CITY OF LAKE ELSINORE
DREAM EXTREME

Notice of Preparation of a Draft Program Environmental Impact Report

TO: Interested Agencies, Organizations and Individuals
(See Attached Distribution List)

FROM: City of Lake Elsinore

Lead Agency: City of Lake Elsinore
130 South Main Street
Lake Elsinore, CA 92530

The CITY OF LAKE ELSINORE will be the Lead Agency and will prepare an environmental impact report for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the Program EIR prepared by our agency when considering any permit or other approval that you may issue for the project.

The project description, location, and the probable environmental effects are contained in the attached materials. A copy of the Initial Study is attached.

Due to time limits mandated by State law, please send your response at the earliest possible date but no later than 30 days after receipt of this notice. The comment period ends July 16, 2012.

Please send your response to the **Richard J. MacHott, Environmental Planning Consultant** at the address shown above. We will need the name of a contact person in your agency.

Project Title: Alberhill Villages Specific Plan (SP 2010-02) and related General Plan Amendment No. 2012-01 and Zone Change No. 2012-02

Project Location: Southwest of the intersection of I-15 Freeway/Lake Street Exit and Lake Street.

Project Applicant: Castle & Cooke Alberhill Ranch

Date: June 12, 2012

Signature: _____

Richard J. MacHott
Title: Environmental Planning Consultant
Telephone: 951.674.3124 Ext. 209
E-mail: rmachott@lake-elsinore.org

ALBERHILL VILLAGES SPECIFIC PLAN
PROJECT INFORMATION

I. INTRODUCTION

Purpose

The City of Lake Elsinore is the Lead Agency responsible for preparing a Program Environmental Impact Report (PEIR) to analyze the impacts of the following actions associated with the Alberhill Villages Specific Plan (AVSP) (herein after referred to as the "Project):

- Implementation of the adopted Alberhill Villages Specific Plan (AVSP) and proposed regional mixed-use land uses. The implementation is intended to facilitate the approval of a General Plan Amendment and Specific Plan Zoning. The Program EIR will be used for future CEQA analysis of subdivision maps, grading permits, street improvement plans, drainage plans, final site plans and other related actions for all property areas within the Project.

- Implementation and distribution, location, and extent of the land uses, including open space, within the area covered by the AVSP.

- Implementation of the proposed distribution, location, extent intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the AVSP and needed to support the land described in the AVSP.

- Implementation of the City of Lake Elsinore General Plan and General Plan Amendment in a comprehensive and coordinated manner. The purpose of the Specific Plan is to provide a regulatory plan which would serve as the zoning ordinance and development code for the property within its boundary.

- Implementation of standards and criteria by which development will proceed, and the standards for conservation, development, and utilization of natural resources, where applicable.

- Implementation program will be established which includes land development regulations, capital improvement programs, public works program, and financing measures necessary to carry out the above items

Purpose of the PEIR

The PEIR is intended to provide the additional environmental documentation for the project actions. This PEIR is also intended to serve as the primary environmental document for subsequent actions within the Project's area, including all subsequent discretionary approvals

requested to implement the AVSP. Future developments that require additional discretionary review (i.e., conditional use permit, building permit, variance, etc.) will utilize this document for subsequent CEQA purposes to the extent possible, consistent with Section 15162 of the CEQA Guidelines. This PEIR will be the primary reference document in the formation and implementation of a mitigation reporting and monitoring program for the AVSP.

Project Location

The Alberhill Villages Specific Plan (AVSP) is located in northwest Lake Elsinore and includes approximately 25 acres of the original Alberhill Ranch Specific Plan 89-2 approved on August 8, 1989, in addition to approximately 1,375 acres which was recently annexed into the City of Lake Elsinore (known as Pacific Clay) (refer to Figure 1, Regional Vicinity Map). The AVSP area is located just south of Interstate 15 and is adjacent to Lake Street. The eastern project boundary borders Lake Street, the south-eastern project boundary borders the Murdock Alberhill Ranch Specific Plan residential development, and the 1,000 acre Horsethief Canyon Ranch single-family planned development is located along the western boundary. (Refer to Figure 2, Location Map and Figure 3, Aerial Photograph).

Project Description

The AVSP serves as a blueprint for future development and street improvements within the Alberhill Villages Specific Plan area, setting forth planning principals, development intensities, conceptual street and park locations, potential new signalized intersection locations and streetscape designs including landscaping, lighting fixtures, signage and street furniture (i.e., bus shelters, etc).

The AVSP Specific Plan proposes to accomplish the following goals and objectives:

- A General Plan Amendment to change the land use designation on the project site to "Specific Plan";
- Provide a diversity of housing types and locations to serve the anticipated lifestyle choices within City of Lake Elsinore market area;
- Develop a University complex of higher learning to become the focal point of the Specific Plan community and the City of Lake Elsinore's northern City entry;
- Attract commercial, office and retail uses to provide a job market for the residents of the community as well as the citizens of the Lake Elsinore area;
- Create a sense of community through the consistent application of architectural and landscape design themes;
- Create a sense of neighborhood through tract and site design;
- Provide a comprehensive infrastructure and public facilities system to accommodate the ultimate build-out of the project and to maintain a quality level of service for its residents;
- Provide landscaped parkways, greenbelts, open space areas lake amenities located within the central core of the AVSP and will allow residents to live, work, play and walk within the AVSP;
- Provide a phased elimination of the mining and related manufacturing activities currently conducted on-site consistent with the progressive development of the Specific Plan; and

- Provide for restoration of 1,000-acre (plus) of Brownfield land area.

Types of Land Uses

The Conceptual Land Use Plan describes the development intensities permitted by the General Plan for the AVSP. It also provides an exhibit showing the boundaries of the five land use categories and densities: regional mixed-use, community mixed use, institutional/education, residential, and hillside residential. (Refer to Table 1, Specific Plan Land Use and Figure 5, Conceptual Land Use Plan).

TABLE 1
SPECIFIC PLAN LAND USES

OVERALL PROJECT	SITE ACRES	UNITS	S.F.	SCHOOL CAPACITY	ALLOCATED ADT'S
Overall Project	1,400	8,244	2,507,000	8,450 students	160,350
LAND USE					
Mixed Use					
University Town Center - Regional	109	2,100	1,340,000		46,640
Alberhill Town Center - Community	46.5	400	785,000		31,865
Lakeside Mixed Use - Community	11	75	382,000		15,880
Institutional					
University Village -	74	445		6,000 University	14,670
Residential					
Parkview, Lakeside & Ridgeview Villages	650	5,199		850 Elementary 1600 Middle	50,820
Highland Village Hillside	210	25			475

Figure 1: Regional Vicinity Map

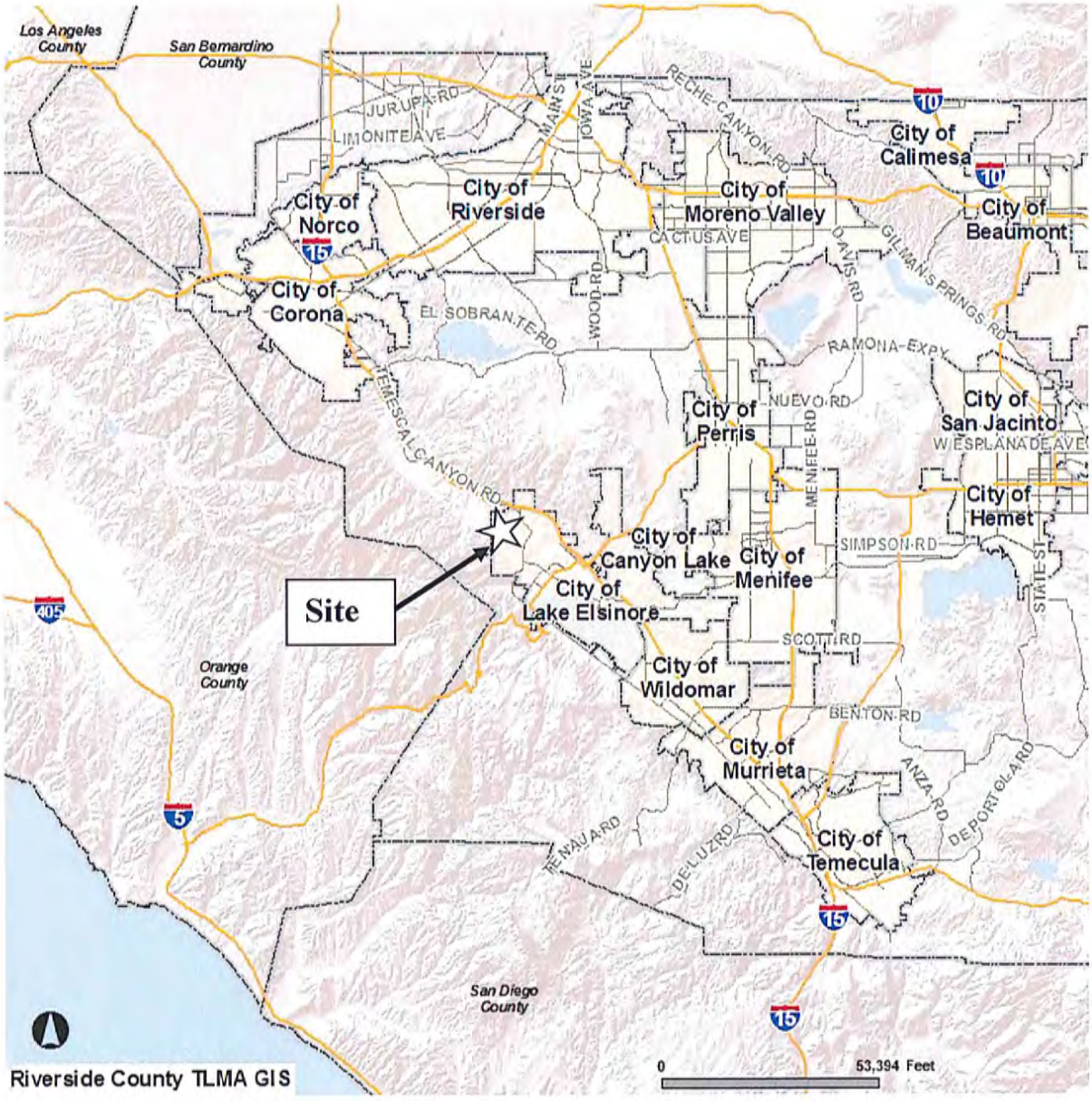


Figure 2: Vicinity Map

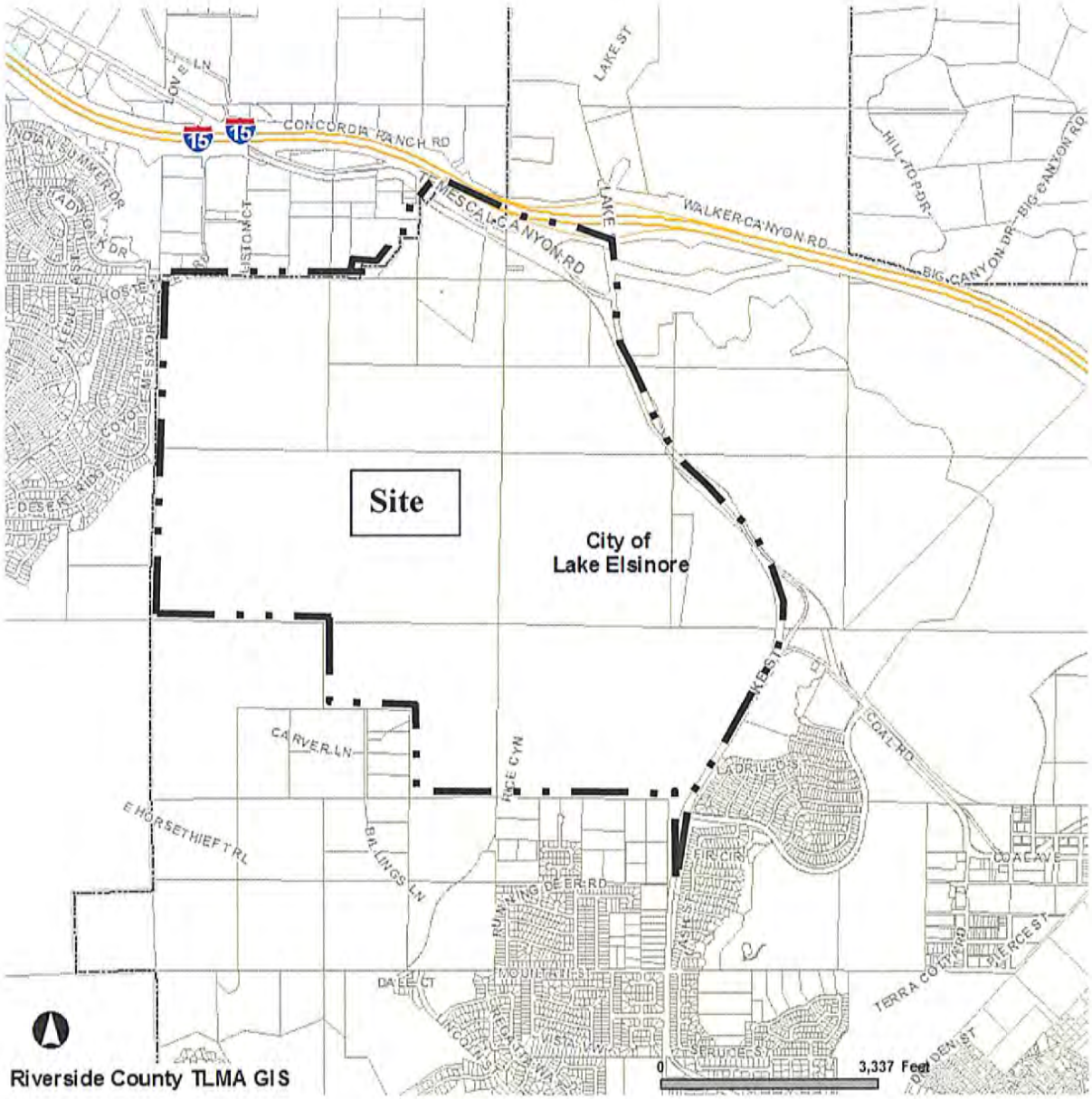


Figure 3: Aerial Photograph

Figure 4: Existing & Surrounding Land Uses

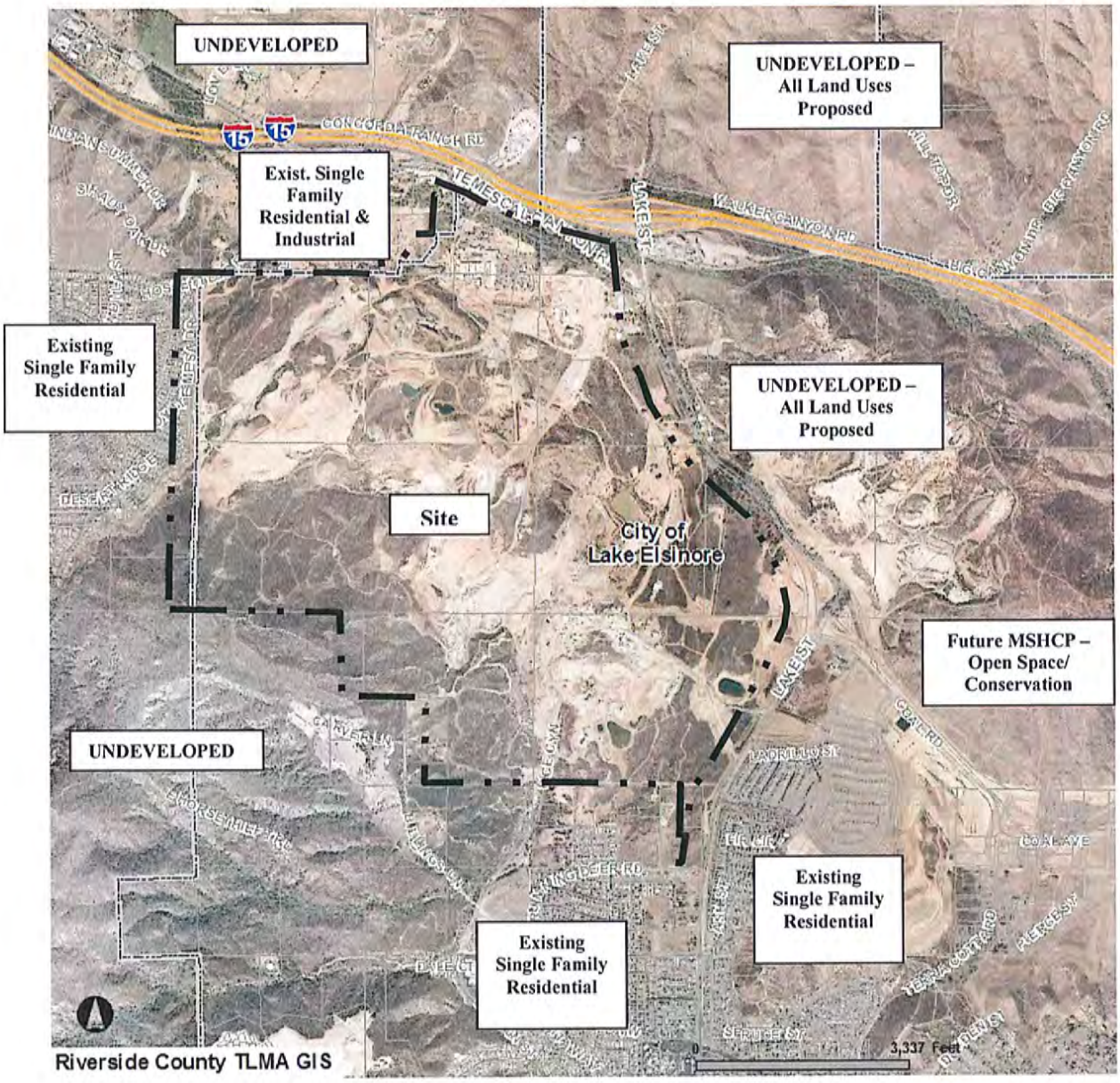
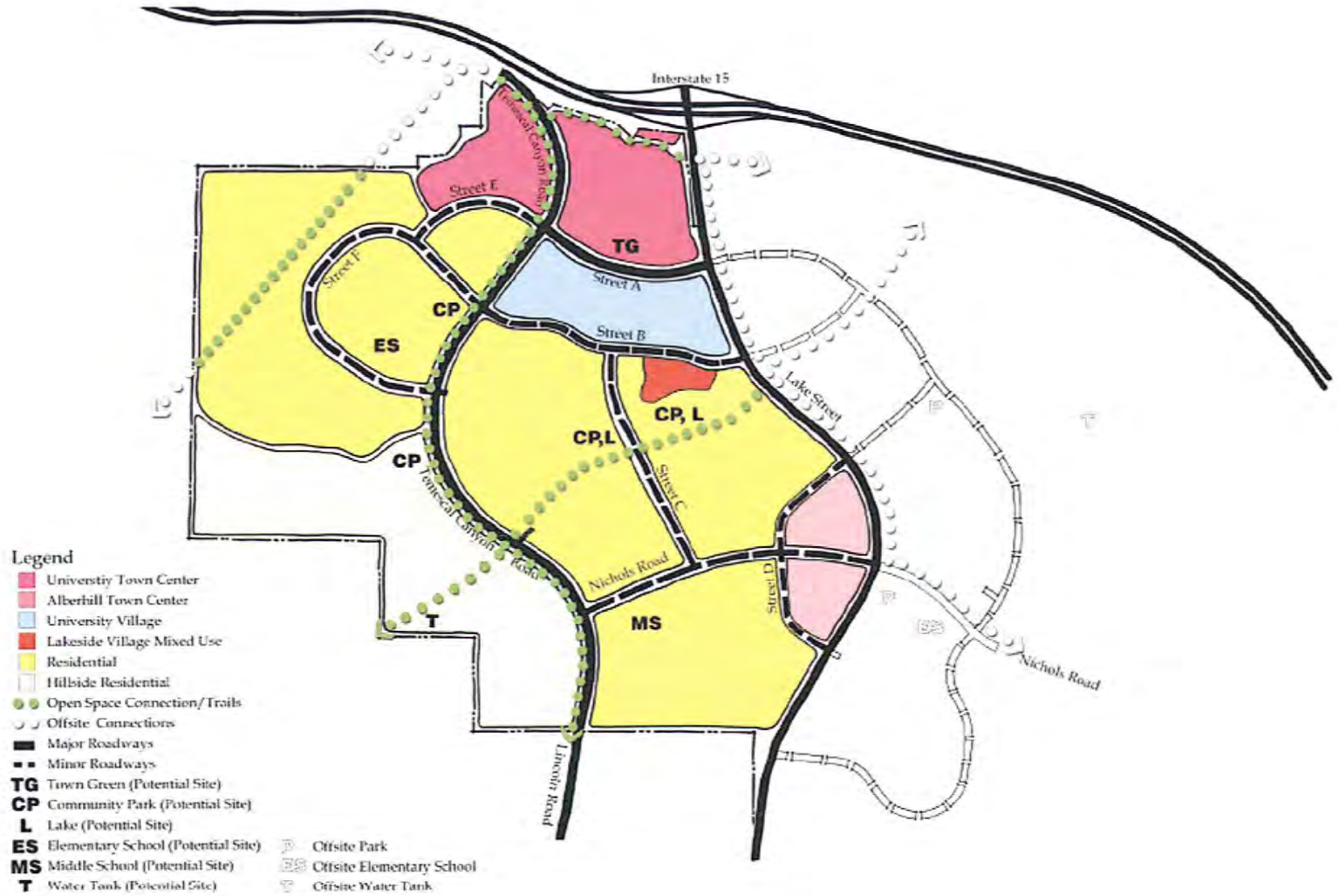


Figure 5: Conceptual Land Use Plan



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CITY OF LAKE ELSINORE
DREAM EXTREME

NOTICE OF PUBLIC SCOPING MEETING
CITY OF LAKE ELSINORE

TO: Responsible Agencies, Public Agencies and Interested Persons

SUBJECT: **PUBLIC SCOPING MEETING FOR THE ALBERHILL VILLAGES SPECIFIC PLAN PROGRAM EIR**

Lead Agency: City of Lake Elsinore
130 South Main Street
Lake Elsinore, CA 92530
Contact: Richard J. MacHott, Environmental Planning Consultant
(951) 674-3124 ext. 209
E-mail: rmachott@lake-elsinore.org.

The City of Lake Elsinore is preparing a Program Environmental Impact Report (PEIR) for the below-referenced project. The Notice of Preparation and Initial Study were distributed to you on June 13, 2012 and made available for public review from June 14, 2012 to July 16, 2012. According to Section 15206 of the CEQA Guidelines, the Alberhill Villages Specific Plan meets the definition of projects of statewide, regional or areawide significance. Therefore, pursuant to Section 15082(c)(1) of the CEQA Guidelines, and prior to the release of the Draft Program EIR, the City is hosting a public scoping meeting to provide an opportunity for public agencies and members of the public to provide input as to the scope and content of the environmental information that may be required. Meeting and project details are as follows:

Date: July 17, 2008
Time: 2:00 PM -3:00 PM
Location: Lake Elsinore City Hall, Conference Room A
130 South Main Street
Lake Elsinore, CA 92530

Project Title: Alberhill Villages Specific Plan Program EIR

Project Location:

The Alberhill Villages Specific Plan (AVSP) is located in northwest Lake Elsinore and includes approximately 25 acres of the original Alberhill Ranch Specific Plan 89-2 approved on August 8, 1989, in addition to approximately 1,375 acres which was recently annexed into the City of Lake Elsinore (known as Pacific Clay). The AVSP area is located just south of Interstate 15 and is adjacent to Lake Street. The eastern project boundary borders Lake Street, the south-eastern project boundary borders the Murdock Alberhill Ranch Specific Plan residential development, and the 1,000 acre Horsethief Canyon Ranch single-family planned development is located along the western boundary.

Project Description:

Located on approximately 1,400 acres, the AVSP proposes 8,244 dwelling units; 2,507,000 square feet of

non-residential uses including civic/institutional, commercial/retail, professional office/medical and entertainment uses; development of a university campus or similar educational institution to serve up to 6,000 students; and supporting uses including schools, parks, worship centers, and green belt paseos. The GPA proposes that the proposed Project site's land use designation be changed to "Specific Plan". The proposed GPA also proposes changes to the General Plan's Circulation Element.

The AVSP Specific Plan proposes to accomplish the following goals and objectives:

- A General Plan Amendment to change the land use designation on the project site to "Specific Plan";
- A General Plan Amendment to the Circulation Element.
- Provide a diversity of housing types and locations to serve the anticipated lifestyle choices within City of Lake Elsinore market area;
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- Provide a phased elimination of the mining and related manufacturing activities currently conducted on-site consistent with the progressive development of the Specific Plan; and
- Provide for restoration of 1,000-acre (plus) of Brownfield land area.

The City looks forward to meeting you on July 17, 2012, to discuss any environmental concerns you may have regarding this project.

Sincerely,

Richard J. MacHott, LEED Green Associate
Environmental Planning Consultant

CALTRANS District #8 - Planning
IGR/Local Development Review
464 W. Fourth Street, 6th Floor MS 722
San Bernardino, CA 92401-1400

US Fish and Wildlife Service
Carlsbad Fish and Wildlife Service
Attn: Kennon A. Corey, Asst. Field Supervisor
6010 Hidden Valley Road, Ste. 101
Carlsbad, CA 92011

Elsinore-Murrieta-Anza Resource Conserv. Dist.
21535 Palomar St. #A
Wildomar Ca. 92595

Elsinore Valley Municipal Water District
Attn: Ronald Young, General Manager
31315 Chaney Street
Lake Elsinore, CA 92530

City of Canyon Lake Planning Department
Attn: Russell Brady, City Planner
31516 Railroad Canyon Road
Canyon Lake, CA 92587

Clara Miramontes, Planning Manager
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Perris, CA 92570-1917

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Corona, CA 92881-3370

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Inland Empire Office
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Upland, CA 91786

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Lake Elsinore, CA 92530

Ms. Laurel L. McKee, Administrative Assistant
Johnson & Sedlack
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Temecula, CA 92590

Ms. Leslie MacNair
CA Department of Fish & Game
Inland Desert/Eastern Sierra Region
3602 Inland Empire Blvd., Ste C-220
Ontario, CA 91764

US Army Corps of Engineers
Los Angeles District
915 Wilshire Blvd, Ste 980
Los Angeles, CA 90017

Riverside Co. Transportation Commission
Attn: Anne Mayer, Executive Director
4080 Lemon Street, 3rd Floor
PO Box 12008
Riverside, CA 92502-2208

County of Riverside Planning Department
Attn: Carolyn Syms Luna, Director
P. O. Box 1409
Riverside CA 92502-1409

Mary Lanier, Community Dev. Director
City of Murrieta Planning Department
1 Towne Square
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Murrieta, CA 92562

Matthew Bassi, Planning Director
City of Wildomar
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Wildomar, CA 92595

Mr. Hardy Strozier, AICP
The Planning Associates
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Costa Mesa, CA 92626

Stephen M. Miles, Esq.
Miles Chen Law Group
9911 Irvine Center Drive, Ste. 150
Irvine, CA 92618

Paulie Watt
4036 Ash Street
Lake Elsinore, CA 92530

Inland Empire Waterkeepers
Attn: Colin Kelly
6876 Indiana Avenue, Suite D
Riverside 92506

Regional Water Quality Control Board #8
Santa Ana Basin Region
Attn; Mark G. Adelson
3737 Main Street, Ste 500
Riverside, CA 92501-3348

Riverside County Transportation Dept.
Attn: Juan Perez
PO Box 1090
Riverside, CA 92502-1090

Riverside County Flood Control & Water
Conservation District
1995 Market Street
Riverside, CA 92501

Mr. Ian MacMillan, Program Supervisor
CEQA Inter-Governmental Review
South Coast Air Quality Management Dist.
21865 E. Copley Drive
Diamond Bar, CA 91765-4182

Joanne Colletta, Planning Director
City of Corona
400 S. Vicentia Avenue
Corona, CA 92882

City of Menifee
Attn: Lisa Gordon, Senior Planner
29714 Haun Road #A
Menifee, CA 92586

Castle & Cooke Alberhill Ranch
Attn: Mr. M. J. Tomlinson, Sr. Vice President
4113 Pearl Street
Lake Elsinore, CA 92530

Luebben Johnson & Barnhouse, L.L.P.
Attn: Richard C. Wade, Paralegal
7424 4th Street NW
Los Ranchos de Albuquerque, NM 87107

Mr. Tim Fleming
17970 Lakeshore Drive
Lake Elsinore, CA 92530-3109

THE PRESS-ENTERPRISE

3450 Fourteenth Street
Riverside, CA 92501-3878
951-684-1200
951-368-9018 FAX

PROOF OF PUBLICATION
(2010, 2015.5 C.C.P)

Publication(s): Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: / Alberhill Village SP

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, and under date of August 25, 1995, Case Number 267864; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

06/15/2012

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: June 15, 2012
At: Riverside, California

LAKE ELSINORE, CITY OF
130 S MAIN ST
LAKE ELSINORE, CA 92530

Ad Number: 0000825168-01

P.O. Number: Alberhill Village SP

Ad Copy:

Notice of Preparation of a Draft Environmental Impact Report

Pursuant to the provisions of CEQA (California Public Resources Code, Sections 21000 et seq.), the State CEQA Guidelines and the City's Procedures for Implementing the State CEQA, the City of Lake Elsinore, as the Lead Agency, will prepare a Program Environmental Impact Report (PEIR) for the project identified below. The purpose of this notice is to solicit guidance as to the scope and content of the environmental information to be included in the Program EIR. Information to that regard should be submitted to the City of Lake Elsinore Planning Department at the below listed address as soon as possible, but not later than thirty (30) days after receiving this notice. The 30-day public comment period is expected to be from June 14, 2012 to July 16, 2012.

PROJECT TITLE:
Alberhill Villages Specific Plan (SP 2010-02) and related General Plan Amendment No. 2012-01 and Zone Change No. 2012-02

PROJECT LOCATION
The Alberhill Villages Specific Plan (AVSP) is located in northwest Lake Elsinore and includes approximately 25 acres of the original Alberhill Ranch Specific Plan 89-2 approved on August 8, 1989, in addition to approximately 1,375 acres which was recently annexed into the City of Lake Elsinore (known as Pacific Clay). The AVSP area is located just south of Interstate 15 and is adjacent to Lake Street. The eastern project boundary borders Lake Street, the south-eastern project boundary borders the Murdock Alberhill Ranch Specific Plan residential development, and the 1,000 acre Horsethief Canyon Ranch single-family planned development is located along the western boundary.

PROJECT DESCRIPTION
Located on approximately 1,400 acres, the AVSP proposes 8,244 dwelling units; 2,507,000 square feet of non-residential uses including civic/institutional, commercial/retail, professional office/medical and entertainment uses; development of a university campus or similar educational institution to serve up to 6,000 students; and supporting uses including schools, parks, worship centers, and green belt passes. The GPA proposes that the proposed Project site's land use designation be changed to "Specific Plan". The proposed GPA also proposes changes to the General Plan's Circulation Element.

The AVSP Specific Plan proposes to accomplish the following goals and objectives:

- A General Plan Amendment to change the land use designation on the project site to "Specific Plan";
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- Provide a diversity of housing types and locations to serve the anticipated lifestyle choices within City of Lake Elsinore market area;
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- Provide a phased elimination of the mining and related manufacturing activities currently conducted on-site consistent with the progressive development of the Specific Plan; and
- Provide for restoration of 1,000-acre (plus) of Brownfield land area.

POTENTIAL ENVIRONMENTAL AFFECTS:
The following issue areas are proposed to be included in the forthcoming EIR:

Aesthetics	Mineral Resources
Air Quality	Noise
Biological Resources	Population and Housing
Cultural Resources	Public Services
Geology and Soils	Recreation
Greenhouse Gas Emissions	Transportation and Traffic
Hydrology and Water Quality	Utilities and Service Systems

Responses to this Notice of Preparation should be submitted in writing to Richard J. MacHott, Environmental Planning Consultant, City of Lake Elsinore Community Development Department at the address given below and received no later than July 16, 2012. Mr. MacHott can be contacted by telephone at 951.674.3124 Ext. 209 or by e-mail at rmachott@lake-elsinore.org

LEAD AGENCY:
City of Lake Elsinore
Community Development Department
Attn: Richard J. MacHott, Environmental Planning Consultant
130 South Main Street
Lake Elsinore, CA 92530

6/15

ALBERHILL VILLAGES SPECIFIC PLAN
SP 2010-02, GPA 2012-01, ZC 2012-02

INITIAL STUDY

Prepared By:

City of Lake Elsinore

130 South Main Street
Lake Elsinore, CA 92530

Applicant:

Castle & Cooke Alberhill Ranch

4113 Pearl Street
Lake Elsinore, CA 92530

Environmental Consultant:

The Planning Associates

3151 Airway Avenue, Suite R-1
Costa Mesa, CA 92626

June 2012

TABLE OF CONTENTS

I. INTRODUCTION

A. PURPOSE

This document is an Initial Study for evaluation of environmental impacts resulting from implementation of the Alberhill Villages Specific Plan (SP 2010-02). 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 and therefore, an Environmental Impact Report is deemed the appropriate document to provide the necessary environmental evaluations and clearance.

This Initial Study is 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.

II. PROJECT DESCRIPTION

A. PROJECT LOCATION

The Alberhill Villages Specific Plan (AVSP) is located in northwest Lake Elsinore and includes approximately 25 acres of the original Alberhill Ranch Specific Plan 89-2 approved on August 8, 1989, in addition to approximately 1,375 acres which was recently annexed into the City of Lake Elsinore (known as Pacific Clay) (refer to Figure 1, Regional Vicinity Map). The AVSP area is located just south of Interstate 15 and is adjacent to Lake Street. The eastern project boundary borders Lake Street, the south-eastern project boundary borders the Murdock Alberhill Ranch Specific Plan residential development, and the 1,000 acre Horsethief Canyon Ranch single-family planned development is located along the western boundary. (Refer to Figure 2, Location Map and Figure 3, Aerial Photograph).

B. PHYSICAL SETTING

The project area is significantly isolated from existing development with the exception of the 1,000 acre Horsethief Canyon Ranch Planned Development along the western boundary and a small portion of the Murdock Alberhill Ranch development along Lake Street south of Nichols Road. Lake Street is an existing two lane road which connects the mainly residential northwest portion of the City with the I-15 freeway. The project area has been heavily impacted by the vested mining operations that have occurred onsite for over one hundred years. The site consists of rolling terrain and contains a series of stock piles of mined raw and finished material interspersed with various sizes of depressions, including mining washout areas and various locations of mining and manufacturing operations. The project area is divided historically by four ephemeral drainages. Only two of these drainages remain intact today. The western portion of the site has an existing unnamed drainage that trends northeast to southwest and drains to the north generally along the boundary with the Horsethief Canyon Ranch Planned Development to the west. The central portion of the site picks up storm water from two drainages from Rice Canyon to the south, holds it in a series of washout ponds and detention basins, and then releases the storm water to the north along Lake Street toward Temescal Creek along the south side of the I-15 freeway. The eastern portion of the project area has an unnamed ephemeral drainage that parallels the northeast side of Lake Street and receives drainage from the adjacent easterly hillsides, as well as the off-site lands in the Alberhill Ridge areas. Temescal Creek flows through portions of the project area along the I-15 Freeway and Temescal Canyon Road. Formerly a natural ephemeral water course, Temescal Creek has been turned, at least temporarily, into a modified ephemeral water course due to intermittent upstream reclaimed water discharges by two upstream water districts. All of these drainages have been mined and disturbed by human activities for over 100 years and two former stream courses connected with Rice Canyon are disconnected from the upstream and downstream areas due to the historical mining operations. The project site and surrounding land uses are presented on Figure 4.

C. PROJECT DESCRIPTION

The AVSP serves as a blueprint for future development and street improvements within the Alberhill Villages Specific Plan area, setting forth planning principals, development intensities, conceptual street and park locations, potential new signalized intersection locations and streetscape designs including landscaping, lighting fixtures, signage and street furniture (i.e., bus shelters, etc).

The AVSP Specific Plan proposes to accomplish the following goals and objectives:

- A General Plan Amendment to Specific Plan;
- Provide a diversity of housing types and locations to serve the anticipated lifestyle choices within City of Lake Elsinore market area;
- Develop a University complex of higher learning to become the focal point of the Specific Plan community and the City of Lake Elsinore's northern City entry;
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- Provide for restoration of 1,000-acre (plus) of Brownfield land area.

Types of Land Uses

The Conceptual Land Use Plan describes the development intensities permitted by the General Plan for the AVSP. It also provides an exhibit showing the boundaries of the five land use categories and densities: regional mixed-use, community mixed use, institutional/education, residential, and hillside residential. (Refer to Figure 5, Conceptual Land Use Plan).

Regional Mixed Use (University Town Center)

The regional mixed-use area is the largest of the mixed-use categories and has a regional focus due to its proximity to I-15 and two major roads: Lake Street and Temescal Canyon Road. It is intended that this area will accommodate a wide variety of uses including civic/institutional, commercial/retail, professional office/medical, and entertainment.

Community Mixed Use (Alberhill Town Center)

The community mixed-use areas are intended to serve the needs of the surrounding proposed and existing communities without intruding on smaller residential neighborhoods. These mixed-use areas are dispersed throughout the project and act as focal points that are within a 10-minute walk or a several minute bike ride from surrounding residential neighborhoods.

Institutional (University Village)
The institutional land use category has been set aside for the development of a university campus or similar educational institutions which are intended to accommodate up to 6,000 students. This university is intended to serve the existing and proposed communities as well as the larger region, which has a shortage of higher educational facilities. Some retail use may also occur along the campus's northern edge in an effort to seamlessly integrate the campus into the community.

Residential (Parkview, Lakeside & Ridgeview Villages)
This land use category covers the greatest area within the Specific Plan and has the flexibility to provide a variety of residential uses with specific densities to be determined in subsequent Phased Development Plans (PDPs). The higher density residential neighborhoods will surround the mixed-use areas to enhance the success and viability of these areas while the lower intensity residential uses should be located towards the edges of the Specific Plan community with the least intense uses in the southwest hillside area. Supporting land uses such as schools, parks, worship centers, neighborhood commercial, and paseos can also be accommodated within this land use category and will serve as focal points for neighborhoods.

Hillside Residential (Highlands Village)
This land use category is located within the southwestern portion of the site where the nearby Cleveland National Forest mountainside begins and where there is some steeper terrain and will contain custom residences at a very low density. The individual home sites will be located in a manner as to minimize pad grading while providing privacy and views. This area will also include a linear greenbelt or paseo that links to the community lakeside park.

Project Phasing/Phased Development Plan (PDP)
The conceptual phasing plan is dependent on the mining operation phasing and the market conditions for materials and manufactured products, as well as the demand for housing and commercial space. There are an anticipated seven phases whose estimate of order will depend on such major controlling factors as economic forces, the development of water, sewer, street, flood control, and other public infrastructure. The actual rate and phasing of development will be determined by these factors over the continuous evolution of the project area. Each new development proposal will be accompanied by a Phased Development Plan (PDP) and subsequent Design Review process.

TABLE 1
SPECIFIC PLAN LAND USES

OVERALL PROJECT	SITE ACRES	UNITS	S.F.	SCHOOL CAPACITY	ALLOCATED ADT'S
Overall Project	1,400	8,244	2,507,000	8,450 students	160,350
LAND USE					
Mixed Use					
University Town Center - Regional	109	2,100	1,340,000		46,640
Alberhill Town Center - Community	46.5	400	785,000		31,865
Lakeside Mixed Use - Community	11	75	382,000		15,880
Institutional					
University Village -	74	445		6,000 University	14,670
Residential					
Parkview, Lakeside & Ridgeview Villages	650	5,199		850 Elementary 1600 Middle	50,820
Highland Village Hillside	210	25			475

Figure 1: Regional Vicinity Map

Figure 2: Vicinity Map

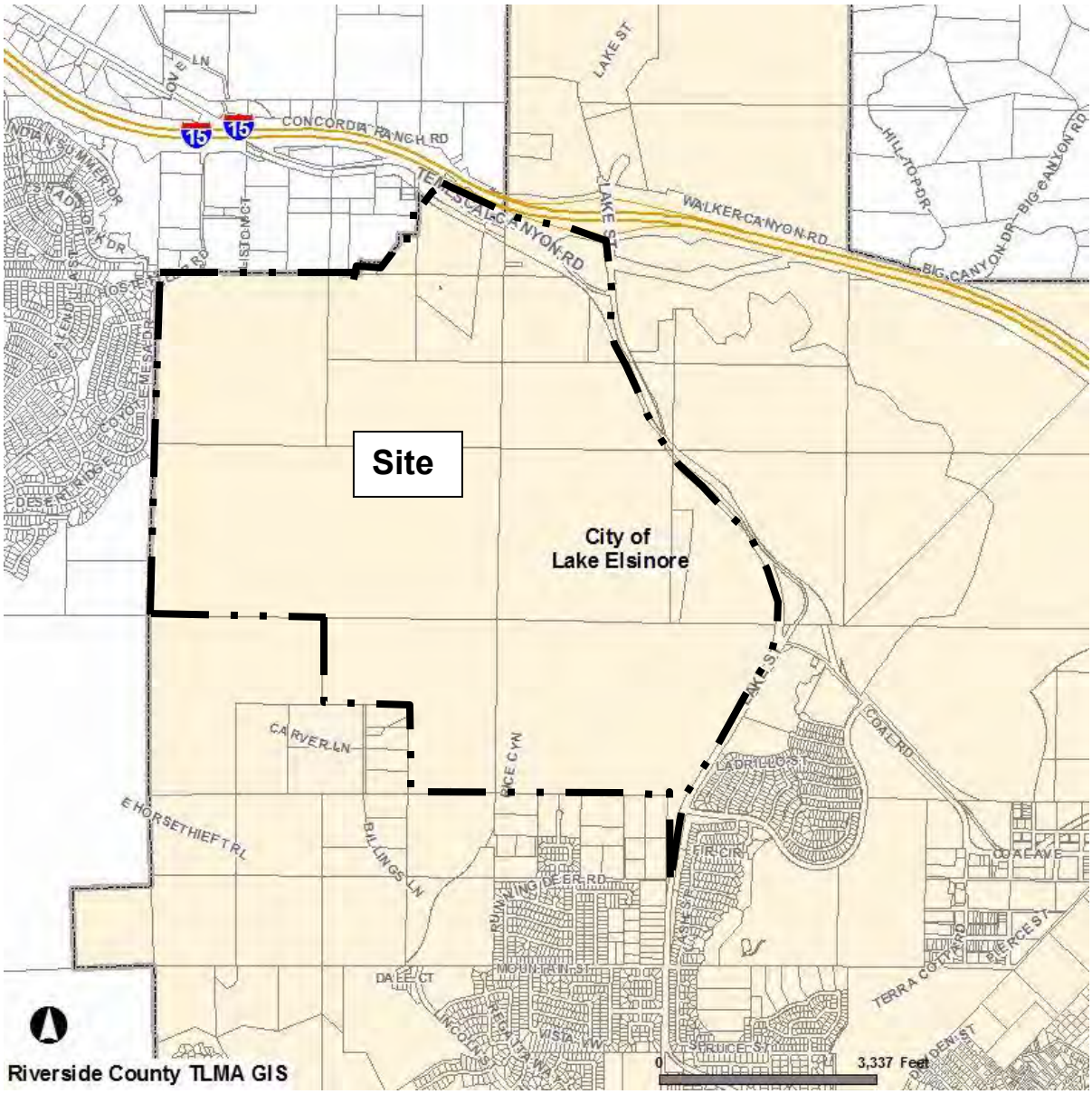


Figure 3: Aerial Photograph

Figure 4: Existing & Surrounding Land Uses

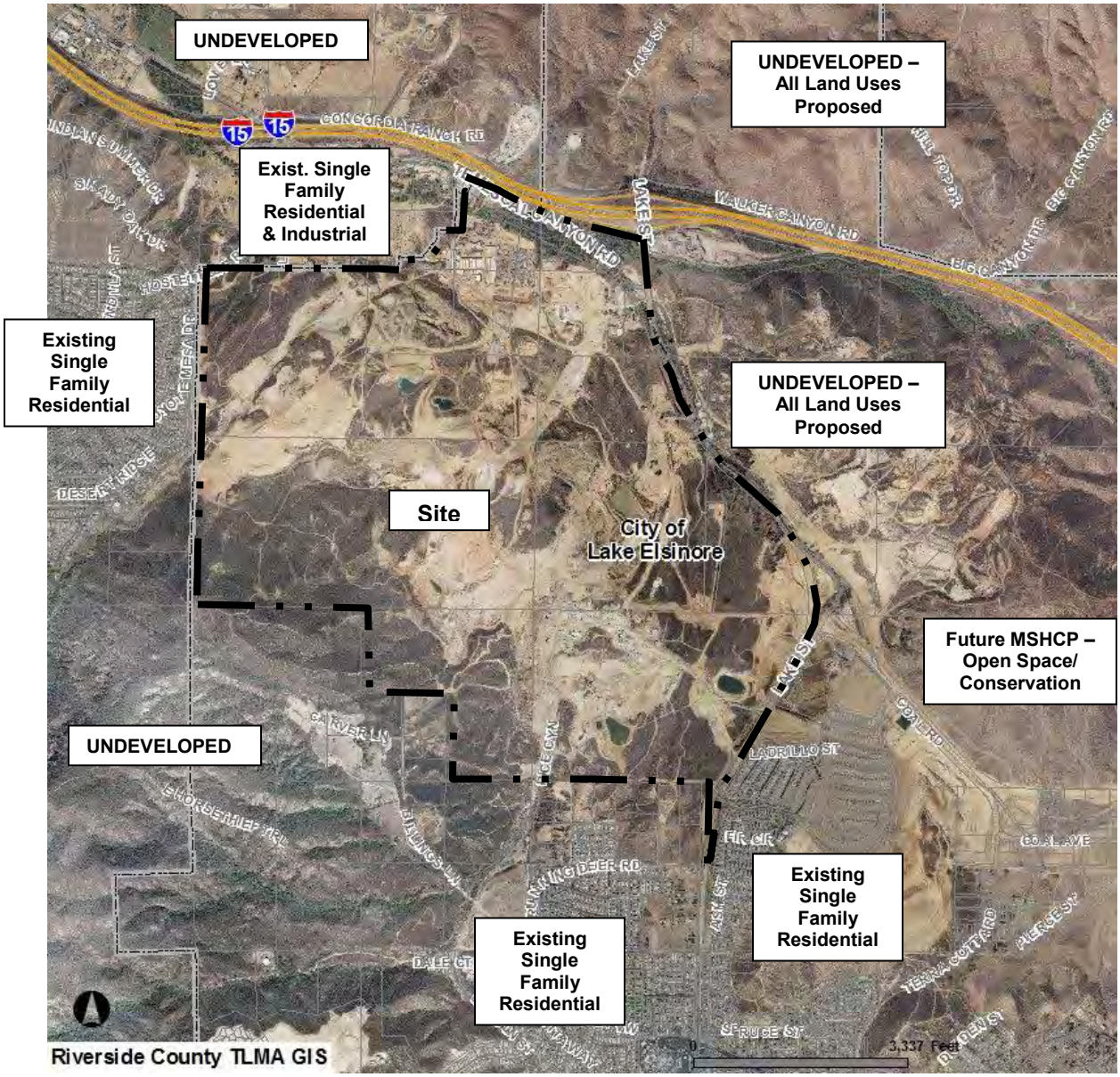
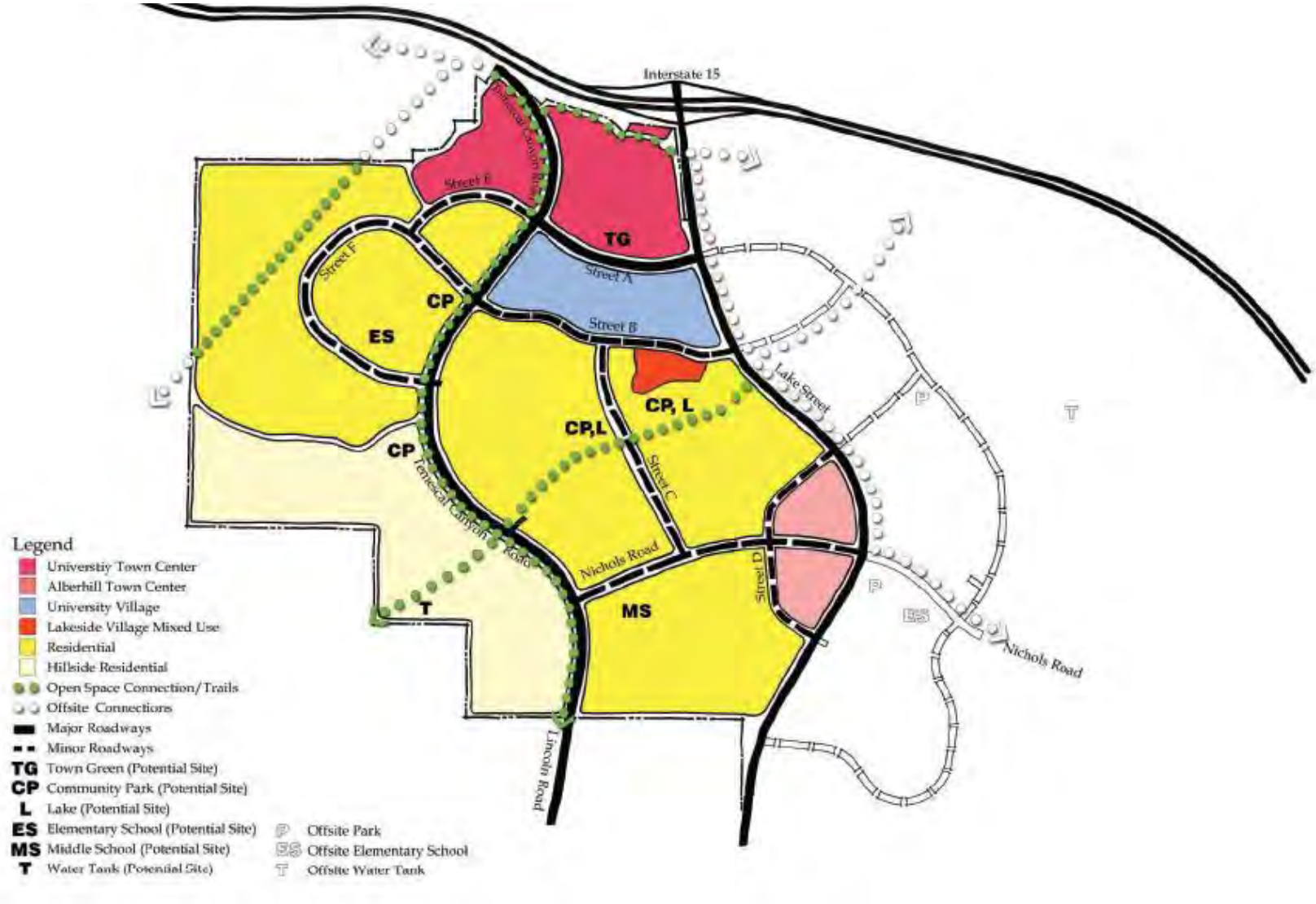


Figure 5: Conceptual Land Use Plan



III. ENVIRONMENTAL CHECKLIST

A. BACKGROUND

1. Project Title: Alberhill Village Specific Plan (SP 2010-02) and related General Plan Amendment No. 2012-01 and Zone Change No. 2012-02

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

3. Contact Person and Phone Number: Richard J. MacHott, LEED Green Associate, Environmental Planning Consultant, (951) 674-3124, Ext. 209

4. Project Location: Southwest of the intersection of I-15 Freeway/Lake Street Exit and Lake Street

5. Project Sponsor's Name and Address: Castle & Cooke Alberhill Ranch, 4113 Pearl Street, Lake Elsinore, CA 92530

6. General Plan Designation: Hillside Residential, Low Density Residential, Medium Density Residential, High Density Residential, Residential Mixed Use, Commercial Mixed Use, General Commercial, Public Institutional, Recreational, and Open Space

7. Zoning: M-3 (Mineral Resources and Related Manufacturing District)

8. Description of Project: Located on approximately 1,400 acres, the AVSP proposes 8,244 dwelling units; 2,507,000 square feet of non-residential uses including civic/institutional, commercial/retail, professional office/medical and entertainment uses; development of a university campus or similar educational institution to serve up to 6,000 students; and supporting uses including schools, parks, worship centers, and green belt paseos. The GPA proposes that the proposed Project site's land use designation be changed to "Specific Plan". The proposed GPA also proposes changes to the General Plan's Circulation Element.

9. Surrounding Land Uses and Setting: Surrounding land uses included undeveloped land, single-family residential uses, and industrial uses. Setting consists of rolling terrain and a series of stock piles of mined raw and finished material interspersed with various depressions, including mining washout areas and various locations of mining and manufacturing operations. Two ephemeral drainages exist on the project site.

10. Other Public Agencies Whose Approval is Required:
California Department of Fish and Game Section (CDFG)

- 2081 and 1600 Streambed Alteration Agreement Permits

California Regional Water Quality Control Board (RWCQB) – Santa Ana

- Clean Water Act Section 401 Water Quality Certification/ Waiver
- National Pollutant Discharge Elimination System Permit (NPDES)
- General Construction Storm Water Permit
- Waste Discharge Requirement Permit

U.S. Army Corps of Engineers (USACOE)

- Clean Water Act Section 404 Permit

U.S. Fish and Wildlife Service (USFWS)

- 10(a) or Section 7 Permit

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	☒	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.

Richard J. MacHott, LEED Green Associate
Environmental Planning Consultant

Date

D. EVALUATION OF ENVIRONMENTAL IMPACTS

		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?	☒	☐	☐	☐

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b)	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☒	☐	☐	☐
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	☒	☐	☐	☐

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
	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 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?	☐	☐	☒	☐

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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, 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	☒	☐	☐	☐

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
	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?	☒	☐	☐	☐
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	☒	☐	☐	☐

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
	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 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)	Cause an increase in traffic, which is substantial	☒	☐	☐	☐

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
	in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?				
b)	Exceed, either individually or cumulatively, a level of service standard 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.	**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?	☒	☐	☐	☐
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?	☐	☐	☐	☒

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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.

I. AESTHETICS

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

The project site is located in the southerly end of the Temescal Valley, which offers natural scenic vistas within the region. The primary visual resources in the City of Lake Elsinore consist of the lake and its shoreline, surrounding hillsides and prominent ridgelines of the Santa Ana Mountains. The project will incur some alterations of the present views of the area from surrounding areas would occur. Therefore, this issue will be addressed in the forthcoming Program Environmental Impact Report ("PEIR").

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

The proposed project has to the north along the project's perimeter Interstate 15 (I-15) and Lake Street to the east, neither of which are considered scenic highways. On site, in the planned Highlands Village areas, trees and scattered rock outcroppings do exist. There is an historical school house on-

site. The proposed project has the potential to adversely affect these scenic resources; therefore this issue will be addressed in the PEIR.

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

The impending construction of currently approved and pending projects in the region will permanently alter the nature and appearance of the region through loss of open space areas. The current land uses on the project site consist of mining and related land uses. The proposed project would alter the primarily undeveloped visual character of portions of the project site. In order to evaluate the significance of this potential impact, this issue will be addressed in the PEIR.

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

Presently, lighting in the project area is limited to the Pacific Clay and Pacific Aggregates operations. The proposed project would introduce street lighting and residential, commercial, institutional and public facility structures on-site. Security and street lighting will introduce light and glare to the area. This lighting has the potential to adversely affect the nighttime views of the area and to adversely impact the operations of the Mount Palomar Observatory. Therefore, the PEIR will evaluate the introduction of urban areas and associated lighting on the property.

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

The proposed project is currently being mined and is identified as "Other Land" on the Riverside County Important Farmland 2010 Sheet 1 of 3 map prepared by the California Department of Conservation, Division of Land Resource Protection's Farmland Mapping and Monitoring Program. Therefore, the proposed project will not result in the conversion of Prime Farmland, Unique Farmland or Farmland of Statewide Importance to non-agricultural uses. This issue will not be addressed in the forthcoming PEIR.

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

The proposed project is currently being mined and is not zoned for agricultural use. The site is not subject to a Williamson Act contract. For this reason, this issue will not be addressed in the forthcoming PEIR.

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 current land uses on the project site consist of mining and related land uses. Existing zoning on the project site is M-3 (Mineral Resources and Related Manufacturing District). There is no forest land located on the project site and the existing zoning of the project site does not reflect forest land. Therefore the proposed project will not conflict with existing zoning for or cause rezoning of forest land. For this reason, this issue will not be addressed in the forthcoming PEIR.

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

The current land uses on the project site consist of mining and related land uses. There is no forest land located on the project site. Therefore the proposed project will not result in the loss of forest land or the conversion of forest land to non-forest uses. For this reason, this issue will not be addressed in the forthcoming PEIR.

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

The proposed project is currently being mined and contains no agricultural use. Therefore, the proposed project will not result in the conversion of Farmland to non-agricultural uses. This issue will not be addressed in the forthcoming PEIR.

III. AIR QUALITY

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

The project site is located in the South Coast Air Basin (SCAB) in what is known as Southern California's "Mediterranean" climate. The basin is a 12,000 square mile area bounded by the Pacific Ocean to the west and the San Gabriel, San Bernardino, and San Jacinto Mountains to both the north and east. The climate is characterized by moderate temperatures and comfortable humidity. The usually mild climatological pattern is interrupted infrequently by periods of extreme hot weather, winter storms, or Santa Ana winds. The estimated wind direction is from the northwest to the southwest nears the project area during the summer and primarily from west to east during the winter.

The project-generated traffic would result in increased emissions and potential cumulative impacts on the area's air quality. The PEIR will include an air quality analysis and will discuss the proposed project's impact upon applicable air quality plans.

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

At the present time, six ambient air pollutants are of special concern in the SCAB: carbon monoxide (CO), ozone (O_3), nitrogen dioxide (NO_2), sulfur dioxide (SO_2), lead (Pb), and fine particulate matter (PM10). The Riverside County portion of the Basin, which includes the project site, is a non-attainment area for ozone, nitrogen dioxide, and fine particulate matter. Non-attainment refers to the fact that the State ambient air quality standards are violated. At present, no sensitive receptors are located in the immediate vicinity of the proposed project site.

The proposed project will incur short-term impacts associated with the construction which may result in local nuisances associated with increased dust/particulate levels. This temporary impact would occur on a short-term basis, during project construction and would cease upon project completion. The use of heavy-duty construction equipment and vehicle trips (truck and personnel) would cause additional construction-related emissions.

The project-generated traffic would result in increased emissions and cumulative impacts on the area's air quality. The PEIR will include an air quality analysis in compliance with the South Coast

Air Quality Management District Guidelines and will address the proposed project's potential impacts upon air quality.

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)? Potentially Significant Impact

The proposed project, in combination with other projects in the vicinity would contribute to the cumulative degradation of regional air quality due to vehicle travel and indirectly to energy consumption. The forthcoming PEIR will address the proposed project's cumulative impacts upon air quality.

d) Expose sensitive receptors to substantial pollutant concentrations? Potentially Significant Impact

The proposed project will involve the future construction of sensitive receptors (residential uses and schools/university uses). Based upon the phasing of the proposed project there is the potential that sensitive receptors may be constructed within proximity to substantial pollutant concentrations. Therefore this issue will be addressed in the forthcoming PEIR.

e) Create objectionable odors affecting a substantial number of people? Potentially Significant Impact

The project, as proposed, does not include odor-producing land uses and is not anticipated to create objectionable odors. However, during the construction phases, the proposed project will present the potential for generating objectionable odors in the form of construction-related exhaust and odors related to roadway construction. Therefore, this issue will be addressed in the forthcoming PEIR.

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? Potentially Significant Impact

The project area is made up of several habitats including: Riversidian Sage Scrub, Southern Mixed Chaparral, Southern Willow Scrub, Southern Coastal Freshwater March, Alluvial Fan Scrub. Coast Live Oak Woodland, Disturbed Annual Grassland, Disturbed Lands/Clay Mine Activities, and Eucalyptus Woodland. The site includes some areas of intact wildlife habitat and other areas where habitat has developed on old spoil piles.

The project site, in general, is a highly disturbed site, with some areas of intact wildlife habitat, and some areas of habitat that have been developed on old spoil piles. Several of the wide flat-bottomed drainages support Sandy Wash habitats. The intervening ridges are covered with Sage Scrub and Southern Mixed Chaparral habitats. In a few of the drainages there are riparian strips and ponds fringed with wetland habitats. Most of these riparian and wetland habitats were created by mining operations. On the eastern and northern edges of the property are groves of Eucalyptus. It should be noted that Southern Willow Scrub and Southern Coastal Freshwater Marsh are partially a byproduct of clay and sand mining operations on the site over an extensive period of time.

Significant losses could occur to Riversidian Sage Scrub, Alluvial Fan Scrub and wetlands (Southern Willow Scrub and Southern Coastal Freshwater Marsh). Limited loss of the very small isolated stands of Coast Live Oak Woodland on-site would be a cumulative regional loss.

The Northern Red-diamond Rattlesnake is expected to occur throughout the more rugged undeveloped portions of the property. Previous biological assessments for the site have identified several Red-shouldered Hawks in the woodland along Temescal Creek and along the southwestern portion of the site. Also probably on-site is the San Diego Desert Woodrat which has been added to federal Category 2 status due to the decline of sage scrub. The San Diego Horned Lizard is suspected on the site as well.

Potential zoological impacts are cumulative and focus on the loss of habitat. Specific impacts to on-site population of Northern Red-diamond Rattlesnake, San Diego Horned Lizard, San Diego Desert Woodrat, and Red-shouldered Hawk were considered less than biologically significant, but will be further evaluated within the forthcoming PEIR.

Project implementation would result in the removal of the majority of the existing on-site wildlife habitat. The Biological Resources Assessment prepared for the site will identify impacts in this regard and recommend mitigation measures to reduce the significance of impacts. Open space areas may serve to partially offset this effect.

In summary, the project will potentially result in the cumulative loss of Riversidian Sage Scrub and Alluvial Sage Scrub. Potentially significant cumulative impacts to the California coastal gnatcatcher population will also occur. Implementation of the proposed project and future development in the surrounding area would result in the incremental decreases in the quality, quantity and the extent of regional biological resources due to the loss of natural open space. For these reasons, this issue will be discussed in the forthcoming PEIR.

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? Potentially Significant Impact

Please refer to the above response to IV.a). The stretch of Temescal Creek found on site is degraded. The creek is bounded and in some locales channelized by various species of Eucalyptus. As a result of the conditions described, the wetland vegetation occurring on the Alberhill property consists of disturbed vestigial Willow Scrub along Temescal Creek, and pioneering Wetlands, associated with clay or sand-mining pits, harboring perennial ponds.

Due to the potential for impacts to riparian habitat or other sensitive natural communities, this issue will be addressed in the forthcoming PEIR.

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? Potentially Significant Impact

Please refer to the above response IV.a). This issue will be addressed in the forthcoming PEIR.

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? Potentially Significant Impact

Please refer to IV.a), above, and IV).f), below. This issue will be addressed in the forthcoming PEIR.

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

The proposed project may not propose a conflict with local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Please also refer to IV.f), below regarding habitat conservation and community conservation. However, this issue will be addressed in the forthcoming PEIR.

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

The project site is located within the boundaries covered by the Western Riverside County Multiple Species Habitat Conservation Plan ("MSHCP"). The proposed project will not have a conflict with any applicable habitat conservation plan or natural community conservation as this project has previously has an agreement with the County. On February 24, 2004, Castle & Cooke properties throughout Riverside County were removed from the MSHCP pursuant to a lawsuit settlement agreement with Riverside County. The Pacific Clay properties were part of this settlement agreement and this 1,374 acre portion of the project area is not subject to the provisions of the MSHCP. Nevertheless, this issue will be addressed in the forthcoming PEIR.

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? Potentially Significant Impact

A detailed records search revealed that there is one historic archaeological site (CA-Riv-3832-H) located on the project site. There is no record of site excavations, either for testing or mitigation purposes, within one mile of the project site. The recorded archaeological site located on the subject property, CA-Riv-3832-H, is a section of the Atchison, Topeka, Santa Fe Railroad spur that was built circa 1927. Remnants of the old line, which were removed prior to 1987, are recorded along the original 22 mile route. Research at the Riverside County Historical Commission revealed that the Alberhill School, listed in the Historical Resources Inventory, is also located within the project area. The school was constructed in 1912 and served the community until 1964. In 1982, the structure was being used as a storage facility for the Pacific Clay products company.

The proposed project and cumulative development may result in increased impacts upon cultural resources. These potential impacts will be addressed in the forthcoming PEIR.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the California Code of Regulations? Potentially Significant Impact

A detailed records search revealed that there twelve archaeological sites located within one mile of the project site. The absence or presences of cultural resources on-site are not fully known at this time. A cultural resource analysis will be performed on the project site to determine whether such resources exist and whether any impacts to such resources would occur as a result of project implementation. This issue will be addressed in the forthcoming PEIR.

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? Potentially Significant Impacts

Within the Alberhill Villages project area are rock units that record several events in the development of the Peninsular Ranges. Preserved in these rocks are the remains of the organisms that lived in the seas and on land during prehistoric times. Most of the project area is underlain by the Late Paleocene age Silverado Formation. Fossil plants from the Silverado Formation have been reported within the project area at three locations. These deposits are known to contain significant vertebrate fossils in the Elsinore Trough, yet no fossils are reported from these deposits within the project site. Potential impacts to paleontological resources will be addressed in the forthcoming PEIR.

d) Disturb any human remains, including those interred outside of formal cemeteries? Potentially Significant Impact

The project site has been used historically for mining and therefore not expected to contain human remains, including those interred outside of formal cemeteries. The absence or presence of cultural resources on-site is not fully known at this time. Therefore, this issue will be addressed in the forthcoming PEIR.

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. Potentially Significant Impact

The proposed project site is located within the seismically active Southern California. Therefore, the project site may be subject to ground shaking during earthquakes. The property will probably experience ground shaking from a least small to moderate size earthquakes during the life of the proposed structures. The intensity of future ground shaking at the site, however, is expected to be no greater than for other sites within the immediate vicinity.

The structural geology of the Lake Elsinore area is dominated by the active, northwest trending faults which comprise the Lake Elsinore Fault Zone. The southern Temescal Valley, formed by the Elsinore Fault Zone, is a structural trough separating the Santa Ana Mountains to the southwest from the Perris Block to the northeast. The proposed project site sits north-northeast of the Fault Zone.

The most significant seismic zone in proximity to the site is the northwest –trending Elsinore Fault Zone located within the south-southwest boundary of the site. Five historic earthquakes with magnitudes exceeding 5.0 are known to have occurred along the Elsinore Fault Zone. Three occurred near Lake Elsinore in 1910, with the largest as having an estimated magnitude of 6.0. The Elsinore Fault has been placed within an Alquist-Priolo Special Study Zone. This special studies zone transects the southwest corner of the site for approximately one hundred feet. Based on the proposed grading plan, no development is planned within this zone. Therefore, a full investigation, as required by the Alquist-Priolo Special Studies Zone act, will not be required.

Further explanation and study regarding this issue will be provided within the PEIR.

ii) Strong seismic ground shaking? Potentially Significant Impact

Please refer to the above response in VI.a)i) for explanation. Further explanation and study will be provided within the forthcoming PEIR.

iii) Seismic-related ground failure, including liquefaction? Potentially Significant Impact

Please refer to the above response in VI.a) i) for explanation. Further explanation and study will be provided within the forthcoming PEIR.

iv) Landslides? Potentially Significant Impact

Please refer to the above response in VI.a)i) for explanation. Further explanation and study will be provided within the forthcoming PEIR.

Therefore, the impacts within the proposed site may be - Less than Significant with Mitigation.

b) Result in substantial soil erosion or the loss of topsoil? Potentially Significant Impact

Please refer to the above response in VI.a)i) for explanation and XI.b) and XI.c) below. Further explanation and study will be provided within the PEIR.

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? Potentially Significant Impact

On-site topography consists of gentle terrain along Lake Street and the I-15 freeway to mountainous terrain toward the Cleveland National Forest. Natural slopes range from as steep as 1:1 (horizontal to vertical) to relatively flat. Near vertical manmade cuts are present within the quarry pits located within the center of the property. The Alberhill area, including the Pacific Clay project site, has been mined extensively since the 1880's, has substantial topographic mining alteration on site, leaving a majority of the project area in a highly disturbed state. Uncompacted fills have been deposited in areas, throughout the project site where mining activities and other associated work, i.e. refuse dump site, have been most prevalent. The soils of the project site consist mainly of rocky and sandy loams.

Unsuitable soil materials consist of stockpiles, uncompacted fill, alluvium, older alluvium and landslides. Varying depths of removal would be required. In general stockpiles and uncompacted fill would need to be removed in their entirety, whereas only moderate removal depths would be required

within alluvium and landslide deposits. Older alluvium deposits are expected to require only shallow removals.

Depending on the location of slopes within the property, northwest or southeast facing slopes may require stabilization. The primary factors influencing cut slope stabilization within the Silverado Formation are: (1) relatively weak (low strength) siltstone and claystone layers within the bedrock; (2) adverse (out-of-slope) bedding conditions relative to the northwest dipping trend within the northern portion of the site; and (3) slope location.

This issue will be addressed in the forthcoming PEIR.

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? Potentially Significant Impact

The soils of the project site consist mainly of rocky and sandy loams of the Altamont, Cieneba, Cortina, Crouch, Fallbrook, Garretson, Gorgonio, Greenfield, Hanford, Honcut, Lodo, Placentia, Tijuana and Vista series soils.

Expansive soils which increase in volume due to the addition of water also exist on-site. Most of the Silverado Formation is comprised of moderately to highly expansive siltstone and claystone. Alternate wetting and drying of these deposits may cause heaving of these soils that might result in damage to foundations and slab. The PEIR will include a geologic and soils assessment for the site as well as mitigation measures, if any are required.

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? Potentially Significant Impact

The proposed project will have the required subsurface exploration completed and this information will be further provided and explained within the forthcoming PEIR.

VII. GREENHOUSE GAS EMISSIONS

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

At build out, the proposed project will include approximately 8,244 dwelling units; 2,507,000 square feet of non-residential uses including civic/institutional, commercial/retail, professional office/medical and entertainment uses; development of a university campus or similar educational institution to serve up to 6,000 students; and supporting uses including schools, parks, worship centers, and green belt paseos. Therefore, the proposed project will result in the indirect and direct generation of greenhouse gas emissions. The significance of these greenhouse gas emissions will be evaluated in the forthcoming PEIR.

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? Potentially Significant Impact

On December 13, 2012, the City of Lake Elsinore adopted a Climate Action Plan as a long-range plan to reduce community-wide greenhouse gas emissions from activities within the City limits. The forthcoming PEIR will evaluate the proposed project in order to determine whether the proposed

project conflicts with the adopted Climate Action Plan and applicable regional plans that were adopted for the purpose of reducing greenhouse gas emissions.

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

Development of the proposed project will incrementally increase the use and disposal of substances such as cleaning products, fertilizers, pesticides, office supplies, etc. However, it is not expected that the proposed project will create any health hazards or expose people to potential hazards. However, the PEIR will address any potential hazards associated with this transition from clay mining and manufacturing operations to residential, commercial, open space, recreational and school uses.

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

The proposed project would not create any health hazards nor expose people to potential hazards resulting from reasonable foreseeable upset and accident conditions. However, the PEIR will address any potential hazards associated with this transition from clay mining and manufacturing operations to residential, commercial, open space, recreational and school uses.

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

Beyond the use of standard maintenance and operation supplies, substances which may create a risk of explosion or hazardous materials release would not be stored on-site as a part of the proposed project. Due to the nature of the proposed development, impacts associated with a risk of explosion or a release of hazardous substances in the event of an upset condition are not anticipated to occur.

In addition, the commercial uses will be required to comply with County, State and Federal laws pertaining to the handling, storage and disposal of hazardous materials. Present on-site mining and manufacturing uses could pose some risk related to natural gas use in brick firing or use of materials in the brick operation; however, these risks would occur only in emergency conditions and will be evaluated in the PEIR.

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

Please refer to VIII.b) and VIII.c) responses above and further information provided and as addressed within the PEIR.

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? No Impact

The proposed project is not located within an airport land use plan or within two miles of a public airport or public use airport, and thus would not result in a safety hazard for people residing or working in the proposed 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? No Impact

The proposed project is not located within a private airstrip, and thus would not result in a safety hazard for people residing or working in the proposed project area.

g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? No Impact

The proposed project will not impair implementation of or physically interfere with an adopted emergency response plan of emergency evacuation. As the project site is located within the urbanizing area, and will not significantly affect major traffic arteries in the project areas, construction and operation of the proposed project would not interfere with an emergency response plan or emergency evacuation plans.

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

The proposed project will not expose people or structures to a significant loss, injury or death involving wildfires, but, will take into account its adjacency to the open space located in the west-southwest area of the project area, currently undeveloped and also the project's location adjacent to the natural wildlands characteristic of the Cleveland National Forest.

IX. HYDROLOGY AND WATER QUALITY

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

Construction of the proposed project will involve site grading and the construction of a mix of residential, commercial, educational and other non-residential uses. The forthcoming PEIR will address potential impacts to water quality standards and water 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)? (Less than Significant)

The proposed project has relatively shallow groundwater (10 to 15 feet below the ground surface) and is present in the alluviated valley floor within the northern area of the site. The presence of groundwater in low-lying areas of the project (canyon and valley bottoms) can impact the long-term

bearing capacity of soils to support structures. Low areas tend to also experience seasonal changes in water levels that can impact drainage facility design or design of subterranean structures. Water level fluctuation in low areas may impact construction of any kind where collapsible soils exist that are supporting a structure which, if left in place, may become saturated and collapse, thereby causing settlement. Where groundwater is contained within landslide deposits, there may be adverse impacts during grading due to the potential inducement of slope failures.

Following development, the infiltration of rainwater and irrigation water can adversely affect slopes (cuts and fills) that have not properly anticipated this added moisture through engineering design. Cut and fill slopes, by their design placement and construction, may alter the groundwater system, and seepage (outflow of water to the surface) may develop as a health nuisance, or it may adversely impact buildings and infrastructures. Underground utility trenches and accompanying backfill can also become conduits for water that might affect roadway paving failures and other problems. Build-up of water in buttresses or stabilization fills can also be a potentially adverse condition if not properly engineered.

Mitigation of groundwater encountered and anticipated in the area may be required if found detrimental to site stability. This may involve the installation of specially designed subsurface and surface drainage devices.

As the project would be served by municipal water sources via Elsinore Valley Municipal Water District and would not utilize on-site ground water, significant impacts in this regard are not anticipated to occur. Cuts and excavation into aquifers on the project site are not anticipated.

Therefore, the proposed project's impacts to the aquifer volume or the lowering of the groundwater table level will be less than significant.

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? <u>Potentially Significant Impact</u>

The proposed project is located in the Santa Ana Watershed and is a tributary to Temescal Wash which originates in the San Jacinto Mountains as the San Jacinto River. The San Jacinto River flows westerly through the San Jacinto Valley and the Perris Valley, terminating at Railroad Canyon Reservoir, also known as Canyon Lake. Lake Elsinore discharges to Temescal Wash, flowing northeasterly to Prado Flow Control basin and the Santa Ana River.

On-site drainage is directed to Temescal Creek to the north by means of narrow, steep-sided canyons originating in the Cleveland National Forest mountainous southern portion of the site, and by broad, gentle washes throughout the rest of the site. Relief over the site averages about 4%, with higher gradients at higher elevations, becoming progressively flatter approaching Temescal Wash. Significant flow also enters the site from upstream of the project boundary. Rice Canyon is the principal tributary with other smaller tributaries located to the west located near to the Horsethief Planned Development.

The site has been mined for over 100 years and is currently being mined for clay to produce brick and mined for sand and gravel for use in concrete and other building materials. As a result, a significant percentage of the landform is disturbed and several depressions (former mining pits) remain that support seasonal and perennial pools. Much of the site vegetation has been removed during the mining process and storm water control drainage improvements exist on site to protect downstream

Temescal Creek. Water is channeled to temporary swales along access roads or drains in sheet-flow fashion following the site relief as described above. Surface flow over the site occupies existing rills and gullies, with Rice Canyon as the only other dominant but disturbed watercourse on-site.

Intermittent flows exist in Temescal Creek, located near the northern portion of the site. A significant drainage area from Rice Canyon passes through the eastern portion of the site, extending from south to north where it enters into Temescal Creek. A small unnamed wash also enters the western portion of the site from the southwest. Project implementation may result in changes of these flows. Development of impervious surface and increased flows off-site may incrementally increase flows into Prado Dam. However, this drainage area presently drains to Prado Dam; therefore, effects are not anticipated to be substantial. The PEIR will evaluate this potential impact.

Ponding water exists within several of the quarry pits and within shallow holding ponds adjacent to the sand and gravel operations. These ponds all appear to be man-made sumps which collect water in support of mining activities. Relatively shallow groundwater (10 to 15 feet below the ground surface) is present in the alluviated valley floor within the northern area of the site.

Project construction may result in increase in soil erosion on-site and off-site due to earth moving and grading activity. Provisions for interim erosion control and dust control measures shall be required during all on-site grading operations in accordance with City of Lake Elsinore standards and Regional Water Quality Control Board (RWQCB) guidelines. The current mining activities can produce significant amounts of erosion. Long-term development of the proposed project is expected to reduce overall erosion in the area.

The proposed project will alter the absorption rates that would occur due to the replacement of currently vacant land with impervious materials such as roadways and structures. The project's proposed drainage system utilizes existing natural drainage channels to the greatest extent possible, although drainage improvements would be necessary to accommodate expected flows from the project. Construction of storm drain improvements would include drain pipes, greenbelt swales, retention basins and drop structures. The system would be designed to protect the development from the 100-year frequency storm. Open space areas will provide an additional opportunity to attenuate peak flows by acting as a retarding/detention basin, and will provide a large area of open space for absorption of runoff, which would then reduce erosion or siltation on- and off-site, as well as, flooding on- and off-site. A Hydrology and Drainage Assessment will be prepared and included within the PEIR.

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? <u>Potentially Significant Impact</u>

The proposed will alter the absorption rates that would occur due to the replacement of currently vacant land with impervious materials such as roadways and structures. The project's proposed drainage system utilizes existing natural drainage channels to the greatest extent possible, although drainage improvements would be necessary to accommodate expected flows from the project. Construction of storm drain improvements would include drain pipes, greenbelt swales, retention basins and drop structures. The system would be designed to protect the development from the 100-year frequency storm. Open space areas will provide an additional opportunity to attenuate peak flows by acting as a retarding/detention basin, and will provide a large area of open space for

absorption of runoff, which would then reduce flooding on- and off-site. A Hydrology and Drainage Assessment will be prepared and included within the PEIR.

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? Potentially Significant Impact

Please refer to the responses made in IX.a), IX.b), IX.c), and IX.d) (above).

f) Otherwise substantially degrade water quality? **Potentially Significant Impact**

Please refer to the responses made in IX.a), IX.b), IX.c), and IX.d) (above).

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? No Impact

The proposed project will not place housing within a 100-year flood hazard area. Therefore, the proposed project will have no impact related to 100-year flood hazard areas.

h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? **No Impact**

The proposed project will not place structures within the 100-year flood hazard area which would impede or redirect flood flows. Therefore, the proposed project will have no impact related to 100-year flood hazard areas.

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? No Impact

The proposed project will create a storm drainage system that would be designed to protect the development from a 100-year frequency storm, as a result the proposed project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of a failed levee or dam.

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

The proposed project, due to its inland location, does not have the capacity to result in exposure of people or property to seiche or tsunami. In addition, with the storm drain system and required Regional Water Quality Control Board Best Management Practices (BMP's) incorporated on a case by case basis (including debris basins that are being included within Rice Canyon and the unnamed wash), risk of mudflows can be held to a Less than Significant level.

X. LAND USE AND PLANNING

a) Physically divide an established community? No Impact

The project site is currently and historically been used for mining activities. The proposed development would change this to residential, commercial, institutional, university, public facility and open space uses. The Lake Elsinore General Plan designates the site for Hillside Residential, Low Density Residential, Medium Density Residential, High Density Residential, Residential Mixed Use,

Commercial Mixed Use, General Commercial, Public Institutional, Recreational, and Open Space land uses. The project site is located within an area designated for future development by the City of Lake Elsinore General Plan and therefore the proposed project will not 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? Less than Significant Impact

The Lake Elsinore General Plan designates the project site for Hillside Residential, Low Density Residential, Medium Density Residential, High Density Residential, Residential Mixed Use, Commercial Mixed Use, General Commercial, Public Institutional, Recreational, and Open Space land uses. The proposed project is consistent with the land use designations set forth in the General Plan. However, consistency with the General Plan will be discussed in the forthcoming PEIR.

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

The project site is located within the boundaries covered by the Western Riverside County Multiple Species Habitat Conservation Plan ("MSHCP"). The proposed project will not have a conflict with any applicable habitat conservation plan or natural community conservation as this project has previously has an agreement with the County. On February 24, 2004, Castle & Cooke properties throughout Riverside County were removed from the MSHCP pursuant to a lawsuit settlement agreement with Riverside County. The Pacific Clay properties were part of this settlement agreement and this 1,374 acre portion of the project area is not subject to the provisions of the MSHCP. Nevertheless, this issue will be addressed in the forthcoming PEIR.

Applicable habitat conservation plans or natural community conservation areas continue to apply to other surrounding land uses and properties that border the proposed project.

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? Potentially Significant Impact

Development of the proposed project will forfeit the potential to recover significant clay and gravel deposits located throughout the project site. The loss of regionally significant aggregate extraction cannot be mitigated if development does not allow for complete recovery of resources. Therefore, the proposed project has adopted a phasing concept which retains the clay mining activities to the extent in which they are economic feasible. Mineral extraction operations will be gradually phased out as the project evolves into residential community.

Implementation of the proposed project may result in the premature loss of valuable mineral and aggregate materials through incompatible urban development. This issue will be addressed in the forthcoming PEIR.

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? Potentially Significant Impact

Development of the proposed project will forfeit the potential to recover significant clay and gravel deposits located throughout the project site. The loss of regionally significant aggregate extraction cannot be mitigated if development does not allow for complete recovery of resources. Therefore, the proposed project has adopted a phasing concept which retains the clay mining activities to the extent in which they are economic feasible.

Implementation of the proposed project may result in the premature loss of valuable mineral and aggregate materials through incompatible urban development. This issue will be addressed in the forthcoming PEIR.

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? Potentially Significant Impact

The current noise emanating from the project site is predominantly influenced by the Pacific Clay mining and the Pacific Aggregates Ready-Mix concrete operations. Additionally, the noise environment in the project vicinity is influenced by motor vehicle noise from Interstate 15 and adjacent roadways including Lake Street and Temescal Canyon Road.

The site is currently impacted by mineral extraction operations and activities at the Pacific Clay brick facility. Noise levels would temporarily increase during project construction due to the use of construction and earthmoving equipment. Long-term noise impacts would occur due to the introduction of urban uses and the addition of project-generated traffic. Interim noise impacts during the initial phases of project development while the Pacific Clay and Pacific Aggregates activities remain in operation will be addressed in the forthcoming PEIR. Mitigation measures will be recommended to reduce potential noise impacts to surrounding uses.

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

Following project completion, the proposed Project will not generate excessive groundborne vibration or groundborne noise levels. However, groundborne vibrations may be generated infrequently by the use of heavy construction equipment during the construction phase. However this type of construction will be temporary and infrequent and would be considered to be a less than significant adverse impact. This issue will not be discussed in the forthcoming PEIR.

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

The increase traffic from development of the proposed project has the potential to increase community noise levels within the project vicinity. The forthcoming PEIR will address potential project-related and cumulative noise impacts.

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? Potentially Significant Impact

During its construction phases, the proposed project may have temporary or periodic increases in ambient noise levels. It is unknown at this time what the ambient noise levels are for the project vicinity. The forthcoming PEIR will include a project-specific noise analysis that will determine the significance of the potential impact and will identify appropriate mitigation measures if required.

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 project is not located within an airport land use plan, or within two miles of a public airport or public use airport. Therefore, the project would not expose people residing or working within the project are to excessive noise levels due to proximity to a public or public use airport.

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 project is not located within the vicinity of a private airstrip. Therefore the project would not expose people residing or working in the project area to excessive noise levels due to proximity to a private airport.

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)? Potentially Significant Impact

According to the California Department of Finance, in 1995, the City of Lake Elsinore was home to 25,264 persons and had 8,536 housing units. The proposed project is expected to result in local population growth consistent with the City of Lake Elsinore General Plan projections and the County of Riverside projections. Development of commercial, institutional and manufacturing uses may also result in the indirect inducement of local population growth as a result of new employment opportunities within the project area. The PEIR will address population increases associated with this project.

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? No Impact

The proposed project is currently being mined and has no existing residential housing presently on-site, and thus will not displace substantial numbers of existing homes or necessitate or require the construction of replacement housing elsewhere. Therefore, the proposed project will not necessitate the construction of replacement of housing elsewhere.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? No Impact

The proposed project is currently being mined and will not displace 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? Potentially Significant Impact

The Riverside County Fire Department, in cooperation with the California Department of Forestry and Fire Protection, provides fire services within the County and City of Lake Elsinore. The Fire Department operates on a regional concept whereby three or more fire engines respond to any reported fire. The Fire Department also provides First Responder/Basic life support services with additional medical services provided by the Goodhew Ambulance Company. Under optimum conditions, a minimum of two engines would be on the scene in less than ten minutes.

The proposed project and its introduction of new development is expected to place an increased demand upon fire services. The PEIR will evaluate this impact.

b) Police protection? (Potentially Significant Impact)

The Lake Elsinore Police Department (the Riverside Sheriff's Department) will be the law enforcement service providers. The City currently offers a service level of 0.91 officers per one thousand population. The proposed project would be served on a dispatched basis from a patrol beat with current urban level response time of approximately three to eight minutes in the present 34-square mile City of Lake Elsinore.

The proposed project, with its increase in homes, institutional and commercial uses in the area, may be expected to place increased demands upon police services. The PEIR will evaluate this impact.

c) Schools? Potentially Significant Impact

The project site is located within the Lake Elsinore Unified School District (LEUSD) which provides educational services for grades Kindergarten through 12. Three schools currently serve the project area: one Elementary School, one Middle School and one High School. October 1994 enrollment figures indicate that both the Elementary and Middle Schools are slightly under capacity, while the High School is over capacity.

The proposed project will incur increased demands for schools, plus the implementation of two new schools associated with this project would alter school services. The PEIR will evaluate this impact.

d) Parks? Potentially Significant Impact

The City of Lake Elsinore is the responsible agency for providing and maintaining parks and recreational facilities within the project vicinity. The proposed project will create additional demands due to increased residential uses, as well as provision of additional parks would be added to the area. The PEIR will evaluate this impact

e) Other public services/facilities? Potentially Significant Impact

The Lake Elsinore Library is a branch library of the Riverside City and County Public Library system. It is the only library within ten miles of the project site, located approximately six to eight miles away. Per Riverside City and County Public Library, the current level of library service within the County of Riverside is considered to be inadequate. The optimum standard for library facilities and collection item available per capita stands at 0.5 square feet of library space and 1.2 collection items per capita. The City of Lake Elsinore currently maintains a per capita library facility square footage of 0.08 and a collection items per capita of 0.856.

The proposed project will create additional traffic and the use for public facilities which may require additional maintenance of such facilities. The PEIR will evaluate this impact.

Also additional library services and similar service demands may result from implementation of the proposed development. The PEIR will also evaluate this impact.

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? Potentially Significant Impact

The proposed project may increase the use of existing neighborhood and regional parks or other recreation facilities. New recreation opportunities in the area would be afforded with the four newly proposed community parks and their implementation within the proposed project. The proposed project will also include natural open space.

This issue will be further discussed within the PEIR.

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? Potentially Significant Impact

The proposed project may increase the use of existing neighborhood and regional parks or other recreation facilities. New recreation opportunities in the area would be afforded with the four newly proposed community parks and their implementation within the proposed project. The proposed project will also include natural open space.

This issue will be further discussed within the PEIR.

XVI. TRANSPORTATION/TRAFFIC

a) Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? Potentially Significant Impact

Regional access to the site is provided by Interstate 15. Lake Street, located along the easterly boundary of the site provides on and off-ramps from Interstate 15. Temescal Canyon Road is along the northeasterly boundary of the site. Nichols Road does not currently extend to the site but is

anticipated as a future major east-west link through the project site. Other offsite roadways serving the project include Grand Avenue, Lincoln Street and Lakeshore Drive.

The site is currently undeveloped and no roadways cross the site, with the exception of dirt access roads for mining and the Pacific Aggregates operations on the property. The Pacific Clay facility is accessed along Temescal Canyon Road and Pacific Aggregates is accessed along Lake Street.

Due to the size of the proposed project and the increased number of residents in the area, there would be a substantial increase in vehicular movement in the immediate area, which may affect the I-15/Lake Street interchange, Lake Street, Nichols Road and Temescal Canyon Road. This increase will be further studied within the PEIR.

b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? Potentially Significant Impact

Due to the size of the proposed project and the increased number of residents in the area, there would be a substantial increase in vehicular movement in the immediate area, which may effect the congestion in an along the I-15/Lake Street interchange, Lake Street, Nichols Road and Temescal Canyon Road. This increase will be further studied within the PEIR.

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 proposed project, due to its location, and the nature of the proposed uses, changes or significant alterations to air traffic patterns would not occur.

d) Substantially increase hazards due to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)? Potentially Significant Impact

The proposed project, due to the increased number of people living in the project area, there would be an increase of traffic, as well as automobiles that would require certain road and setback design features minimizing potential hazards (e.g., sharp curves or dangerous intersections) within and around the proposed project. Incompatible uses and potential hazardous roadway design features will be further addressed within the PEIR

e) Result in inadequate emergency access? Potentially Significant Impact

The proposed project and the increased number of people living in the project area, as well as automobiles, would incur the implementation of this project to have an increase in emergency access to the residential areas, as well as the commercial, institutional and industrial areas. This increase will be further studied within the PEIR.

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? Potentially Significant Impact

As there will be more vehicles, bicyclists and pedestrians in the area of the proposed project, the potential for additional traffic hazards does exist. The proposed project will adopt the required

policies, plans and programs supporting alternative transportation and required safety factors while developing the proposed project. This will be further evaluated in the PEIR.

XVII. UTILITIES AND SERVICE SYSTEMS

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

The proposed project would result in the need for connection of the proposed "Regional" A.W.W.T.P. and sewer lines to meet the requirements of the Santa Ana Regional Water Quality Control Board and will be addressed further within the PEIR.

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? Potentially Significant Impact

Domestic water service to the project vicinity is provided by the Elsinore Valley Municipal Water District (EVMWD). The EVMWD owns and operates water transmission lines on Temescal Canyon road (36-inch diameter), Lake Street (30-inch diameter and 21-inch diameter) adjacent to the project area. Sewer service in the project area is provided by the EVMWD. There are currently no sanitary sewer lines located on site.

The proposed project would result in the need for extensions of systems and alterations to water and wastewater treatment to meet the requirements of the Santa Ana Regional Water Quality Control Board and will be addressed further within the PEIR.

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

The proposed project would result in the need for extensions of systems and alterations to storm drain systems to meet the requirements of the Santa Ana Regional Water Quality Control Board. Storm water drainage facilities will be addressed in the forthcoming PEIR.

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

The proposed project would result in the need for extensions of systems and alterations to water supplies and storage systems to meet the requirements of the EVMWD Santa Ana Regional Water Quality Control Board. Water demand and supply issues will be addressed further within the forthcoming PEIR.

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? Potentially Significant Impact

The proposed project would result in the need for extensions of systems and alterations to sewer systems and wastewater treatment to meet the requirements of the Santa Ana Regional Water Quality Control Board and a determination will be made by the wastewater treatment provider which may serve or serves the proposed project as to whether it has adequate capacity to serve the project's

projected demands and provider's commitments. This issue will be addressed further within the forthcoming PEIR.

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

The Riverside County Waste Management Department (RCWMD) is responsible for the disposal of solid waste in the site vicinity. The RCWMD has indicated that solid waste generated by the proposed project would be transported to the El Sobrante landfill for disposal by CR&R, Inc., the franchised solid waste hauler for the City. The El Sobrante landfill is located approximately 10 miles north of the project site and is currently under capacity. At build out, the proposed project will include approximately 8,244 dwelling units; 2,507,000 square feet of non-residential uses including civic/institutional, commercial/retail, professional office/medical and entertainment uses; development of a university campus or similar educational institution to serve up to 6,000 students; and supporting uses including schools, parks, worship centers, and green belt paseos. Therefore, there is the potential that the proposed project will generate substantial quantities of construction-related and operation-related solid waste. For this reason, this issue will be addressed in the forthcoming PEIR.

g) Comply with federal, state, and local statutes and regulations related to solid waste? (No Impact)

The proposed project will comply with all federal, state and local statue and regulation as it relates to solid waste. Solid waste will be addressed in the forthcoming PEIR.

XVIII. 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? Potentially Significant Impact

The project has the potential to degrade the quality of the environmental, 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.

Therefore, a PEIR will be prepared to address these potential impacts.

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)? Potentially Significant Impacts

Recognizing the environmental baseline conditions and the potential for cumulatively considerable impacts related to the proposed project, the forthcoming PEIR will address cumulative impacts.

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

The project may cause direct or indirect adverse effects on human beings. Therefore, the forthcoming PEIR will address this subject.

Therefore, the proposed project's impacts may be – Less than Significant with Mitigation.

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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