web-based application *USGS Beta – Unified Hazard Tool* to estimate the peak ground acceleration adjusted for site class effects (PGAM). Because of the proximity to the subject site and the maximum probable events for these faults, it appears that a maximum probable event along the fault zones could produce a peak horizontal acceleration of approximately 0.666g (10 percent probability of being exceeded in 50 years). While listing PGAM is useful for comparison of potential effects of fault activity in a region, other considerations are important in seismic design, including frequency and duration of motion and soil conditions underlying the site. Faults in proximity of the proposed Project have the potential to cause moderate to strong ground shaking. However, the proposed Project would be required to implement all requirements of the current edition of the California Building Code, applicable to the Project, which provides criteria for the seismic design of buildings. Therefore, impacts are less than significant.

Mitigation Measures: No mitigation measures are required.

(Sources: Geotech)

iii) Seismic-related ground failure, including liquefaction? (Less than Significant Impact)

According to the Riverside County GIS database, the proposed Project is located in an area of moderate and high liquefaction potential. Soil liquefaction is a state of soil particles suspension caused by a complete loss of strength when the effective stress drops to zero. Liquefaction normally occurs under saturated conditions in soils such as sand in which the strength is purely frictional. Primary factors that

trigger liquefaction are: moderate to strong ground shaking (seismic source), relatively clean, loose granular soils (primarily poorly graded sands and silty sands), and saturated soil conditions (shallow groundwater). Due to the increasing overburden pressure with depth, liquefaction of granular soils is generally limited to the upper 50 feet of a soil profile. However, liquefaction has occurred in soils other than clean sand.

The *Geotechnical Investigation* prepared for the Project by Sladden Engineering described the soils encountered within the depth of 28 feet below ground surface on the Project site as consisting predominately of a thin layer of fill/disturbed soil overlying native alluvium. The native alluvium consists of silty sand, sandy silt, and gravelly sand. Groundwater was not encountered during the site boring, which was done to a depth of 28 feet below ground surface. The historically highest groundwater is estimated to be at a depth of greater than 30 feet below ground surface according to California Department of Water Resources (GEO, p. 6). Low to very low cohesion strength is associated with the sandy soil. A seismic hazard, which could cause damage to the proposed development during seismic shaking, is the post-liquefaction settlement of the liquefied sands.

The potential for soil liquefaction during a seismic event was evaluated by Sladden Engineering. Based on the depth of the groundwater and the dense material underlying the site, the risks associated with liquefaction are considered low, therefore impacts are less than significant.

(Sources: Geotech; RC GIS)

iv) Landslides? (<u>No Impact)</u>

The proposed Project site contains flat terrain with land relief of up to ±9 feet in some areas on the southern portion of the property. The *Geotechnical Investigation* prepared for the Project by Sladden Engineering found no known landslides at the site, nor was it found that the site is in the path of any known or potential landslides. Thus, due to the relatively flat topography of the Project site, the potential for a landslide is not a hazard to the proposed Project. Therefore, no impacts are anticipated.

Mitigation Measures: No mitigation measures are required.

(Sources: Geotech)

b) Result in substantial soil erosion or the loss of topsoil? (<u>Less than Significant Impact)</u>

Construction activities have the potential to result in soil erosion or the loss of topsoil. However, erosion will be addressed through the implementation of existing State and Federal requirements, and minimized through compliance with the National Pollutant Discharge Elimination System (NPDES) general construction permit which requires that a storm water pollution prevention plan (SWPPP) be prepared prior to construction activities and implemented during construction activities. The preparation of a Storm Water Pollution Prevention Plan (SWPPP) will identify Best Management Practices (BMPs) to address soil erosion. Upon compliance with these standard regulatory requirements, the proposed Project is not anticipated to result in substantial soil erosion or the loss of topsoil. Therefore, impacts are less than significant.

Mitigation Measures: No mitigation measures are required.

(Sources: Geotech)

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result

of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (Less than Significant with Mitigation Incorporated)

Impacts related to landslides are addressed above in response to Item VI.a.iv; impacts related to liquefaction are addressed above in response to Item VI.a.iii. This analysis addresses impacts related to unstable soils, as a result of lateral spreading, subsidence, or collapse.

Lateral Spreading: Lateral spreading is a phenomenon in which soils move laterally during seismic shaking and is often associated with liquefaction. The amount of movement depends on the soil strength, duration and intensity of seismic shaking, topography, and free face geometry. According to the *Geotechnical Investigation* prepared for the Project by Sladden Engineering, due to the relatively flat topography and low liquefaction potential within the Project site, the likelihood of lateral spreading is low.

Subsidence: According to the Riverside County GIS database, the Project is located in an area susceptible to subsidence. Seismic ground subsidence (not related to liquefaction induced settlements) occurs when strong earthquake shaking results in the densification of loose to medium density sandy soils above groundwater. During the onsite field investigation conducted by Sladden Engineering on July 18, 2017, no fissures or other surficial evidence of subsidence was observed on the subject site.

Collapse: According to the *Geotechnical Investigation* prepared for the Project by Sladden Engineering, the soils encountered during the boring was near optimum moisture content, and the density of the soil increased with the depths analyzed. The upper soils were comprised of fill and disturbed soil. The current condition of the soils create geotechnical issues including the compression and looseness of the soil. Accordingly, measures are considered necessary to reduce anticipated expansion and collapse potential. Implementation of mitigation measure **MM Geo 1**, requiring the proposed Project to comply with all recommendations contained in the *Geotechnical Investigation*, will reduce impacts related to collapse to a less than significant level.

To lessen the potential impacts of subsidence and collapsible soils at the site, the proposed Project will be constructed in accordance with the requirements of the CBC, specifically the CBC Site Class D design criteria to estimate design seismic loading for the proposed structures on the Project site. The Project should also be designed in accordance with the recommendations in the *Geotechnical Investigation, Earthwork and Grading* section. Therefore, impacts related to unstable geological units or soils are less than significant with mitigation incorporated.

Mitigation Measures:

MM Geo 1: ***Compliance with Recommendations from the Geotechnical Investigation***. Per the Earthwork and Grading section of the *Geotechnical Investigation*, the Project shall comply with the recommendations for: Stripping, Preparation of the Building Areas, Compaction, and Shrinkage and Subsidence as described below:

a. **Stripping.** Areas to be graded should be cleared of, vegetation, existing and associated root systems, and debris. All areas scheduled to receive fill should be cleared of old fills and any irreducible matter. The strippings should be removed off site, or stockpiled for later use in landscape areas. Voids left by obstructions should be properly backfilled in accordance with the compaction recommendations of this report.
b. **Preparation of the Building Areas.** In order to achieve firm and uniform bearing conditions, we recommend overexcavation and recompaction throughout the building areas. All artificial fill and native low density near surface soil should be removed to

a depth of approximately 3 feet below existing grade or 2 feet below the bottom of the footings, whichever is deeper. Remedial grading should extend laterally, a minimum of five feet beyond the foundation limits. The exposed surface should then be scarified, moisture conditioned to within two percent of optimum moisture content, and compacted to at least 90 percent relative compaction.

c. **Compaction.** Soil to be used as engineered fill should be free of organic material, debris, and other deleterious substances, and should not contain irreducible matter greater than six (6) inches in maximum dimension. All fill materials should be placed in thin lifts, not exceeding six inches in their loose state. If import fill is required, the material should be of a low to non-expansive nature and should meet the following criteria:

Plastic Index: Less than 12
Liquid Limit: Less than 35
Percent Soil Passing #200 Sieve: Between 15% and 35%
Maximum Aggregate Size: 3 inches

The subgrade and all fill material should be compacted with acceptable compaction equipment, to at least 90 percent relative compaction. The bottom of the exposed subgrade should be observed by a representative of Sladden Engineering prior to fill placement. Compaction testing should be performed to verify proper placement of the fill materials. Table 2 provides a summary of the excavation and compaction recommendations.

TABLE 2
SUMMARY OF RECOMMENDATIONS

*Remedial Grading	Excavation and/or recompaction within the building envelopes and extending laterally for 5 feet beyond the building limits and to competent native soil or 2 feet below the bottom of the footings, whichever is deeper.
Native *I* Import Engineered Fill	Place in thin lifts not exceeding 6 inches in a loose condition, compact to a minimum of 90 percent relative compaction.
Asphalt Concrete Sections	Compact the top 12 ind1es to at least 95 percent compaction within 2 percent of optimum moisture content.

*Actual depth may vary and should be determined by a representative of Sladden Engineering in the field during construction.

d. **Shrinkage and Subsidence.** Volumetric shrinkage of the material that is excavated and replaced as controlled compacted fill should be anticipated. We estimate that this shrinkage could vary from 10 to 20 percent. Subsidence of the surfaces that are scarified and compacted should be between 1 and 2 tenths of a foot. This will vary depending upon the type of equipment used, the moisture content of the soil at the time of grading and the actual degree of compaction attained.

(Sources: Geotech; RC GIS)

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

While there is currently no soil mapping that identifies specific areas within the City that are subject to expansive soils, such soils are known to exist in the City. Expansive soils are composed of a significant amount of clay particles which can expand (absorb water) or contract (release water). These shrink and swell characteristics can result in structural stress and place other loads on these soils. According to the *Geotechnical Investigation* prepared for the Project by Sladden Engineering, expansion index testing was conducted to determine the expansive nature of the underlying soils. The results of the testing indicated the soils underlying the Project site are in the low expansion category and risk of structural damage is due to expansive soils is low. Therefore, impacts related to unstable geological units or soils are less than significant and no mitigation is necessary.

(Sources: General Plan EIR; Geotech)

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

The proposed Project will be served by a sewer system and no septic tanks or alternative wastewater disposal systems would be required. Existing septic systems and any septic systems discovered during the development of the proposed Project will be properly abandoned, closed, or destroyed in accordance with all applicable state and local regulations. Thus, the proposed Project would not have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems. Therefore, impacts are less than significant

Mitigation Measures: No mitigation measures are required.

(Sources: Project Description)

VII. GREENHOUSE GAS EMISSIONS

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

Construction activities produce combustion emissions from various sources (e.g., site grading, utility engines, on-site heavy-duty construction vehicles, equipment hauling materials to and from the site, asphalt paving, and motor vehicles transporting the construction crew). Exhaust emissions from on-site construction activities would vary daily as construction activity levels change. Annual estimated construction GHG emissions would be 17.50 for the construction activity modeled using the year 2020. The year 2020 was modeled to determine if the project meets efficiency targets set forth in the Climate Action Plan (CAP).

Operation of the proposed Project would generate GHG emissions from area and mobile sources and indirect emissions from stationary sources associated with energy consumption. Mobile-source emissions of GHGs would include Project-generated vehicle trips associated with condominium owners traveling to and from the Project site. Area-source emissions would be associated with activities including landscaping and maintenance of proposed land uses, natural gas for cooking and heating, and other sources. Increases in stationary-source emissions would also occur at off-site utility providers as a result of demand for electricity, natural gas, and water by the proposed use.

The GHG emission estimates presented in **Table VII, Estimated Operational GHG Emissions** shows the emissions associated with the level of development envisioned by the proposed project at opening, modeled for year 2020. Area sources include architectural coatings, consumer products, and landscaping. Energy sources include natural gas consumption for heating and cooking.

Table VII, Estimated Operational GHG Emissions

Source	Metric Tons per year (MT/yr)			
	CO_2	CH_4	N_2O	Total CO_2E
Amortized Construction	--	--	--	17.50
Area	1.76	0.00	0.00	1.80
Energy	266.95	0.01	0.00	268.11
Mobile	896.46	0.05	0.00	897.77
Solid Waste	4.86	0.29	0.00	12.03
Water	38.41	0.18	0.00	44.20
Total	**1,225.86**	**0.53**	**0.00**	**1,241.41**

Source: Air Quality and Greenhouse Gas Analysis, July 2017 prepared by Vista Environmental, Table M (Appendix A)

As shown in Table VII, the Project's operational emissions of GHGs (including the amortized construction emissions) would result in a net increase of 1,241.41 MT CO2e per year.

At the November 19, 2009, SCAQMD Board meeting, staff recommended 3,000 MTCO2e per year as a screening threshold for residential projects.

The City's Climate Action Plan (CAP) is a comprehensive document to ensure the City reduces communitywide GHG emissions consistent with AB 32 and EO S-3-05. The CAP was prepared concurrently with the City's General Plan and Environmental Impact Report to serve as the City's primary information and policy document for GHG emissions reductions in order to analyze and reduce potentially significant GHG emissions resulting from development under the City General Plan. The CAP includes a Project-Level CAP Consistency Worksheet, which is generally applicable to residential land use development projects. As such, pursuant to the CAP documentation, further analysis is required to determine if a significant impact would occur.

CAP Consistency Analysis

The City's CAP contains a GHG emissions reduction target based on a communitywide emissions reduction to 6.6 MT CO2e per service population per year by 2020. The communitywide GHG emission reduction assumes a 22.3 percent reduction from the 2008 rate of 8.5 MT CO2e per service population. The City's CAP also contains the following GHG-related measures that are applicable to the proposed Project: T-1.2 Pedestrian Infrastructure, T-1.4 Bicycle Infrastructure, T-3.1 Mixed Use, High Density, Infill and Transit Oriented Development, E-1.1 Tree Planting Requirements, E-1.3 Energy Efficient Building Standards, E-4.1 Landscaping Ordinance, E-4.2 Indoor Water Conservation Requirements, and S-1.4 Construction and Demolition Waste Diversion.

Implementing projects that are in compliance with the above mandatory CAP GHG reduction measures would result in a decrease of GHG emissions. These measures will be applied to the proposed Project to reduce GHG emissions. Appendix D of the CAP contains a project-level worksheet that an applicant may use to demonstrate consistency with the General Plan growth potential and CAP. The following are the criteria for determining consistency with the CAP:

1. Is the project consistent with the General Plan land use designation?

   Determination: Development of the project site would be Attached Residential and Commercial Residential Flex, which are consistent with the land uses specified in the Lakeshore Village

Specific Plan. Therefore, the project meets this criterion.

2. Is the project consistent with the General Plan population and employment projections for the site, upon which the CAP modeling is based?

   Determination: The City of Lake Elsinore General Plan's build-out of population, housing, and employment figures has anticipated development of the project site as Attached Residential (AR) and Commercial Residential Flex (CRF). This zoning plan and projection were used in the preparation of the CAP. Therefore, the project meets this criterion.

3. Does the project incorporate the following CAP measures as binding and enforceable components of the project? Until these measures have been formally adopted by the City and incorporated in to applicable codes, the requirements must be incorporated as mitigation measures applicable to the project (*CEQA Guidelines*, Section 15183.5(b)(2)).

   Determination: Project design features require that the project implement CAP measures T-1.2, T-1.4, T-3.1, E-1.1, E-1.3, E-4.1, E-4.2, and S-1.4. Therefore, the Project meets this criterion.

Based on the analysis above, with implementation of the CAP GHG reduction measures, the proposed Project will be consistent with and will be built upon the goals, policies, and implementation programs contained in the adopted City CAP. Thus, the proposed Project will not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. Therefore, impacts are less than significant.

Mitigation Measures: No mitigation measures are required.

(Sources: AQ/GHG; CAP)

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (<u>Less than Significant Impact)</u>

The proposed Project would be required to comply with the 2016 Title 24 standards and the CalGreen building standards, as well as implement various sustainability features with which the Project is required to comply. These features would foster, among other benefits, reductions in energy consumption, waste generation, and associated pollution. In addition, newer construction materials and practices, current energy efficiency requirements, and newer appliances tend to emit lower levels of air pollutant emissions, including GHGs, as compared to materials and equipment used years ago.

As described in Item VII.a above, the City's CAP is a comprehensive document to ensure the City reduces communitywide GHG emissions consistent with AB 32 and EO S-3-05. The CAP was prepared concurrently with the City's General Plan and Environmental Impact Report to serve as the City's primary information and policy document for GHG emissions reductions in order to analyze and reduce potentially significant GHG emissions resulting from development under the City General Plan.

Based on the CAP consistency analysis described in Item VII.a above, with implementation of the CAP GHG reduction measures, the proposed Project will be consistent with and will be built upon the goals, policies, and implementation programs contained in the adopted City CAP. Thus, the proposed Project will be consistent and not conflict with an applicable City's policy, regulations, or CAP adopted for the purpose of reducing the emissions of greenhouse gases. Therefore, impacts are less than significant.

Mitigation Measures: No mitigation measures are required.

(Sources: AQ/GHG; CAP)

VIII. HAZARDS AND HAZARDOUS MATERIALS

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (Less than Significant Impact)

Construction of the proposed Project may include the transportation and storage of hazardous materials, such as fuels, cleaning solvents, or pesticides. The transportation of hazardous materials can result in accidental spills, leaks, toxic releases, fire, or explosion. The proposed Project is not expected to create the need for an excess of hazardous materials being used on-site during construction or operation.

A number of federal and state agencies prescribe strict regulations for the safe transportation of hazardous materials. Hazardous material transport, storage and response to upsets or accidents are primarily subject to federal regulation by the United States Department of Transportation (DOT) Office of Hazardous Materials Safety in accordance with Title 49 of the Code of Federal Regulations. California regulations applicable to Hazardous material transport, storage and response to upsets or accidents are codified in Title 13 (Motor Vehicles), Title 8 (Cal/OSHA), Title 22 (Management of Hazardous Waste), Title 26 (Toxics) of the California Code of Regulations, and the Chapter 6.95 of the Health and Safety Code (Hazardous Materials Release Response Plans and Inventory).

As the proposed Project will be required to comply with all applicable federal and state laws related to the transportation, use, storage and response to upsets or accidents that may involve hazardous materials would reduce the likelihood and severity of upsets and accidents during transit and storage, it is not expected to result in the use of large amounts of hazardous materials that would create a hazard to the public or environment. Therefore, impacts are less than significant.

Mitigation Measures: No mitigation measures are required.

(Sources: CCR; Code of Federal Regulations; Health and Safety Code)

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (Less than Significant Impact)

As noted in response Item VIII.a above, the proposed Project may involve the use of hazardous materials but shall comply with all applicable federal and state laws pertaining to the transport, use, disposal, handling, and storage of hazardous materials, including but not limited to Title 49 of the Code of Federal Regulations and Title 13, (motor vehicles) Title 8 (Cal/OSHA), Title 22 (Health and Safety Code), Title 26 (Toxics) of the California Code of Regulations, and Chapter 6.95 of the Health and Safety Code (Hazardous Materials Release Response Plans and Inventory), which describes strict regulations for the safe transportation and storage of hazardous materials. Thus, the proposed Project will be required to comply with all applicable federal and state laws related to the transportation, use and storage of hazardous materials and will not create a significant hazard to the public or environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Therefore, impacts are less than significant.

Mitigation Measures: No mitigation measures are required.

(Sources: CCR; Code of Federal Regulations; Health and Safety Code)

c) Emit hazardous emissions or handle hazardous materials or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (<u>No Impact)</u>

The proposed Project is not located within one-quarter mile of an existing or proposed elementary, middle or high school. The closest school is Machado Elementary School which is approximately 0.33 miles south of the proposed Project site. Thus, the proposed Project will not emit hazardous emissions or handling hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. Therefore, no impacts are anticipated.

Mitigation Measures: No mitigation measures are required.

(Sources: Google Earth)

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (<u>Less than Significant Impact)</u>

Per a review of the California Department of Toxic Substances Control (DTSC) EnviroStor Database, no records of cleanup sites are on file with the DTSC for the proposed Project site or adjacent properties. The nearest site to the proposed Project is the Elsinore High School No. 4 site (33010016), located approximately 1.55 miles away. The site is classified as a school site and the cleanup oversight agency is the DTSC Site Cleanup Program – Lead. The past use that caused contamination is agricultural row crops prior to 1977 and was used as a plant nursery from 1977 to 1984 and potential contaminants of concern include arsenic, lead, and polychlorinated biphenyls (PCBS). The cleanup status of the site involves no further action as of November 29, 2000. This site is not anticipated to cause a hazard to the project.

A *Phase I Environmental Site Assessment* was prepared by Sladden Engineering in October 2016 for the proposed Project site; a site visit was conducted on November 15, 2016. The presence or likely presence of any hazardous substances or petroleum products was not found in, on, or at the Project site. Based on the observed uses of the properties located immediately adjacent to the Project site, it is unlikely that significant quantities of hazardous materials are currently stored or handled at the adjacent properties. According to aerial photographs dating to 1938, the project site and nearby properties were used for agriculture from the late 1930's through the mid-1950's at which point the property remains undeveloped and cleared of vegetation. Properties around the Project site become developed in the mid-1960s through present day. A title search was not conducted.

The closest leaking underground storage tank (LUST) is approximately one-third mile to the east south east at a gas station (Chevron 95543); it is identified as case closed. The proposed Project involves development for residential uses on a site that is not included on the list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and no significant hazards were identified during the *Phase I Environmental Site Assessment*. As a result, the proposed Project would not create a significant hazard to the public or the environment. Therefore, impacts are less than significant.

Mitigation Measures: No mitigation measures are required.

(Sources: DTSC; Google Earth; Phase I ESA)

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (<u>No Impact)</u>

The proposed Project is not located within an airport land use plan or located within two miles of a public use airport and as such, will have no impact resulting in a safety hazard for people residing or working in the Project area. Therefore, no impacts are anticipated.

Mitigation Measures: No mitigation measures are required.

(Sources: General Plan EIR)

f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? (Less than Significant Impact)

The proposed Project is located approximately 5.62 miles west of the Skylark Airport. The Skylark Airport is a private airport that is the hub for air sports in Lake Elsinore and accommodates organizations that utilize the airport for plane use, glider flights, and skydiving. The runway surface at Skylark Airport consists of gravel and sand; as such, this surface generally does not permit optimal conditions for frequent and convenient airport operations. The proposed Project site is not within the Skylark Airport Influence Area as depicted in Figure 2.7 – Airport Influence Areas of the City's General Plan and as such does not need to be evaluated for consistency with continued operations at the airport. Thus, the proposed Project will not result in any impacts related to private airstrips and safety hazards for people residing or working in the project area. Therefore, impacts are less than significant.

Mitigation Measures: No mitigation measures are required.

(Sources: General Plan EIR; General Plan Figure 2.7 – Airport Influence Areas; Google Earth)

g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (Less than Significant Impact)

The proposed Project will be required to comply with all applicable fire code requirements for construction and access to the site and as such, will be reviewed by the City Fire Department to determine the specific fire requirements applicable to ensure compliance with these requirements. This review will ensure that the Project will provide adequate emergency access to and from the site. Further, the City Engineer and the City Fire Department will review any modifications to existing roadways to ensure that adequate emergency access and/or emergency response would be maintained. Thus, the proposed Project does not propose any changes that will impact the City's Emergency Preparedness Plan or the Riverside County Operational Area Multi-Jurisdictional Local Hazard Mitigation Plan so will not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. Therefore, impacts are less than significant.

Mitigation Measures: No mitigation measures are required.

(Sources: General Plan EIR)

h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands area adjacent to urbanized areas or where residences are intermixed with wildlands? (Less than Significant Impact with Mitigation)

According to the Riverside County GIS database, the proposed Project is located within a High to Moderate Fire Hazard Classification Area and is not in a Fire Responsibility Area. Figure 3.1 – Wildfire Susceptibility shows the Project as being located in a high fire hazard zone. The proposed Project site has

been moderately to severely disturbed by grading. Furthermore, the proposed Project is bounded by neighborhood commercial uses to the north, medium residential land uses to south, and single family residential the east and west, respectively. The Project will adhere to Section 3.4.1 Wildlife Hazard Goal, Policies and Implementation Program in the General Plan EIR to reduce the threat of wildland fires. Thus, the proposed Project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires. Therefore, impacts are less than significant with mitigation.

Mitigation Measures: MM HAZ1

MM HAZ1: Comply with General Plan EIR Section 3.4.1 - Goal 4 – Wildfire Hazards Goal, Policies and Implementation Program

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.

Policies

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

4.2 Create fuel modification zones around development within high hazard areas by thinning or clearing combustible vegetation within 100 feet of buildings and structures. The fuel modification zone size may be altered with the addition of fuel resistant building techniques. The fuel modification zone may be replanted with fire-resistant material for aesthetics and erosion control.

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

4.4 Encourage programs that educate citizens about the threat of human wildfire origination from residential practices such as outdoor barbeques and from highway use such as cigarette littering.

(Sources: General Plan EIR Figure 3.1 – Wildfire Susceptibility; GP EIR Section 3.4.1; RC GIS)

IX. HYDROLOGY AND WATER QUALITY

a) Violate any water quality standards or waste discharge requirements? (Less than Significant Impact)

The Santa Ana Regional Water Quality Control Board (SARWQCB) sets water quality standards for all ground and surface waters within the Project's region. Water quality standards are defined under the Clean Water Act to include both the beneficial uses of specific water bodies and the levels of water quality that must be met and maintained to protect those uses (water quality objectives).

Activities associated with the construction of the proposed Project would include grading and site preparation, which may have the potential to release pollutants (e.g., oil from construction equipment, cleaning solvents, paint) and silt off-site which could impact water quality. However, the Project is required to prepare a Stormwater Pollution Prevention Plan (SWPPP) pursuant to the statewide General Construction Permit (NPDES General Permit No. CAS000002, Waste Discharge Requirements, Order No. 2009-0009-DWQ, adopted September 2, 2009 and effective as of July 2, 2010) issued by the State Water Resources Control Board (SWRCB) for construction projects.

Development of the proposed Project would add impervious surfaces to the site through associated parking lot and parking, sidewalks, and drive aisles. By increasing the percentage of impervious surfaces on the site, less water would percolate into the ground and more surface runoff would be generated. Paved areas and streets would collect dust, soil and other impurities that would then be assimilated into surface runoff during rainfall events. Operation of the Project has the potential to release pollutants resulting from replacing vacant land with roadways, walkways, and parking lots. These improvements may potentially impact water quality. However, according to the *Project Specific Water Quality Management Plan* prepared by KOLIBRIEN Corp dated April 17, 2017 (Appendix G), while the Project is approximately 70% impervious, the impervious area has been reduced to the minimum area possible. The pervious area will be vegetated landscape and two underground infiltration basins underneath two of the proposed parking alley areas. The underground infiltration basins will have a capacity of nearly 12,000 cubic feet each. The Preliminary WQMP has been submitted to the City Public Works Department for review. Prior to issuance of a grading or building permit, a final WQMP will be required for the Project.

The proposed Project incorporates site design, source controls and treatment control BMPs to address storm water runoff. The building rooftops shall drain back to landscape areas, where possible, for natural filtration. The catch basins will have filtration inserts to filter runoff prior to entering the proposed underground infiltration basins. Thus, through BMPs combined with compliance of existing regulations the proposed Project will not violate water quality standards or waste discharge requirements. Therefore, impacts are less than significant.

Mitigation Measures: No mitigation measures are required.

(Sources: General Plan EIR; Hydro; P-WQMP; SWRCB)

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge, such that there could be a net deficit in aquifer volume or a lowering of the local groundwater table (e.g. the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (Less than Significant Impact)

According to General Plan EIR, the proposed Project is located within the Elsinore Groundwater Management Zone (GMZ). Since the City has a large amount of vacant land, substantial changes to recharge systems could occur from development of the vacant parcels. In order to reduce pollutants, the City has implemented policies to minimize pollutants in the local and regional waterways, which includes water that percolates into the groundwater through Water Resources Policies 4.1, 4.2, and 4.3. Water Resources Policies 4.1 and 4.2 require development projects to acquire a National Pollutant Discharge Elimination System (NPDES) permit and implement Best Management Practices (BMPs) to reduce pollutants. Water Resources Policy 4.3 requires the City to review future development project's beneficial uses during the environmental review stage. Therefore, the proposed Project is not expected to substantially deplete groundwater supplies.

As outlined in the *Project Specific Water Quality Management Plan* prepared by KOLIBRIEN Corp, the proposed Project utilizes the minimum impervious area possible. The pervious area will be vegetated landscape and two underground infiltration basins underneath two of the proposed parking alley areas. The underground infiltration basins will have a capacity of approximately 24,020 cubic feet. The proposed Project incorporates site design, source controls and treatment control BMPs to address storm water runoff. Where possible, the building rooftops shall drain back to landscape areas for natural filtration. The catch basins will have filtration inserts to filter runoff prior to entering the proposed underground infiltration basins. Additionally, very low infiltration rates were identified on-site. These conditions are not conducive to groundwater recharge. Thus, development of the Project site will not

substantially interfere with groundwater recharge. Therefore, impacts are less than significant.

Mitigation Measures: No mitigation measures are required.

(Sources: General Plan EIR; Hydro; P-WQMP; WQCPSARB)

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

According to the *Preliminary Drainage Report* prepared by KOLIBRIEN Corp dated April 17, 2017 (Appendix G), the Project site drains from the southwest to the northeast portion of the site. Currently the lot has a sediment basin at the northeast corner, which conveys to the storm drain in Lakeshore Drive. Development of the Project site for residential use will include associated parking, landscape areas, and drive aisles. The overall drainage pattern will remain unchanged as a result of the development. The site will continue to drain from the southwest to the northeast with the project discharging into a proposed storm drain system in Lakeshore Drive that will convey the water to Lake Elsinore.

The Project is subject to NPDES requirements including preparing and implementing a SWPPP for the prevention of runoff during construction. Erosion, siltation and other possible pollutants associated with long-term implementation of the Project is addressed as part of the project-specific Preliminary WQMP and grading permit process. Thus, through compliance with existing regulations and policies the proposed Project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site. Therefore, impacts will be less than significant.

Mitigation Measures: No mitigation measures are required.

(Sources: P-WQMP)

d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site? (Less than Significant Impact)

As described in Item IX.c above, the overall drainage pattern will remain unchanged as a result of the development; the site will still drain from the southwest to the northeast. The drainage area will have an increased impervious area from existing conditions and will result in slightly higher peak runoff values. The increase in peak runoff shall be mitigated to a level at or below existing levels through the use of underground infiltration basins, catch basins, and outlet structures as outlined in the *Preliminary Drainage Report* prepared by KOLIBRIEN. The catch basins can store the anticipated volume from a 100-year, 24-hour storm event. The catch basins will also have sufficient capacity to alleviate the expected increase in runoff, retaining the peak flow within the private street and eliminating offsite flow to Lakeshore Drive. Thus, no flooding on or off-site as a result of the proposed Project will occur. Therefore, impacts are less than significant.

Mitigation Measures: No mitigation measures are required.

(Sources: Hydro; P-WQMP)

e) Create or contribute runoff water which would exceed the capacity of existing or planned

stormwater drainage systems or provide substantial additional sources of polluted runoff? (Less than Significant Impact)

As described in Item IXc above, the overall drainage pattern will remain unchanged as a result of the proposed development. The proposed Project incorporates site design, source controls and treatment control BMPs to address storm water runoff. A majority of the flows from the site will occur over impervious surfaces that discharge to the underground catch basins. Stormtech underground infiltration basin BMPs are also included to treat and retain storm water runoff before it leaves the site.

The proposed Project site is within the West Elsinore Master Drainage Plan Area. The runoff from the Project is conveyed to the stormdrain in Lakeshore Drive that outlets to Lake Elsinore. The drainage area will have an increased impervious area from existing conditions and will result in slightly higher peak runoff values. The increase in peak runoff shall be mitigated to a level at or below existing levels through the use of catch basins and underground infiltration basins.

In addition, storm drains located within the City limits are maintained by the City as well as by the Riverside County Flood Control and Water Conservation District. Storm runoff within the City is generally intercepted by a network of City facilities and then conveyed into regional facilities. All downstream conveyance channels that will receive runoff from the Project are engineered and regularly maintained to ensure flow capacity. As such, impacts related to the Project's runoff will be less than significant.

Mitigation Measures: No mitigation measures are required.

(Sources: General Plan EIR; P-WQMP)

f) Otherwise substantially degrade water quality? **(Less than Significant Impact)**

A Project specific Preliminary WQMP was prepared by KOLIBRIEN Corp. which identifies bacteria, metals, trash, organic compounds, oils and grease as pollutants of concern from the Project site. As such, appropriate site design, source control and treatment control best management practices have been incorporated into the Project design to address these pollutants of concern in addition to other potential and expected pollutants generally associated with a residential land use, such as trash and debris, oil, etc. As the proposed Project will be reviewed by the City's Public Works Department and appropriate best management practices have been incorporated into the Project design as described in Item IX.a above, the Project is not anticipated to substantially degraded water quality. Therefore, impacts are less than significant.

Mitigation Measures: No mitigation measures are required.

(Sources: P-WQMP)

g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (Less Than Significant)

The proposed Project entails the development of residential uses. *The Preliminary Drainage Report* for the Project indicates the Project site is not in the 1% annual chance of flood, nor the 0.2% annual change of flood. The Project site is located in the Federal Emergency Management Agency's (FEMA) panel number 06065C2036G; this panel is in FEMA Zone X, defined as an area of minimal flood hazard. Thus, the proposed Project will not place housing within a 100-year flood hazard area. Therefore, impacts are

less than significant.

Mitigation Measures: No mitigation measures are required.

(Sources: FEMA; Hydro)

h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? **(Less than Significant)**

As shown on FEMA Panel No. 06065C2036G, the proposed Project site is within Zone X, containing areas outside of the 0.2 percent annual chance floodplain boundary. According to the *Preliminary Drainage Report* prepared by KOLIBRIEN Corp, the Project site is not located in an area of 1% annual chance of flood with average depths of less than 1 foot or with drainage areas less than 1 square mile. Thus, the proposed Project will not place structures within a 100-year flood hazard area which would impede or redirect flood flows. Therefore, impacts are less than significant.

(Sources: FEMA; Hydro; P-WQMP)

i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (Less than Significant)

The Elsinore Area Plan of the Riverside General Plan shows that a portion of the City of Lake Elsinore is located within the high inundation zone of the Railroad Canyon Dam, which is located northwesterly of the City in the city of Canyon Lake. If a catastrophic failure were to occur at the dam, the 11,500 acre-feet of water would flow into the San Jacinto River and Lake Elsinore, flooding that portion of the City generally located southwest of Lakeshore Drive, southeast of Riverside Drive (SR-74), northeast of Grand Avenue and northwest of Corydon Street. The extent of the dam inundation zone corresponds with the boundary of the 100-year floodplain for both Lake Elsinore and San Jacinto River shown in Figure 3.9-1 – Hydrologic Resources; of which the Project site is not located. However, the instantaneous failure of the dam is unlikely. Therefore, repairs could be made to a leaking or damaged dam to avoid significant damage to life and/or property. Additionally, Division 3 of the California Water Code, places supervision of non-federal dams to the responsibility of the State Division of Safety of Dams (DSOD). The DSOD routinely inspects operating dams to ensure that they are adequately maintained, and to direct the dam owner to correct any deficiencies. The proposed Project site is not located within the vicinity of a dam inundation area; therefore impacts are less than significant.

Mitigation Measures: No mitigation measures are required.

(Sources: General Plan EIR Figure 3.9-1 – Hydrologic Resources)

j) Inundation by seiche, tsunami, or mudflow? (Less than Significant Impact)

According to the *Geotechnical Investigation* prepared by Sladden Engineering, the proposed Project site is not located within a coastal area. Therefore, tsunamis (seismic sea waves) are not considered to be a significant hazard at the site. Seiches are large waves generated in enclosed bodies of water in response to ground shaking. No major water-retaining structures are located immediately up gradient from the Project site. In addition, the proposed Project is located approximately 0.52 mile up gradient from Lake Elsinore. Thus, flooding from a seismically-induced seiche is considered unlikely and there are structures in between the site and the Lake which would defer any flooding at the site from a seiche. As discussed in Item V.ia.iii above, the Project site consists of relatively flat topography making the potential for mudflow very low. Thus, the proposed Project is not susceptible to inundation by seiche, tsunami, or

mudflow. Therefore, impacts are less than significant.

Mitigation Measures: No mitigation measures are required.

(Sources: Geotech)

IX. LAND USE AND PLANNING

a) Physically divide an established community? (No Impact)

The proposed Project site is located within the Lakeshore Village Specific Plan and is designated as Attached Residential (AR) and Commercial Residential Flex (CRF). The Project is surrounded by other residential zoning designations, including Medium Density Residential, Detached Residential as well as General Commercial and Neighborhood Commercial. The Zoning Code divides the City into districts, or zones, and regulated land use activity in each district, specifying the permitted uses of land and buildings, density, bulk, and other regulations. The proposed Project is consistent with these and surrounding zoning and land use designations. Thus, the proposed Project will not physically divide an established community. Therefore, no impacts are anticipated.

Mitigation Measures: No mitigation measures are required.

(Sources: General Plan EIR; Lakeshore Village Specific Plan; Zoning Map)

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? (No Impact)

The Project site is located within the Lakeshore Village Specific Plan and has a Land Use designation of Attached Residential (AR) and Commercial Residential Flex (CRF). The Project site is surrounded by other residential zoning designations, including Medium Density Residential, Detached Residential as well as General Commercial and Neighborhood Commercial. The proposed Project is consistent with these and surrounding zoning and land use designations. The Project is not within an Airport Compatibility Zone or an Airport Influence Area. Thus, the Project will not conflict with any applicable land use plan, policy, or regulation. Therefore, no impacts are anticipated.

Mitigation Measures: No mitigation measures are required.

(Sources: General Plan EIR; Lakeshore Village Specific Plan; General Plan LU Map; Zoning Map)

c) Conflict with any applicable habitat conservation plan or natural community conservation plan? (Less than Significant with Mitigation Incorporated)

As discussed Item IV.f above, the proposed Project is consistent with the MSHCP and SKR HCP. Implementation of mitigation measure **MM Bio 1** will ensure the Project complies with applicable MSHCP fees. Thus, with implementation of mitigation measures **MM Bio 1** the proposed Project will not conflict with any applicable habitat conservation plan or natural community conservation plan. Therefore, impacts are less than significant with mitigation.

Mitigation Measures:

MM Bio 1: ***MSHCP Fees***. Defined in Item IV.a, above.

(Source: Bio)

XI. MINERAL RESOURCES

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

The County's principal mineral resources include clay, limestone, iron ore, sand, and construction aggregate. As of 2010, six mines were active in the Lake Elsinore area, producing clay, stone/rock, and sand and gravel. Decomposed granite has also been mined in the Lake Elsinore area in recent years. According to Figure 3.12-1 of the General Plan EIR, the proposed Project site is located within the Mineral Resource Zone 3 Area (MRZ-3), or areas containing mineral deposits, the significance of which cannot be evaluated from available data. The proposed Project area once consisted of agricultural and vacant land that has been significantly compromised by increasing development of the land since 1978. The Project site's historical uses include previous undetermined agricultural use. No mineral extraction has been documented on the site. Given the size and location of the Project site in relationship to surrounding urban uses, it is highly unlikely that any surface mining or mineral recovery operation could feasibly take place in the Project area.

Additionally, the City's General Plan delineates mining operations areas by an overlay land use for mining purposes. The proposed Project is not within the Extractive Overlay of the General Plan Land Use Map. Therefore, the proposed Project will have less than significant impacts in regards to the loss of availability of a known mineral resource that would be of value to the region and the residents of the state.

Mitigation Measures: No mitigation measures are required.

(Sources: General Plan EIR; General Plan LU Map)

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (No Impact)

As discussed in Item XI.a above, the City's General Plan delineates mining operations areas by an overlay land use for mining purposes. The proposed Project is not within the Extractive Overlay of the General Plan Land Use Map. Thus, the proposed Project will not result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. Therefore, no impacts are anticipated.

Mitigation Measures: No mitigation measures are required.

(Sources: General Plan EIR; General Plan LU Map)

XII. NOISE

a) Exposure of persons to, or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or other applicable standards of other agencies? (Less than Significant with Mitigation Incorporated)

Noise impacts are evaluated from two perspectives – impacts to the Project and impacts from the Project. Noise impacts to a project may occur as a result of excessive off-site noise sources. Noise impacts from a

project may occur as a result of on-site activities or project-related traffic. To evaluate these impacts a *Noise Impact Analysis* (NIA) was prepared for the Project by Vista Environmental dated July 11, 2017 (Appendix E).

Impacts to the Project:
The primary existing noise sources in the Project area are generally characterized by vehicular traffic on Lakeshore Drive. The clubhouse, tennis court and Building 11 will be set back 30 feet from the new property line, exposed to traffic noise reaching 60 to 62 dBA CNEL, without considering any building or stucco wall shielding effect. The closest buildings to Lakeshore Drive are Building 1 and Building 11 shown on Figure 4 – Site Plan; however, there will be a public open space area between Lakeshore Drive and Building 11 and none of the residential unit's front doors or patios face Lakeshore Drive. The Project proposes seven or eight foot stucco walls on the north of the Project site; to the east, west and south, a seven foot concrete wall will be constructed.

When determining noise exposure levels, there are two scenarios modeled; interior and exterior noise levels. The City of Lake Elsinore has established that interior noise levels in a multi-family residential land use should not exceed 45 dBA during the day (7:00 a.m., - 10:00 p.m.) and 35 dBA at night (10:00 p.m. – 7:00 a.m.). Exterior noise levels at multi-family residential land uses should not exceed 45 dBA during the day and 50 dBA at night.

Interior Noise Levels:
For interior noise analysis, dwelling units are analyzed to determine noise levels with the windows open and windows closed. The City has established an interior noise standard of 45 dBA CNEL under the "with windows closed scenario" for multiple-family residential dwelling units during the daytime. Based on the typical sound level reductions of buildings identified in *Protective Noise Levels, Condensed Version of EPA Levels Document* (EPA 1978), standard building construction in Southern California would provide 24 dBA or more (the national average is 25 dBA) in noise reduction from exterior-to-interior with windows and doors closed. With windows and doors open, the exterior-to-interior noise reduction drops to 12 dBA or more (the national average is 15 dBA). For this Project, the "windows closed" condition was based on an assumed minimum of 20 dBA noise reduction.

Under the "windows closed" scenario, proposed units facing Lakeshore Drive in Building 1 and Building 11 would be exposed to traffic noise from Lakeshore Drive reaching 34 to 38 dBA CNEL, respectively. Under the "windows open" scenario, the proposed units in Building 1 and Building 11 on the first and second floor would be exposed to traffic noise from Lakeshore Drive reaching 47 to 51 dBA CNEL, respectively, with the highest noise levels experienced on the second floor of Building 11. In order to meet the City's 45 dBA Ldn interior noise standard for the "windows closed" condition, **MM NOI 1** should be implemented. **MM NOI 1** would require the units to have a standard forced air conditioning system for each residential unit.

Exterior Noise Levels:
The City has established an exterior noise standard of 60 dBA CNEL for multi-family dwelling units during daytime hours and 45 dBA for nighttime hours. The existing average noise levels exceed the daytime exterior noise standards at a noise monitoring location that was 100 feet from the centerline of Lakeshore Drive. Implementation of **MM NOI 2** would require a 3.5 foot high solid wall be built on the northeast side of the second-floor balconies for Building 11. This would reduce exterior noise levels to 60 dBA, meeting the City's noise standard. The first-floor patios on the northeast side of Building 11 are also exposed to exterior noise levels up to 64 dBA; however, the site plan includes building a 7 foot wall on the eastern project site, therefore no additional mitigation is required in this scenario. Should the Project's site plan change, **MM NOI 3** would be required, which would be construction of a 5 foot high solid wall on the northeast side of the first floor patios. Thus, with implementation of **MM NOI 1** through **MM**

NOI 3, noise impacts to the proposed Project from existing traffic noise are less than significant.

Impacts from the Project:
Two types of short-term noise impacts may potentially occur during construction of the proposed Project. First, construction crew commutes and the transport of construction equipment and materials to the site would incrementally increase noise levels on roadways in the Project area. There will be a relatively high single-event noise exposure potential at a maximum level of 87 dBA Lmax with trucks passing at 50 feet from sensitive receptors along roadway segments leading to the Project site. When compared to the existing traffic volumes on streets in the project vicinity, the projected construction traffic will be minimal, and its associated long-term noise level change will not be perceptible.

The second type of short-term noise impact is related to noise generated during demolition, excavation, grading, and construction on the project site. Construction is performed in discrete steps, each of which has its own mix of equipment and noise characteristics; therefore, the noise levels vary as construction progresses. Typical maximum noise levels from construction activity or the active construction area range up to 82 dBA Lmax at 50 feet during the noisiest construction phases. The site preparation phase, which includes excavation and grading of the site, tends to generate the highest noise levels because earthmoving equipment is the noisiest construction equipment. Typical operating cycles for these types of construction equipment (e.g., earthmovers, bulldozers, water trucks, and pickup trucks) may involve 1 or 2 minutes of full power operation followed by 3 or 4 minutes at lower power settings.

Construction of the proposed Project is expected to require the use of earthmovers, bulldozers, water trucks, and pickup trucks on site. Mobile homes and a preschool are located 10 feet to the northwest, single-family homes 50 feet to the southeast and multi-family homes 50 feet to the southwest of the Project site. The mobile homes and preschool may be subject to short-term, intermittent outdoor noise reaching 69 to 74 dBA Lmax, respectively, from on-site construction activities.

However, the City's Municipal Code sets allowable noise limits associated with construction activity for residential uses at 75 dBA from mobile sources and 60 dBA from stationary sources at single-family residential properties. Construction noise is limited to 80 dBA for mobile equipment and 65 dBA for stationary equipment at multi-family residential properties. No construction activity on the project site will result in these noise limits being exceeded at adjacent residential or preschool uses. Thus, compliance with regulatory requirements and implementation of mitigation measure **MM NOI 4** requiring additional equipment and construction-related measures, will not result in construction noise that is substantially higher than the current ambient noise levels.

Thus, with implementation of mitigation measures **MM NOI 1** through **MM NOI 4**, the proposed Project will not expose persons to, or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or other applicable standards of other agencies. Therefore, impacts are less than significant with mitigation incorporated.

Mitigation Measures:

MM NOI 1: ***Mechanical Ventilation.*** Prior to the issuance of building permits, the Project applicant shall incorporate a "windows closed" condition for each proposed residential unit. A "window closed" condition requires a means of mechanical ventilation per Chapter 12, Section 1205 of the Uniform Building Code. This shall be achieved with a standard forced air conditioning and heating system with a filtered outside air intake vent for each residential unit.

MM NOI 2: ***Windows Closed Condition, Building 11 Second Floor Balconies.*** Prior to the issuance of building permits, Project plans shall incorporate a minimum 3.5-foot high solid wall

on the northeast side of the second floor balconies on Building 11. The walls shall be constructed of a solid material including but not limited to glass, wood or plaster that are free of any cutouts or openings.

MM NOI 3: ***Windows Closed Condition, Building 11 First Floor Patios.*** Should the site plan not include a 7-foot high solid wall on the east side of the perimeter, prior to the issuance of building permits, the Project applicant shall incorporate a minimum 5-foot high solid wall on the northeast side of the first floor patios on Building 11. The walls shall be constructed of a solid material including but not limited to glass, wood or plaster that are free of any cutouts or openings.

MM NOI 4: ***Standard Construction Conditions.*** Construction shall be limited to the hours between 7:00 a.m. and 7:00 p.m. on weekdays in accordance with the City's Municipal Code. In addition, the following standard condition measures shall be implemented to reduce potential construction noise impacts on nearby sensitive receptors:

- During all site excavation and grading, the project contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards.
- The project contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.
- The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors nearest to the project site during all project construction.

(Source: NIA)

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? (Less than Significant Impact)

Vibration refers to ground-borne noise and perceptible motion. Groundborne vibration is almost exclusively a concern inside buildings and is rarely perceived as a problem outdoors, where the motion may be discernable. To evaluate these impacts a *Noise Impact Analysis* (NIA) was prepared for the Project by Vista Environmental in June 2017. The operation of construction equipment generates vibrations that spread through the ground and diminish in amplitude with distance from the source. The effect on nearby structures varies depending on soil type, ground strata, and construction characteristics of the receptor buildings. The results from vibration can range from no perceptible effects at the lowest vibration levels to low rumbling sounds and perceptible vibration at moderate levels, to slight damage at the highest levels. Construction-related ground-borne vibration rarely reaches levels that would damage structures. The primary source of vibration during construction would be operation of a bulldozer.

The closest buildings/structures in the Project vicinity are the mobile home residences and the preschool located approximately 10 feet northwest from the project site. None of the construction equipment (e.g., bulldozers, trucks, jackhammers) or activity expected on site would result in a vibration level greater than 0.24 in/sec PPV at these structures. Caltrans guidance was used quantify thresholds of perception from transient vibratory sources. The Caltrans threshold for transient, vibratory sources is 0.25 PPV; therefore impacts would be less than significant.

Additionally, any potential groundborne vibration or groundborne noise levels during construction would be temporary, and thus have a less than significant impact.

Operation of the proposed Project will not involve any vibration sources to which people will be exposed or that will generate excessive ground-borne vibration or ground-borne noise.

Mitigation Measures: No mitigation measures are required.

(Source: NIA)

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (Less than Significant Impact)

The primary existing noise source in the Project area is roadway noise from Lakeshore Drive. As shown in Figure 3.6 –Noise Contours of the General Plan EIR, the proposed Project site is mostly within the 60 dBA noise contour associated with Lakeshore Drive, with a small portion being in the 65 dBA noise contour.

Construction-related noise levels will be higher than existing ambient noise levels in the Project area, but will cease once construction of the Project is complete so these activities will not result in a permanent increase in ambient noise levels.

Traffic noise levels will continue to be similar to those under the existing conditions along most roadway segments in the Project vicinity. Under the Existing plus Project traffic scenario (E+P), traffic-related noise levels will increase up to 1.0 dBA along Lakeshore Drive, east and west of Gunnerson Street. As a point of reference, the human ear starts to perceive a change in noise that is greater than 3 dBA. No significant traffic noise impacts will occur on adjacent off-site noise-sensitive land uses. Thus, the proposed Project will not result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the Project. Therefore, impacts are less than significant.

Mitigation Measures: No mitigation measures are required.

(Source: General Plan EIR Figure 3.6 – Existing Noise Contours; NIA)

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (Less than Significant Impact with Mitigation Incorporated)

Short-term, construction-related noise would occur as a result of the proposed Project. Construction of the proposed Project is expected to require the use of earthmovers, bulldozers, water trucks, and pickup trucks on site. Residential properties are located as close as 10 feet to the west and 50 feet to the south of the Project site.

The City's Municipal Code sets allowable noise limits associated with construction activity at residential properties at 75 dBA from mobile sources and 60 dBA from stationary sources. The mobile equipment modeled for use on the Project site would not exceed the City's construction noise thresholds, however, the stationary equipment modeled would exceed the City's construction noise threshold for grading, building construction, paving and painting. Implementation of **MM NOI 5** and **MM NOI 6** would reduce stationary equipment noise levels to under the acceptable threshold by using a noise barrier and construction should start after the Project's 7-foot solid wall is built along the western side of the Project site as depicted in the site plan. MM NOI 6 provides that a temporary sound barrier should be used when stationary equipment is within 100-feet of any off-site sensitive receptor.

Lastly, Project-related construction noise will no longer occur once construction of the Project is

complete. Thus, compliance with regulatory requirements and implementation of mitigation measure **MM NOI 5** and **MM NOI 6** requiring additional equipment and construction-related measures, will not substantially increase ambient noise levels in the project vicinity above levels existing without the project. Therefore, impacts are less than significant with mitigation incorporated.

Mitigation Measures:

MM NOI 5: ***Permanent Solid Wall.*** Prior to the issuance of building permits, Project plans shall incorporate a 7-foot solid wall along the northwest, southwest, and southeast sides of the project site to be constructed prior to the start of grading and other construction activities. Minimal grading required for construction of the wall will need to occur before the wall is built.

MM NOI 6: ***Temporary Solid Wall.*** During construction phases including: grading, building construction, paving and painting, stationary construction equipment that is located within 100-feet of any off-site sensitive receptor must have a temporary sound barrier placed between the stationary equipment and the nearby sensitive receptor.

(Source: NIA)

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (No Impact)

The proposed Project is not located within an airport land use plan nor is it located within two miles of a public use airport and as such, will have no impact on exposing people residing or working in the Project area to excessive noise levels. Therefore, no impacts are anticipated.

Mitigation Measures: No mitigation measures are required.

(Source: General Plan EIR)

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (No Impact)

The proposed Project is located approximately five miles west of the Skylark Airport. The Skylark Airport is a private airport that is the hub for air sports in Lake Elsinore and accommodates organizations that utilize the airport for plane use, glider flights, and skydiving. The runway surface at Skylark Airport consists of gravel and sand; as such, this surface generally does not permit optimal conditions for frequent and convenient airport operations. The proposed Project site is not within the Skylark Airport Influence Area as depicted in Figure 2.7 – Airport Influence Areas of the City's General Plan and as such does not need to be evaluated for consistency with continued operations at the airport. Thus, the proposed Project will not expose people residing or working in the project area to excessive noise levels. Therefore, there are no impacts.

Mitigation Measures: No mitigation measures are required.

(Sources: General Plan EIR; General Plan Figure 2.7 – Airport Influence Areas; Google Earth)

XIII. POPULATION AND HOUSING

a) Induce substantial population growth in an area, either directly (for example, by proposing new

homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? (Less than Significant Impact)

The proposed Project consists of the construction of eleven two-story condominium buildings, which induces growth through providing housing. According the City's General Plan EIR, the population is expected to increase from approximately 38,185 in the City in 2005 to 93,800 in the City in 2035. Residents who work within Lake Elsinore are primarily employed in education, services positions, manufacturing businesses, construction, and retail trade. The proposed Project is consistent with the Attached Residential land use designation contained in the Lakeshore Village Specific Plan that proposes to provide approximately 104 attached dwelling units. For Attached Residential, each unit is assumed to have 3.27 persons, increasing the population by approximately 340 persons. The prosed Project comprises approximately 4% percent of the City's attached residential uses; multi-family units make up approximately 16.4% of the City's housing stock. The Project is also considered infill development and is consistent with surrounding uses. For these reasons, impacts to population growth will be less than significant.

Thus, because the Project is consistent with the General Plan and Specific Plan and the growth resulting from the Project has been planned for, the proposed Project will not induce substantial population growth, either directly or indirectly. Therefore, impacts are less than significant.

Mitigation Measures: No mitigation measures are required.

(Sources: General Plan LU Map; Lakeshore Village Specific Plan, Project Description)

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (Less than Significant Impact)

The Project site is currently undeveloped; the surrounding land uses are medium and high density residential, general commercial and neighborhood commercial. The proposed Project involves the construction of approximately eleven, two-story condominium buildings. The proposed Project site is zoned for Attached Residential and Commercial Residential Flex and has a general plan land use designation of Lakeshore Village Specific Plan. The development of attached, medium-density residential uses on-site would not result in the displacement of substantial numbers of existing housing, which could necessitate the construction of replacement housing elsewhere. Therefore, impacts are less than significant.

Mitigation Measures: No mitigation measures are required.

(Sources: Project Description; Lakeshore Village Specific Plan; Zoning Map)

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (Less than Significant Impact)

The proposed Project involves the construction of an approximately 104 multi-family attached residential units. The existing site is currently undeveloped. Thus, the proposed Project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. Therefore, impacts are less than significant.

Mitigation Measures: No mitigation measures are required.

(Sources: Project Description)

XIV. PUBLIC SERVICES

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

a) Fire protection? (Less than Significant Impact)

The City contracts for fire services from the Riverside County Fire Department and the California Department of Forestry and Fire Protection (CalFire). The nearest fire station is Station #85, located approximately 1.7 miles southwest of the Project site as shown on Figure 3.7 of the General Plan EIR. The fire department currently serves the exiting parcel and the proposed land is consistent with the General Plan; therefore the construction of the proposed Project will not represent a significant increase fire services.

Chapter 16.74 of the City's Municipal Code establishes a program for the adoption and administration of development impact fees by the City for the purpose of defraying the costs of public expenditures for capital improvements (and operational services to the extent allowed by law) which will benefit such new development. Section 16.74.049 includes a "Fire facilities fee" to mitigate the additional burdens created by new development for City fire facilities. The Project will participate in this development impact fee program to mitigate impacts to fire protection resources. Any potential impacts would be considered incremental and can be offset through the payment of the development impact fee. Thus, the proposed Project will not result in substantial adverse physical impacts related to fire protection. Therefore, impacts are less than significant.

Mitigation Measures: No mitigation measures are required.

(Sources: General Plan EIR Figure 3.7– Police and Fire Stations; Google Earth; LEMC)

b) Police protection? (Less than Significant Impact)

Police protection services are provided by the Lake Elsinore Police Department (LEPD) under contract by the Riverside County Sheriff's Department (RCSD). The Lake Elsinore Police Department/Sheriff's Station is located at 333 Limited Avenue, approximately 2.66 miles east of the proposed Project site. Chapter 16.74 of the City's Municipal Code establishes a program for the adoption and administration of development impact fees by the City for the purpose of defraying the costs of public expenditures for capital improvements (and operational services to the extent allowed by law) which will benefit such new development. The Project will participate in this development impact fee program to mitigate impacts to police protection resources. Any potential impacts would be considered incremental and can be offset through the payment of the development impact fee. Thus, the proposed Project will not result in substantial adverse physical impacts related to police protection. Therefore, impacts are less than significant.

Mitigation Measures: No mitigation measures are required.

(Sources: General Plan EIR Figure 3.7 – Police and Fire Stations; Google Earth; LEMC)

c) Schools? (Less than Significant Impact)

The proposed Project site is located within the Lake Elsinore Unified School District (LEUSD) which serves most of the City of Lake Elsinore, all of the cities of Canyon Lake and Wildomar, and a portion of unincorporated Riverside County as shown in Figure 3.8 of the General Plan EIR. The Project would be required to pay school impact fees as levied by the LEUSD, which would provide funding for school facilities. The Project will participate in this development impact fee program to mitigate impacts to the school district. Any potential impacts would be considered incremental and can be offset through the payment of the development impact fee. Thus, the proposed Project will not result in substantial adverse physical impacts related to existing or future schools. Therefore, impacts are less than significant.

Mitigation Measures: No mitigation measures are required.

(Sources: General Plan EIR Figure 3.8 – Schools and District Boundaries)

d) Parks? (Less than Significant Impact)

The proposed Project proposes multi-family residential uses, therefore an increase in park use expected as a result of Project implementation. Section 16.34.060 in Chapter 16.34 (Required Improvements) for the City's Municipal Code requires that prior to the issuance of a building permit, the applicant pay fees for the purposes set forth in that section. Paragraph D of Section 16.34.060 describes the City's Park Capital Improvement Fund and describes that the City Council has the option to request dedication for park purposes or in lieu thereof, request that the applicant pay a fee for the purpose of purchasing the land and developing and maintaining the City park system. There are currently 16 parks in the City of Lake Elsinore with an additional 13 planned for future development.

As is consistent with all residential projects, the proposed Project would be required to pay park fees to the City for the purpose of establishing, improving and maintaining park land within the City. The proposed Project is new multi-family residential with the potential to add approximately 104 units for a total of 340 people; as shown in Figure 4, the site plan includes an on-site playground. This land use is consistent with the Lakeshore Village Specific Plan land use of Commercial Residential Flex and Attached Residential. The closest park to the Project site is Machado Park, approximately one-third mile to the west. The City of Lake Elsinore's General Plan Section 2 Goal 8.2 states that the City must meet the requirements that include acquiring five (5) acres of usable park land per 1,000 population (GP Section 2.7.3, Policy 8.2). The City's plans include 13 additional parks, thus, the proposed Project will not result in substantial adverse physical impacts related to parks. Therefore, impacts are less than significant.

Mitigation Measures: No mitigation measures are required.

(Sources: General Plan EIR; LEMC)

e) Other public services/facilities? (Less than Significant Impact)

The City of Lake Elsinore is part of the Riverside County Library System. The nearest City of Lake Elsinore library to the project site is the Lake Elsinore Branch Library at 600 West Graham Avenue, approximately 1.29 miles south of the Project site. Section 16.34.060 in Chapter 16.34 (Required Improvements) of the City's Municipal Code requires that prior to the issuance of a building permit, the applicant pay fees for the purposes set forth in that section. Paragraph B of Section 16.34.060 describes the City's Library Mitigation Fee and states that an in-lieu fee for future construction of library improvements shall be paid to the City to assure the necessary library facilities are provided the community and meet the County of Riverside library standards. Impacts will be considered incremental and can be offset through the payment of the appropriate library mitigation fees. Therefore impacts

related to libraries are less than significant.

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

Mitigation Measures: No mitigation measures are required.

(Sources: General Plan EIR; Google Earth; LEMC)

XV. RECREATION

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

The City of Lake Elsinore Parks and Recreation Master Plan 2008 – 2030 establishes a goal of providing five acres of park space per 1,000 residents as well as plans for an additional 13 parks in the City. This Project includes multi-family residential that can house up to 340 people, which could increase the demand for neighborhood or regional parks or other recreational facilities. As shown on Figure 3.15-1 – City of Lake Elsinore Parks, General Plan EIR, Machado Park is located approximately one-third of a mile to the west of the Project. The increased use of existing parks is considered low since the Project site plan has an on-site playground. As described in Item XIV.d above, the proposed Project would be required to pay park fees to the City for the purpose of establishing, improving and maintaining park land within the City. The Proposed project will not require additional neighborhood or regional park facilities or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. Therefore, impacts are less than significant.

Mitigation Measures: No mitigation measures are required.

(Sources: General Plan EIR Figure 3.15-1 – Parks)

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

The proposed Project involves the construction of approximately 104 multi-family housing units with on-site recreational facilities including a pool, tennis court, clubhouse and playground. As presented in Items XIV.d and XV.a above, the proposed Project will be required to pay park fees to the City for the purpose of establishing, improving and maintaining park land within the City. Thus, the proposed Project does not include recreational facilities and does not require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. Therefore, impacts are less than significant.

Mitigation Measures: No mitigation measures are required.

(Sources: General Plan EIR; Project Description)

XVI. TRANSPORTATION/TRAFFIC

a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? (Less than Significant with Mitigation Incorporated)

A *Traffic Impact Analysis* (TIA) dated January 9, 2017 was prepared for the Project by LOS Engineering, Inc. to evaluate the proposed Project's impacts on traffic. Based on the analysis in the TIA, after accounting for the applicable half-road improvements, the proposed Project is projected to generate approximately 685 average daily trips with 48 AM peak hour trips and 60 PM peak hour trips.

The TIA evaluated the following study scenarios consistent with the City of Lake Elsinore requirements for evaluation of potential traffic impacts:

- Existing Conditions; (E)
- Existing Plus Ambient Growth Plus Proposed Project (E+A+P); and
- Cumulative Conditions (E+A+P+C).

Intersections

An Intersection peak hour Level of Service (LOS) analysis was conducted at Gunnerson Street and Lakeshore Drive, including the Project full access driveways. The intersection is a T-intersection with Lakeshore Drive being the major street and Gunnerson Street the minor street; the Project will introduce a full access circular driveway to the site that will become the fourth leg to this existing intersection. This is the intersection of the Project site, which is currently unsignalized.

Level of service (LOS) is commonly used as a qualitative description of intersection operation and is based on the capacity of the intersection and the volume of traffic using the intersection. The methodology utilized to assess the operation of the study area intersections was the 2000 Highway Capacity Manual (HCM 2000), consistent with City of Lake Elsinore and Caltrans requirements. The HCM defines level of service as a qualitative measure which describes operational conditions within a traffic stream, generally in terms of such factors as speed and travel time, freedom to maneuver, traffic interruptions, comfort and convenience, and safety. The criteria used to evaluate LOS (Level of Service) conditions vary based on the type of roadway and whether the traffic flow is considered interrupted or uninterrupted. The *2000 HCM* analysis methodology describes the operation of an intersection using a range of LOS from LOS A (free-flow conditions) to LOS F (severely congested conditions), based on the corresponding ranges of stopped delay experienced per vehicle for signalized and unsignalized intersections.

For intersections with stop control on the minor street only, as is the case for this Project, the calculation of level of service is dependent on the occurrence of gaps occurring in the traffic flow of the main street, and the level of service is determined based on the worst individual movements or movements sharing a single lane. The intersection Level of Service analysis utilizes the following analysis parameters consistent with the City of Lake Elsinore requirements for evaluation of potential traffic impacts. Table XVI, Intersection Level of Service Definitions, shows the level of service for unsignalized intersections, that the City has established to determine significance.

Table XVI, Intersection Level of Service Definitions

Level of Service	Unsignalized Control Delay, Seconds
A	0-10
B	10-15
C	15-25
D	25-35
E	35-50
F	> 50

Source: Traffic Impact Study, January 2017 prepared by LOS Engineering, Appendix C (Appendix J).

Intersections (Existing Condition)
Currently, the study area intersection, which is Lakeshore Drive and Gunnerson Street, operates at an acceptable LOS (LOS D or better).

Intersections Existing Conditions + Ambient + Project (E+A+P)
In the E+A+P condition, the study intersection would operate at an unacceptable LOS E during the AM hours and LOS F during the PM hours on the minor street approach. The Project has a direct impact because traffic on Gunnerson Street will be required to wait additional time due to the introduction of the Project traffic.

However, with implementation of mitigation measure **MM Trans 1** and **MM Trans 2**, impacts to the Existing plus Project plus Ambient condition will be reduced to less than significant.

Intersections Existing Conditions + Ambient + Project + Cumulative Conditions (E+A+P+C)
In the Cumulative Condition, the study area intersection is anticipated to operate at an unacceptable LOS F due to cumulative traffic on Gunnerson Street, delaying traffic north and southbound on this minor street.

However, with implementation of mitigation measure **MM Trans 1** and **MM Trans 2**, impacts to Cumulative Condition will be reduced to less than significant.

Mitigation Measures:

Intersection Improvements

MM Trans 1: ***Half Street Improvements.*** Prior to the issuance of occupancy permits, the Project applicant shall implement the following:

a) Restripe the eastbound Lakeshore Drive approach from one shared left-turn/through lane to consistent of one shared through lane and a left-turn lane as part of the half street widening.

b) Restripe the westbound Lakeshore Drive approach from one shared left-turn/through lane to consist of one shared through lane and a left-turn lane as part of the half street widening.

MM Trans 2: ***Stop Control*****.** Prior to the issuance of occupancy permits, the Project applicant shall implement the following:

a) Add a stop-control (R1-1 stop sign) to the Project's driveway exit.

(Source: TIA)

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county

congestion management agency for designated roads or highways? (Less than Significant Impact with Mitigation Incorporated)

Each county in California is required to develop a Congestion Management Program (CMP) that analyzes the links between land use, transportation and air quality. The Riverside County Transportation Commission (RCTC) is the County of Riverside's Congestion Management Agency. The RCTC prepares and periodically updates the County's CMP to meet federal Congestion Management System guidelines and state CMP legislation.

According to Table 2-1-CMP System of Highways and Roadways, in the 2011 Riverside County Congestion Management Program, the RCTC has defined the CMP roadway system in Lake Elsinore to be State Route 74 (SR-74) and Interstate 15 (I-15). All local jurisdictions are responsible for determining the impacts of local development/land use decisions on the CMP roadway system. RCTC requires local agencies whose developments impact the CMP system by causing the Level of Service (LOS) on a non-exempt segment to fall to "F" to prepare deficiency plans.

The Project facilities will not impact any highways or roadways identified in the current CMP. The nearest CMP facility is SR-74, approximately one-third mile east from the Project site. With **MM Trans 1** and **MM Trans 2**, the Project would not result in an individual or cumulative exceedance of an established level of service standard. Therefore, with respect to a conflict with the applicable CMP, no impact will occur.

Mitigation Measures:

MM Trans 1 and **MM Trans 2**

(Sources: General Plan EIR; RCTC CMP)

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (No Impact)

The Project is not located within an airport influence area and will not change air traffic patterns, increase air traffic levels or change the location of air traffic patterns. Therefore, no impacts are anticipated.

Mitigation Measures: No mitigation measures are required.

(Sources: General Plan EIR)

d) Substantially increase hazards due to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)? (Less than Significant with Mitigation Incorporated)

The proposed Project does not propose any design features that would increase traffic hazards. The Project is consistent with the on-site and surrounding zoning designations, and implementation of the Project will not introduce incompatible uses to the Project Area. Implementation of mitigation measure **MM Trans 1** related to safety and operational improvements and **MM Trans 2** related to on-site circulation and will ensure that adequate sight distance is provided at each project access location. Thus, proposed Project will not substantially increase hazards due to a design feature or incompatible uses. Therefore, impacts are less than significant with mitigation.

Mitigation Measures:

MM Trans 1 and **MM Trans 2**.

(Sources: General Plan EIR; TIA; Zoning Map)

e) Result in inadequate emergency access? (Less than Significant Impact)

The proposed Project will include two access points: (1) driveway on Lakeshore Drive that will be the fourth leg to the Lakeshore Drive/Gunnerson Street intersection and (2) a gated, emergency only driveway west of the Lakeshore Drive/Gunnerson Street intersection at the westerly boundary of the Project. The proposed Project is required to comply with the City's development review process including review for compliance with the all applicable fire code requirements for construction and access to the site. The Project will be reviewed by the City Fire Department to determine the specific fire requirements applicable to the Project and to ensure compliance with these requirements. This will ensure that the proposed Project would provide adequate emergency access to and from the site. Further, the City Engineer and the City Fire Department will review any modifications to existing roadways to ensure that adequate emergency access or emergency response would be maintained. Thus, implementation of the proposed Project will not result in inadequate emergency access. Therefore, impacts are less than significant.

Mitigation Measures: No mitigation measures are required.

(Source: General Plan EIR)

f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? (Less than Significant Impact)

According to Figure 3.4-11 of the General Plan EIR, a Class II bikeway is located along Lakeshore Drive. Development of the proposed Project will include installation of a bike lane along the Project boundary with Lakeshore Drive to connect to the existing Class II bike lane.

In addition, the Riverside Transit Agency (RTA) provides public bus service to the City. RTA bus Routes 7 and 22 operate within the vicinity of the Project site. Thus, the proposed Project will support the use of alternative transportation methods and will not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities. Therefore, impacts are less than significant with mitigation incorporated.

Mitigation Measures: No mitigation measures are required.

(Sources: AQ/GHG; Project Description; General Plan EIR Figure 3.4-11 – Proposed Bikeways; TIA)

XVII. TRIBAL CULTURAL RESOURCES

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

As noted in Threshold V.a., and V.b., respectively, there were no cultural or paleontological resources recorded at the Project site by either a records search nor an intensive pedestrian survey. Therefore, impacts to historical resources are a less than significant impact.

(Sources: Cultural; Paleo)

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

Assembly Bill 52 (AB 52), signed into law in 2014, amended CEQA and established new requirements for tribal notification and consultation. AB 52 applies to all projects for which a notice of preparation or notice of intent to adopt a negative declaration/mitigated negative declaration is issued after July 1, 2015. AB 52 also broadly defines a new resource category of tribal cultural resources and established a more robust process for meaningful consultation that includes:

- prescribed notification and response timelines;
- consultation on alternatives, resource identification, significance determinations, impact evaluation, and mitigation measures; and
- documentation of all consultation efforts to support CEQA findings.

On April 21, 2017, the City provided written notification of the Project in accordance with AB 52 to all of the Native American tribes that requested to receive such notification from the City. Of the tribes notified the Pechanga and Soboba requested formal government-to-government consultation under AB 52. The City met with Soboba on July 10, 2017 and on-going discussion continued on the appropriate mitigation measures for the project on September 11, 2017. Consultation occurred with Pechanga on August 8, 2017, September 11, 2017, and September 12, 2017. The City sent final mitigation measures to Soboba on October 17, 2017 and to Pechanga on October 18, 2017. As a result of these consultations, with implementation of mitigation measures **MM Cul 1** through **MM Cul 5** in Threshold V.b) and Threshold V.d) of this study, AB52 consultation with both Soboba and Pechanga have been concluded.

Thus, the proposed Project will not cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the California Code of Regulations. Therefore, impacts are less than significant with mitigation.

Mitigation Measures:

MM Cul1 through **MM Cul 5**
(Sources: Cultural Report)

(Source: City of Lake Elsinore)

XVIII. UTILITIES AND SERVICE SYSTEMS

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (Less than Significant Impact)

The SARWQCB sets water quality standards for all ground and surface waters within the Project's region. Wastewater conveyance and treatment for the proposed Project will be provided by the Elsinore Valley Municipal Water District (EVMWD). The District's Wastewater Master Plan provides a long-range assessment of existing and future wastewater generation for its service area, which includes the City, and a capital improvements plan describing proposed improvements programs designed to address future wastewater collection system demands. In developing its Wastewater Master Plan, EVMWD used

a 2030 service area population, household and employment projections.

The development of the Project is not expected to create any exceedances in wastewater treatment standards. While the Project will contribute an additional increment of wastewater flow to EVMWD's wastewater treatment facilities, the Project will also contribute connection fees to address infrastructure impacts and monthly service charges to address operational impacts. Thus, the proposed Project is not anticipated to exceed wastewater treatment requirements of the applicable Santa Ana Regional Water Quality Control Board. Therefore, impacts are less than significant.

Mitigation Measures: No mitigation measures are required.

(Sources: EVMWD; General Plan EIR)

b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Less than Significant Impact)

Title 16 of the City's Municipal Code requires the construction of wastewater facilities as needed to serve future construction with such facilities of such size and design to adequately satisfy the sanitary sewer requirements of the development. The Project is within the service boundary for the EVMWD. EVMWD provided a letter indicating an ability to provide water and wastewater service to the Project on July 19, 2017 (Appendix K). Further, project will be required to pay all development impacts fees. Therefore, impacts are less than significant.

Mitigation Measures: No mitigation measures are required.

(Sources: EVMWD; General Plan EIR; LEMC)

c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Less than Significant Impact)

The runoff from the Project is conveyed to the storm drain in Lakeshore Drive and out to Lake Elsinore. The increase in peak runoff will be mitigated to a level at or below existing levels through the use of onsite underground infiltration basins and catch basins. In addition, storm drains located within the City limits are maintained by the City as well as by the Riverside County Flood Control and Water Conservation District. Storm runoff within the City is generally intercepted by a network of City facilities and then conveyed into regional facilities. All downstream conveyance channels that will receive runoff from the Project are engineered and regularly maintained to ensure flow capacity. The project will be required to pay all required development impacts fees. Therefore, impacts are less than significant.

Mitigation Measures: No mitigation measures are required.

(Source: Project Description)

d) Have sufficient water supplies available to serve the project from existing entitlements and resources or are new or expanded entitlements needed? (Less than Significant Impact)

As described in Item XVII.b above, EVMWD provided a letter indicating an ability to provide water service to the Project on July 19, 2017. EVMWD obtains its potable water supplies from imported water from Metropolitan, local surface water from Canyon Lake, and local groundwater from the Elsinore

Basin. According to EVMWD's Urban Water Management Plan (UWMP), EVMWD has determined that it has current and anticipated future supplies are sufficient to meet the projected dry-year and multiple dry-year demand. Thus, there are sufficient water supplies as well as water shortage contingency plans to protect existing and future water needs within the EVMWD service area. Therefore, impacts are less than significant.

Mitigation Measures: No mitigation measures are required.

(Sources: EVMWD; General Plan EIR)

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

As described in Item XVII.b above, EVMWD provided a letter indicating an ability to provide water and wastewater service to the Project on July 19, 2017. Furthermore, the project will be required to pay development impact fees. Therefore, impacts are less than significant.

Mitigation Measures: No mitigation measures are required.

(Sources: EVMWD)

f) Be served by a landfill system with sufficient permitted capacity to accommodate the project's solid waste disposal needs? (Less than Significant Impact)

Riverside County Waste Management facilitates solid waste disposal services for Riverside County, and the City of Lake Elsinore contracts with CR&R for trash pickup. Solid waste generated within Lake Elsinore is transported to El Sobrante Landfill, Badlands Landfill, or Lamb Canyon Landfill. El Sobrante Landfill is expected to reach capacity by 2045. Badlands Landfill is expected to reach capacity by 2024 and Lamb Canyon Landfill by 2021. Both Badlands and Lamb Canyon Landfills have the potential to expand their facilities and capacity.

Chapter 14.12 of the City Municipal Code requires that project construction divert a minimum of 50 percent of construction and demolition debris. The Project is anticipated to divert 65 percent or more of nonhazardous construction and demolition debris generated at the site. The amount of solid waste generated by the Project is anticipated to be accommodated by these existing landfills and overall solid waste would be reduced by the provision of recycling and green waste collection. Therefore, impacts are less than significant.

Mitigation Measures: No mitigation measures are required.

(Sources: AQ/GHG; General Plan EIR; LEMC)

g) Comply with federal, state, and local statutes and regulations related to solid waste? (Less than Significant Impact)

The California Integrated Waste Management Act under the Public Resource Code requires that local jurisdictions divert at least 50 percent of all solid waste generated by January 1, 2000. As of 2006, the City achieved a 50 percent waste diversion rate. In addition, Chapter 14.12 of the City Municipal Code requires that project construction divert a minimum of 50 percent of construction and demolition debris. The Project is anticipated to divert 65 percent or more of nonhazardous construction and demolition

debris generated at the site. Thus, the proposed Project will be required to comply with federal, state, and local statutes and regulations related to solid waste. Therefore, impacts are less than significant.

Mitigation Measures: No mitigation measures are required.

(Sources: AQ/GHG; CalRecycle; General Plan EIR; LEMC)

V. MANDATORY FINDINGS OF SIGNIFICANCE

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

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

As discussed throughout this Initial Study, the proposed Project area contains some sensitive biological resources that could potentially be affected by the proposed Project. All potentially significant impacts to biological resources would be avoided or reduced to a less than significant impact with the implementation of mitigation measures **MM Bio 1** through **MM Bio 3** identified in this initial study as well as design features and measures already incorporated into the Project.

The presence of any previously recorded or potential cultural resources was not found on the proposed Project site. Further, the site has been previously disturbed and it is highly unlikely that any cultural resources exist. However, in order to provide protection in the unlikely event that cultural resources or human remains are unearthed during Project construction, implementation of mitigation measures **MM Cul 1** through **MM Cul 5** will reduce potential impacts to less than significant.

Thus, the proposed Project's will not degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or an endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. Therefore, impacts are less than significant with mitigation incorporated.

(Sources: Above Initial Study)

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

As demonstrated by the analysis in this Initial Study, the proposed Project will not result in any significant environmental impacts. The Project is consistent with local and regional plans, and the Project's air quality emissions do not exceed established thresholds of significance. The Project adheres to all other land use plans and policies with jurisdiction in the Project area. With implementation of **MM Trans 1** and **MM Trans 2**, the Project will not cause a significant increase in traffic volumes within the Project area. Therefore, the proposed Project will not have impacts that are individually limited, but

cumulatively considerable and impacts will be less than significant with mitigation.

(Source: Above Initial Study)

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? (Less than Significant Impact with Mitigation Incorporated)

Effects on human beings were evaluated as part of this analysis of this initial study and found to be less than significant with implementation of mitigation measures in biological resources, cultural/paleontological resources, geology and soils, noise, and traffic. With implementation of **MM NOI 1** through **MM NOI 6**, noise will not increase due to the Project. With the implementation of **HAZ 1**, the Project will not cause a significant increase in the loss, injury or death involving wildfires. Based on the analysis and conclusions in this initial study, the proposed Project will not cause substantial adverse effects directly or indirectly to human beings. Therefore, potential direct and indirect impacts on human beings that result from the proposed Project are considered less than significant with mitigation incorporated.

(Sources: Above Initial Study)

VI. PERSONS AND ORGANIZATIONS CONSULTED

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

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VII. REFERENCES

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

AQ/GHG	Vista Environmental, *Air Quality and Greenhouse Gas Analysis, Lakeview Manor Project, City of Lake Elsinore, County of Riverside, California*, July 11, 2017. (Appendix A)
Bio Report	ARCHON Consulting Co, *MSHCP Consistency Analysis/Habitat Assessment Report for Proposed Condominium Development on CFR/AR Property within Lakeshore village Specific Plan, City of Lake Elsinore, Riverside County, California*, July 2017. (Appendix B)
CalRecycle	California Department of Resources Recycling and Recovery, *Lake Elsinore Jurisdiction Diversion / Disposal Rate Detail*, 2006. (Available at http://www.calrecycle.ca.gov/LGCentral/reports/diversionprogram/JurisdictionDiversion.aspx, accessed July, 2017.)
CAP	City of Lake Elsinore, Climate Action Plan, approved December 13, 2011. (Available at http://www.lake-elsinore.org/home/showdocument?id=7249, accessed July 2017.)
CCR	California Code of Regulations. (Available at https://govt.westlaw.com/calregs/Index?transitionType=Default&contextData=%28sc.Default%29, accessed July, 2017.)
Code of Federal Regulations	Code of Federal Regulations, Title 49 Transportation. (Available at http://www.ecfr.gov/cgi-bin/text-idx?tpl=/ecfrbrowse/Title49/49tab_02.tpl, accessed July, 2017.)
Cultural Report	Brian F. Smith and Associates, A Phase I *Cultural Resources Survey for the Lakeview Manor Project, City of Lake Elsinore, Riverside County, California*, July 6, 2017. (Appendix C)
DOC	California Department of Conservation, *California Important Farmland Finder*. (Available at http://maps.conservation.ca.gov/ciff/ciff.html, accessed July, 2017.)
DOC WA	California Department of Conservation, Land Conservation (Williamson) Act, Riverside County Land Conservation Act Map. (Available at ftp://ftp.consrv.ca.gov/pub/dlrp/wa/Riverside_w_15_16_WA.pdf, accessed July, 2017.)
DTSC	California Department of Toxic Substances Control, EnviroStor Database. (Available at http://www.envirostor.dtsc.ca.gov/public/, accessed July 2017.)
EVMWD	Elsinore Valley Municipal Water District, Service Planning Letter #2958-0, July 19, 2017. (Appendix K)
FEMA	Federal Emergency Management Agency, Flood Map Number 06065C2036G.

	(Available at https://msc.fema.gov/portal/search?AddressQuery=Lake%20Elsinore%2C%20CA#searchresultsanchor , accessed July, 2017.)
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General Plan EIR	City of Lake Elsinore, City of Lake Elsinore General Plan Update Final Recirculated Program Environmental Impact Report, certified December 13, 2011. (Available at http://www.lake-elsinore.org/city-hall/city-departments/community-development/planning/lake-elsinore-general-plan/general-plan-certified-eir, accessed July, 2017.)
General Plan LU Map	City of Lake Elsinore, General Plan Land Use Map, adopted December 13, 2011. (Available at http://www.lake-elsinore.org/home/showdocument?id=10907, accessed July, 2017.)
Geotech	Sladden Engineering, *Geotechnical Investigation, Proposed 104-Unit Condominium Complex, Lakeshore Drive, Track Map No. 37280, Lake Elsinore, California,* August 3, 2017. (Appendix H)
Google Earth	Google Earth Pro 7.1.5.1557, accessed July, 2017.
Health and Safety Code	California Health and Safety Code. (Available at https://leginfo.legislature.ca.gov/faces/codesTOCSelected.xhtml?tocCode=HSC , accessed July, 2017.)
Hydro	KOLIBRIEN Corp, *Preliminary Drainage Report for Lakeshore Manor Condominiums, Lake Elsinore, Riverside County, CA,* April 17, 2017. (Appendix I)
LEMC	City of Lake Elsinore, *Lake Elsinore Municipal Code*, 2017. (Available at http://www.codepublishing.com/CA/LakeElsinore/, accessed July, 2017.)
NIA	Vista Environmental, *Noise and Vibration Impact Analysis, Lakeshore Drive, City of Lake Elsinore, County of Riverside, California,* July 11, 2017. (Appendix E)
P-WQMP	KOLIBRIEN Corp, *Project Specific Water Quality Management Plan, Lakeshore Manor Condominiums,* April 17, 2017. (Appendix G)
Paleo	Brian F. Smith, *Paleontological Resource Assessment for the Lakeview Manor Condominiums Project, City of Lake Elsinore,* May 9, 2017. (Appendix F)
Phase I ESA	Sladden Engineering, *Phase I Environmental Site Assessment Proposed Lakeview Manor Condominium Complex, Lake Elsinore, California*, December 7, 2017. (Appendix D)
RC GIS	County of Riverside, Riverside County Geographic Information System, Map My County –Riverside County. (Available at http://mmc.rivcoit.org/MMC_Public/Viewer.html?Viewer=MMC_Public, accessed June, 2017.)
RCTC CMP	Riverside County Transportation Commission, *2011 Riverside County Congestion Management Program,* December 14, 2011. (Available at http://www.rctc.org/uploads/media_items/congestionmanagementprogram.original.pdf, accessed July 2017.)
SWRCB	State Water Resources Control Board, *National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities, Order No. 2009-0009-DWQ amended by 2010-0014-DWQ & 2012-0006-DWQ, NPDES No. CAS000002*, July 17, 2012. (Available at http://www.waterboards.ca.gov/water_issues/programs/stormwater/docs/constpermits/wqo_2009_0009_complete.pdf, accessed July, 2017).
TIA	LOS Engineering, *Lakeshore Drive at Gunnerson Street, City of Lake Elsinore,*

California 92530, Traffic Impact Analysis, January 9, 2017. (Appendix J)

WQCPSARB — State of California, *1995 Water Quality Control Plan for the Santa Ana River Basin*, June 2011 (Available at https://www.waterboards.ca.gov/santaana/water_issues/programs/basin_plan/index.shtml accessed July 2017.)

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