RIVERSIDE DRIVE APARTMENTS PROJECT

CEQA Guidelines Section 15183 Analysis

Prepared for

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

Prepared by

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Table of Contents

List of Figures

List of Tables

Appendices

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1. INTRODUCTION

WJK Development, the applicant, is proposing a 96-unit multi-family housing development on approximately 4.95 acres of vacant land in the City of Lake Elsinore, Riverside County, California. The Project site currently consists of remnant vegetation which would be removed during construction. According to the Lake Elsinore General Plan (Lake Elsinore GP), the Project site is located within the Lake View District Planning District with a land use designation and zoning of Residential Mixed Use of the Lake Elsinore GP planning area.[1]

This report provides an analysis of the Riverside Drive Apartments Project (Project), with respect to the Project's consistency with the Lake Elsinore General Plan Update Final Recirculated Program Environmental Impact Report (Lake Elsinore GP EIR) and the site-specific environmental impacts or cumulative impacts that may result from the Project implementation.

1.1 California Environmental Quality Act

The California Environmental Quality Act (CEQA) (California Public Resources Code [PRC] Section 1000 et seq. (Section 21083.3 and the State CEQA Guidelines (Title 14, California Code of Regulations [CCR] Section 15000 et seq.) Section 15183 allows for a streamlined environmental review process for projects that are consistent with the densities established by existing zoning, community plan or general plan policies for which an Environmental Impact Report (EIR) was certified. Under CEQA Guidelines Section 15183, a subsequent project is relieved from further environmental review if it meets the criteria of Section 15183(c): all significant impacts were either addressed in a prior EIR or can be substantially mitigated by the imposition of uniformly applied development policies or standards.

Pursuant to the provisions of CEQA and the State CEQA Guidelines, the City of Lake Elsinore (City) is the Lead Agency charged with the responsibility of deciding whether to approve the Riverside Drive Apartments Project.

CEQA Guidelines Section 15183, Projects Consistent with a Community Plan or Zoning, states:

> (a) CEQA mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. This streamlines the review of such projects and reduces the need to prepare repetitive environmental studies.

[1] City of Lake Elsinore. 2013. *City of Lake Elsinore General Plan Chapter 9.0 Lake View District Plan*, page LV-3. Available at: https://www.lake-elsinore.org/DocumentCenter/View/2233/90-Lake-View-District-PDF (accessed January 2025).

(b) In approving a project meeting the requirements of this section, a public agency shall limit its examination of environmental effects to those which the agency determines, in an initial study or other analysis:

(1) Are peculiar to the project or the parcel on which the project would be located,

(2) Were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan, with which the project is consistent,

(3) Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action, or

(4) Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.

(c) If an impact is not peculiar to the parcel or to the project, has been addressed as a significant effect in the prior EIR, or can be substantially mitigated by the imposition of uniformly applied development policies or standards, as contemplated by subdivision (e) below, then an additional EIR need not be prepared for the project solely on the basis of that impact.

(d) This section shall apply only to projects which meet the following conditions:

(1) The project is consistent with:

(A) A community plan adopted as part of a general plan,

(B) A zoning action which zoned or designated the parcel on which the project would be located to accommodate a particular density of development, or

(C) A general plan of a local agency, and

(2) An EIR was certified by the lead agency for the zoning action, the community plan, or the general plan.

(e) This section shall limit the analysis of only those significant environmental effects for which:

(1) Each public agency with authority to mitigate any of the significant effects on the environment identified in the planning or zoning action undertakes or requires others to undertake mitigation measures specified in the EIR which the lead agency found to be feasible, and

(2) The lead agency makes a finding at a public hearing as to whether the feasible mitigation measures will be undertaken.

(f) An effect of a project on the environment shall not be considered peculiar to the project or the parcel for the purposes of this section if uniformly applied development policies or standards have been previously adopted by the city or county with a finding that the development policies or standards will substantially mitigate that environmental effect when applied to future projects, unless substantial new information shows that the policies or standards will not substantially mitigate the environmental effect. The finding shall be based on substantial evidence which need not include an EIR. Such development policies or standards need not apply throughout the entire city or county, but can apply only within the zoning district in which the project is located, or within the area subject to the community plan on which the lead agency is relying. Moreover, such policies or standards need not be part of the general plan or any community plan, but can be found within another pertinent planning document such as a zoning ordinance. Where a city or county, in previously adopting uniformly applied development policies or standards for imposition on future projects, failed to make a finding as to whether such policies or standards would substantially mitigate the effects of future projects, the decision-making body of the city or county, prior to approving such a future project pursuant to this section, may hold a public hearing for the purpose of considering whether, as applied to the project, such standards or policies would substantially mitigate the effects of the project. Such a public hearing need only be held if the city or county decides to apply the standards or policies as permitted in this section.

(g) Examples of uniformly applied development policies or standards include, but are not limited to:

(1) Parking ordinances.

(2) Public access requirements.

(3) Grading ordinances.

(4) Hillside development ordinances.

(5) Flood plain ordinances.

(6) Habitat protection or conservation ordinances.

(7) View protection ordinances.

(8) Requirements for reducing greenhouse gas emissions, as set forth in adopted land use plans, policies, or regulations.

(h) An environmental effect shall not be considered peculiar to the project or parcel solely because no uniformly applied development policy or standard is applicable to it.

(i) Where the prior EIR relied upon by the lead agency was prepared for a general plan or community plan that meets the requirements of this section, any rezoning action consistent with the general plan or community plan shall be treated as a project subject to this section.

(1) "Community plan" is defined as a part of the general plan of a city or county which applies to a defined geographic portion of the total area included in the general plan, includes or references each of the mandatory elements specified in Section 65302 of the Government Code, and contains specific development policies and implementation measures which will apply those policies to each involved parcel.

(2) For purposes of this section, "consistent" means that the density of the proposed project is the same or less than the standard expressed for the involved parcel in the general plan, community plan or zoning action for which an EIR has been certified, and that the project complies with the density--related standards contained in that plan or zoning. Where the zoning ordinance refers to the general plan or community plan for its density standard, the project shall be consistent with the applicable plan.

(j) This section does not affect any requirement to analyze potentially significant offsite or cumulative impacts if those impacts were not adequately discussed in the prior EIR. If a significant offsite or cumulative impact was adequately discussed in the prior EIR, then this section may be used as a basis for excluding further analysis of that offsite or cumulative impact.

1.2 Previous Environmental Analysis of the Project

1.2.1 City of Lake Elsinore General Plan

The Lake Elsinore GP was approved in 2011. The Lake Elsinore GP encompasses approximately 46,564 total acres, including its sphere of influence, and is located in the southwest portion of Riverside County. The purpose of the Lake Elsinore GP is to provide guidance for the City's long-term development. The Lake Elsinore GP includes goals and policies that provide the framework for the City's vision.

A CEQA Guidelines Section 15183 exemption requires a project be consistent with the development density established by either existing zoning, community plan or general plan policies for which an EIR was certified. The Lake Elsinore GP designated the Project site as Residential Mixed Use within the Lake View District. The Project would include the development of residential buildings and associated site improvements.

The following summarizes the findings of the Lake Elsinore GP EIR associated with the adoption and long-term implementation of the Lake Elsinore GP.

The Lake Elsinore GP EIR found the following environmental effects to have no impact or be less than significant:

- Aesthetics: Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway.
- Aesthetics: Substantially degrade the existing visual character or quality of the site and its surroundings.
- Aesthetics: Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.
- Biological Resources: Conflict with the provisions of an adopted Habitat Conservation Plan; Natural Community Conservation Plan; or other approved local, regional, or state habitat conservation plan.
- Geology and Soils: Result in substantial soil erosion or loss of topsoil.
- Geology and Soils: Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for disposal wastewater.
- Greenhouse Gas Emissions: Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.
- Greenhouse Gas Emissions: Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.
- Hazards and Hazardous Materials: 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 environment.
- Hazards and Hazardous Materials: Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.
- Hydrology and Water Quality: 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 a dam.
- Hydrology and Water Quality: Result in inundation by seiche, tsunami, or mudflow.
- Land Use and Planning: Physically divide and established community.
- Land Use and Planning: 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.
- Land Use and Planning: Conflict with existing zoning for agricultural use, or a Williamson Act contract.

- Land Use and Planning: Involve other changes in the existing environment which, due to their location or nature could result in conversion of Farmland to non-agricultural use.
- Mineral Resources: 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.
- Mineral Resources: 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.
- Population and Housing: 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).
- Population and Housing: Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.
- Population and Housing: Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.
- Transportation and Circulation: 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.
- Transportation and Circulation: Substantially increase hazards due to a design feature (e.g., sharp curves or a dangerous intersections) or incompatible uses (e.g., farm equipment).
- Transportation and Circulation: Result in inadequate emergency access.
- Utilities and Service Systems: 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 project demand in addition to the provider's existing commitments.
- Utilities and Service Systems: Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board.
- Utilities and Service Systems: Require or result in the construction of new wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.
- Utilities and Service Systems: Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed.
- Utilities and Services Systems: Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.
- Utilities and Service Systems: Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs.
- Utilities and Service Systems: Comply with federal, state, and local statutes and regulations related to solid waste.

- Utilities and Service Systems: Require or result in the construction of new electrical, natural gas, or telecommunication facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.

The Lake Elsinore GP EIR found the following environmental effects to be less than significant with the incorporation of mitigation:

- Aesthetics: Have a substantial adverse effect on a scenic vista.
- Air Quality: Result in odors adversely affecting a substantial number of people.
- Biological Resources: 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 Wildlife or U.S. Fish and Wildlife Service.
- Biological Resources: 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 Wildlife or U.S. Fish and Wildlife Service.
- Biological Resources: Have a substantial 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.
- Biological Resources: 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.
- Biological Resources: Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinances.
- Cultural and Paleontological Resources: Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5.
- Cultural and Paleontological Resources: Cause a substantial adverse change in the significance of an important archaeological resource as defined in California Code of Regulations, Section 15064.5.
- Cultural and Paleontological Resources: Directly or indirectly destroy a unique paleontological resource or site or unique geological feature.
- Cultural and Paleontological Resources: Disturb any human remains, including those interred outside of formal cemeteries.
- Geology and Soils: Expose People or structures to potential substantial adverse effects including the risk of loss, injury, or death involving:
    a. Rupture of a known earthquake fault,
    b. Strong seismic ground shaking,

c. Seismic-related ground failure, including liquefaction or landslides

- Geology and Soils: Be located on expansive soil, as defined in Table 18-1-B and the Uniform Building Code (1994), creating substantial risk to life or property.
- Geology and Soils: Be located on a geologic unit or soil is unstable of 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.
- Geology and Soils: Is located on expansive soil, as deferred in Table 18-1-B of the Uniform Building Code (1994), creating a substantial risk to life or property.
- Hazards and Hazardous Materials: Create a significant hazard to the public of the environment through the routine transport, use, disposal, or accidental release of hazardous materials.
- Hazards and Hazardous Materials: Create a significant hazard to the public of the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.
- Hazards and Hazardous Materials: Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.
- Hazards and Hazardous Materials: 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 private use airport, would the project result in a safety hazard for people residing or working in the project area.
- Hazards and Hazardous Materials: 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.
- Hazards and Hazardous Materials: Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands.
- Hydrology and Water Quality: Violate any water quality standards or waste discharge requirements.
- Hydrology and Water Quality: Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or lowering of the local groundwater table level (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.
- Hydrology and Water Quality: Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.

- Hydrology and Water Quality: Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.
- Hydrology and Water Quality: Otherwise substantially degrade water quality.
- Hydrology and Water Quality: Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:
    - Result in a substantial erosions or siltation on- or off-site;
    - Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;
    - Impede or redirect flood flows.
- Land Use and Planning: Conflict with any 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, zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect
- Land Use and Planning: Conflict with any applicable habitat conservation plan or natural community conservation plan.
- Noise: Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project.
- Noise: 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.
- Noise: For a project within the vicinity of a private airstrip, expose people residing or working in the project area to excessive noise levels.
- Parks and Recreation: Cause an increase in 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.
- Parks and Recreation: Require the construction or expansion of recreational facilities which might have an adverse physical impact on the environment.
- Public Services: 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 police protection, fire protection, schools, libraries and animal control.

The Lake Elsinore GP EIR found the following to be significant unavoidable impacts:

- Air Quality: Conflict or obstruction of implementation of the applicable air quality plan.
- Air Quality: Violate any air quality standard or contribute substantially to an existing or projected air quality violation
- Air Quality: result in considerably cumulative net increase in a criteria pollutant for which the project is in nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors).
- Noise: Result in exposure of persons to or generation of noise level in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.
- Noise: Result in substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.
- Noise: Result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels.
- Transportation and Circulation: Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and nonmotorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways, and freeways, pedestrian and bicycle paths, and mass transit.
- Transportation and Circulation: Conflict with an applicable congestion management program, including but not limited to, level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways.

1.2.2 City of Lake Elsinore General Plan 2021-2029 Housing Element

State law requires the preparation of a Housing Element as part of a jurisdiction's General Plan (*Government Code* Section 65302(c)). It is the primary planning guide for local jurisdictions to identify and prioritize the housing needs of the city and determine ways to best meet these needs while balancing community objectives and resources. As a part of the mandate, a jurisdiction must demonstrate in the Housing Element that the land inventory is adequate to accommodate that jurisdiction’s share of the region’s projected growth. The City’s Housing Element includes goals and policies to meet the housing needs of the community. The Housing Element identifies the City’s Regional Housing Needs Assessment (RHNA) target for the 2021 to 2029 cycle is 6,681 units which is inclusive of Extremely/Very Low Income, Low-Income, Moderate-Income, and Above Moderate-Income housing.

1.3 Findings

As demonstrated in the analysis herein, the Riverside Drive Apartments Project, is consistent with the findings of the Lake Elsinore GP, for which an EIR was prepared and certified. According to the City’s Zoning

Code, the Residential Mixed Use density requirements are 19-24 dwelling units (DUs) per acre. As the Project site would include a total of 96 DUs on a 4.95-acre site (approximately 19.4 DU/acre), the Project is consistent with the land use designations and development densities and intensities assigned to the Project site in the Lake Elsinore GP. Cumulative and off-site impacts associated with Project development, as proposed, were fully addressed in the Lake Elsinore GP EIR (SCH No. 2005121019). Since the Project is consistent with the Lake Elsinore GP Residential Mixed Use Land Use Designation and Zoning identified, Project implementation would not result in any new or altered cumulative impacts or off-site impacts beyond those addressed in the Lake Elsinore GP EIR.

The analysis demonstrates and/or validates that there are no site-specific or cumulative impacts associated with the Project that have not already been fully addressed in a previous environmental document or cannot be substantially mitigated through the application of uniformly applied standards and policies that would be applied to the Project. The Project requirements identified in the environmental analysis include measures that must be implemented by the Project to ensure that any site-specific impacts are mitigated. All Project requirements identified in the analysis shall be made a condition of Project approval and shall be implemented within the timeframes identified. Therefore, no additional environmental analysis is required under CEQA associated with the approval of the Project.

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2. DESCRIPTION OF THE PROPOSED PROJECT

2.1 Project Location

The Project site is located at the northwest corner of the Eisenhower Drive and Riverside Drive intersection in the City of Lake Elsinore, Riverside County, California. The Project site consists of approximately 4.95 acres located on one Riverside County Assessor Parcel 379-315-033. The Project site is shown in a regional and local context in **Figure 1** and **Figure 2**, respectively. The Project site has a Lake Elsinore GP land use designation of Residential Mixed Use and is located in the Lake View District Planning District.

The approximately 4.95-acre Project site is predominately vacant, but has been previously heavily disturbed and semi-developed. General topography of the Project site consists of relatively flat land as elevation ranges from approximately 1,272 feet (ft) at mean sea level (amsl) to 1,276 ft amsl. The Project site is accessible from Riverside Drive, immediately to the southeast of the Project site.

The Project site is located within an urbanized portion of the City and is generally bordered by the following uses:

North	Leach Canyon Channel; Residential land uses
East	Riverside Drive; Coyote Cove Lakeside Campgrounds
South	Eisenhower Drive; Residential land uses
West	Monroe Street; Residential land uses

2.2 Project Characteristics

2.2.1 Land Use Designation and Zoning

As previously discussed, the Project site has a Lake Elsinore GP land use designation and zoning of Residential Mixed Use. The Lake Elsinore GP includes 17 residential, commercial, mixed use, industrial and other land use designations to depict the types of land uses that will be allowed in each General Plan area. According to the Lake Elsinore GP, the Residential Mixed Use land designation provides for a mix of residential and non-residential uses within a single proposed development area within an emphasis on high density residential. As such, the proposed multifamily residential development would be permitted within the Residential Mixed Use land use designation.

The Residential Mixed Use zoning district intends to provide a development opportunity to combine both residential and neighborhood retail and service uses. Permitted uses within the Residential Mixed Use

zoning include but are not limited to, community centers, food establishments, multi-family residential, townhomes, libraries, medical offices, parks and recreation centers, and retail.[2]

Additionally, the City utilizes Planning Districts to define unique neighborhoods within the General Plan area. The Project is within the Lake View District Planning District of the Lake Elsinore GP. The main focus of the Lake View District is to integrate new and existing residential communities and supporting uses while maintaining a high quality of life and to revitalize the area along Riverside Drive as additional growth occurs.

2.2.2 Site Development

The proposed residential development would be constructed on approximately 4.95 acres of vacant and previously disturbed land in an urbanized area on one assessor parcel. The Project site currently features construction debris as well as landscaped and concrete floor areas. Some vegetation exists within the Project site, which would be removed during Project construction. The Project proposes 12 residential buildings of two different types, Building Type A and Building Type B. As shown in **Table 1. Project Building Types and Quantities**, the Project proposes a total of 96 dwelling units (DU), totaling approximately 88,880 square feet (sf). Building Type A would include 8 DU each approximately 710 sf and Building Type B would include 8 DU each approximately 1,080 sf. The Project also proposes one non-residential building, a 1,597 sf clubhouse, for community recreational use. **Figure 3**, **Figure 4, Figure 5,** and **Figure 8** depict the overall proposed site plan, floor plans, and conceptual wall/fence, grading, and entry design plans respectively.

Table 1. Project Building Types and Quantities

Building Type	Dwelling Units (DU)	Square Footage (sf)	Quantity Proposed
A	8 DU	28,400 sf	5 buildings
B	8 DU	60,480 sf	7 buildings
Total	96[1] DU	88,880 sf	12 buildings

[1]Calculated by multiplying the number of proposed buildings by the number of dwelling units proposed for each building type: (8*5) + (8*7) = 96 DU.

Site Access and Parking

There are two proposed driveways which would provide access to the Project site from Riverside Drive. The main driveway would be located between Building 1 and Building 2, and another gated emergency access driveway is proposed on the eastern boundary of the Project site, as shown in **Figure 3**. The Project would provide a total of 200 parking stalls, 99 of which are carports and 101 are standard outdoor parking stalls.

[2] City of Lake Elsinore. 2024. *The Lake Elsinore Municipal Code Chapter 17.86 RMU Residential Mixed Use District*. Available at: https://www.codepublishing.com/CA/LakeElsinore/#!/LakeElsinore17/LakeElsinore1786.html#17.86 (accessed January 2025).

Landscaping and Lighting

Landscaping would be provided along the border of the Project site, within the outdoor common spaces, and along all Project pathways and roadways. Refer to **Figure 7** for a depiction of the Project' proposed conceptual landscape plan. The proposed landscaping would comply with the Lake Elsinore General Plan Aesthetics Goals, Policies, and Implementation Programs as outlined in General Plan Chapter 4 Resources Protection and would comply with the City's Water Efficient Landscape Requirements as outlined in the City's Development Code.[3]

Outdoor lighting would comply with City's Building Security Provisions for Residential uses as outlined in the Chapter 15.28, as well as Green Building Standards Code as outlined in Chapter 15.42 of the City's Municipal Code. Further, the City is located within the 45-mile secondary impacts radius of the Palomar Lighting Impact Analysis area. Lighting would be used to provide adequate lighting for safety and security concerns. The Project would include outdoor lighting on the building, within the pool and deck areas, and within outdoor common spaces. Outdoor lighting would be directed downward and shielded to reduce spillage onto adjacent properties.

Infrastructure and Utilities

Implementation of the Project would use existing connections to water and sewer lines, gas lines, and electrical lines. These utilities would connect to existing utility infrastructure in adjacent roadways, with the final sizing and design of on-site facilities to occur during final building design and plan check. Water and wastewater services to the Project site are provided by the Elsinore Valley Municipal Water District. Southern California Edison (SoCal Edison) supplies electricity and SoCal Gas provides natural gas services to the Project site. **Figure 6** includes a conceptual design of the utility plan proposed for the Project.

Post-development drainage conditions would include storm drains that direct on-site runoff to appropriate outfalls, including a proposed storm drain catch basin. With the appropriate grading, runoff would be directed away from the proposed residential building.

2.3 Construction and Grading Assumptions

Project construction is expected to occur over 80 weeks and would occur in one phase.

2.4 Discretionary Approvals

- Residential Design Review (RDR) for construction of the new Apartment Complex;
- Adoption of the CEQA Section 15183 Consistency Analysis; and

Permits necessary including but not limited to grading permits, building permits, etc. to construct the proposed Project**.**

[3] City of Lake Elsinore. 2024. *The Lake Elsinore Municipal Code Chapter 19.08 Water Efficient Landscape Requirements*. Available at: https://www.codepublishing.com/CA/LakeElsinore/#!/LakeElsinore19/LakeElsinore1908.html#19.08 (accessed January 2025).

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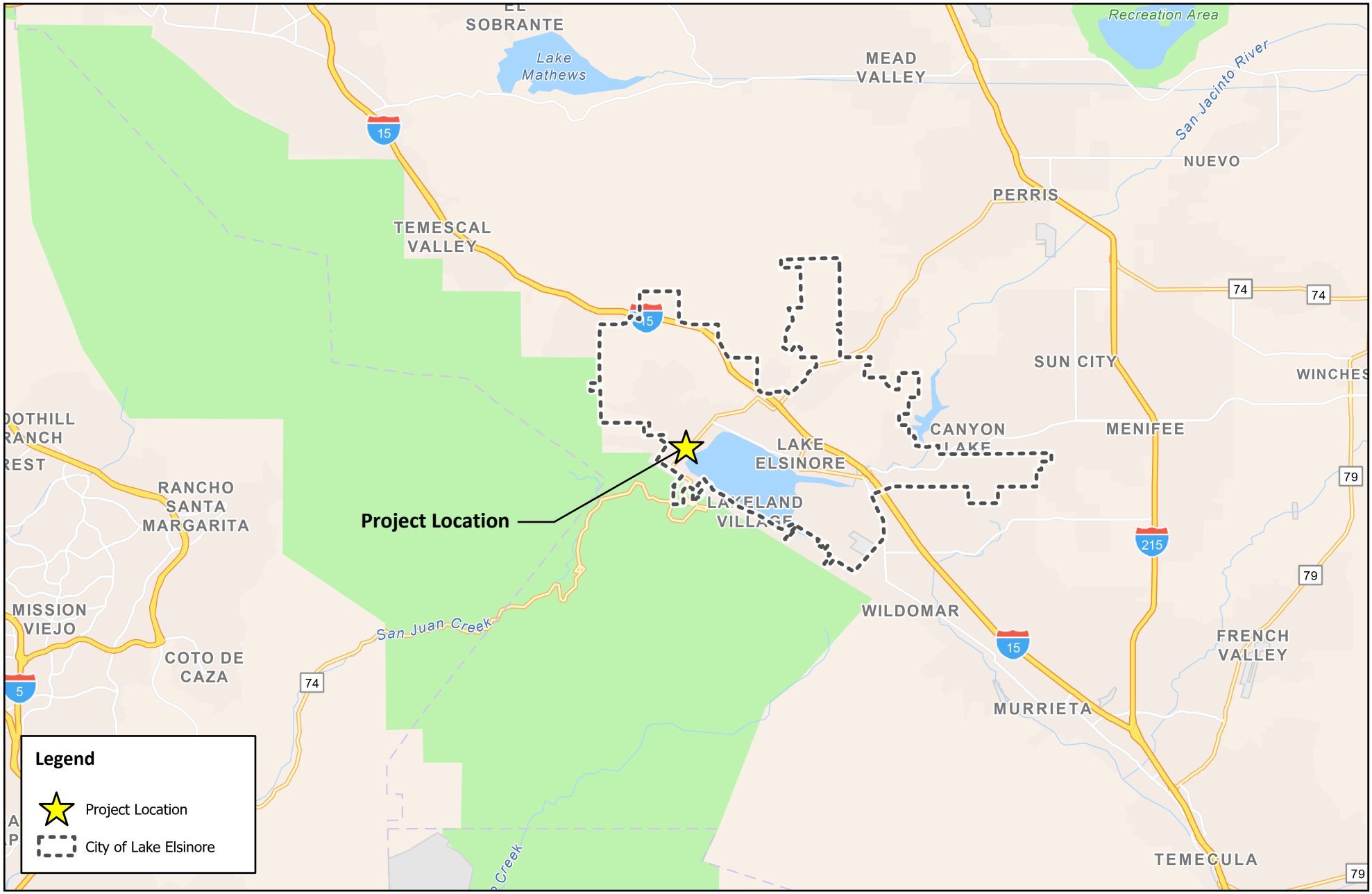

Source: ESRI World Navigation Map, 2024; Riverside County Assessor / RCIT, 2024.

FIGURE 1: Regional Location Map
Riverside Drive Apartments Project, City of Lake Elsinore

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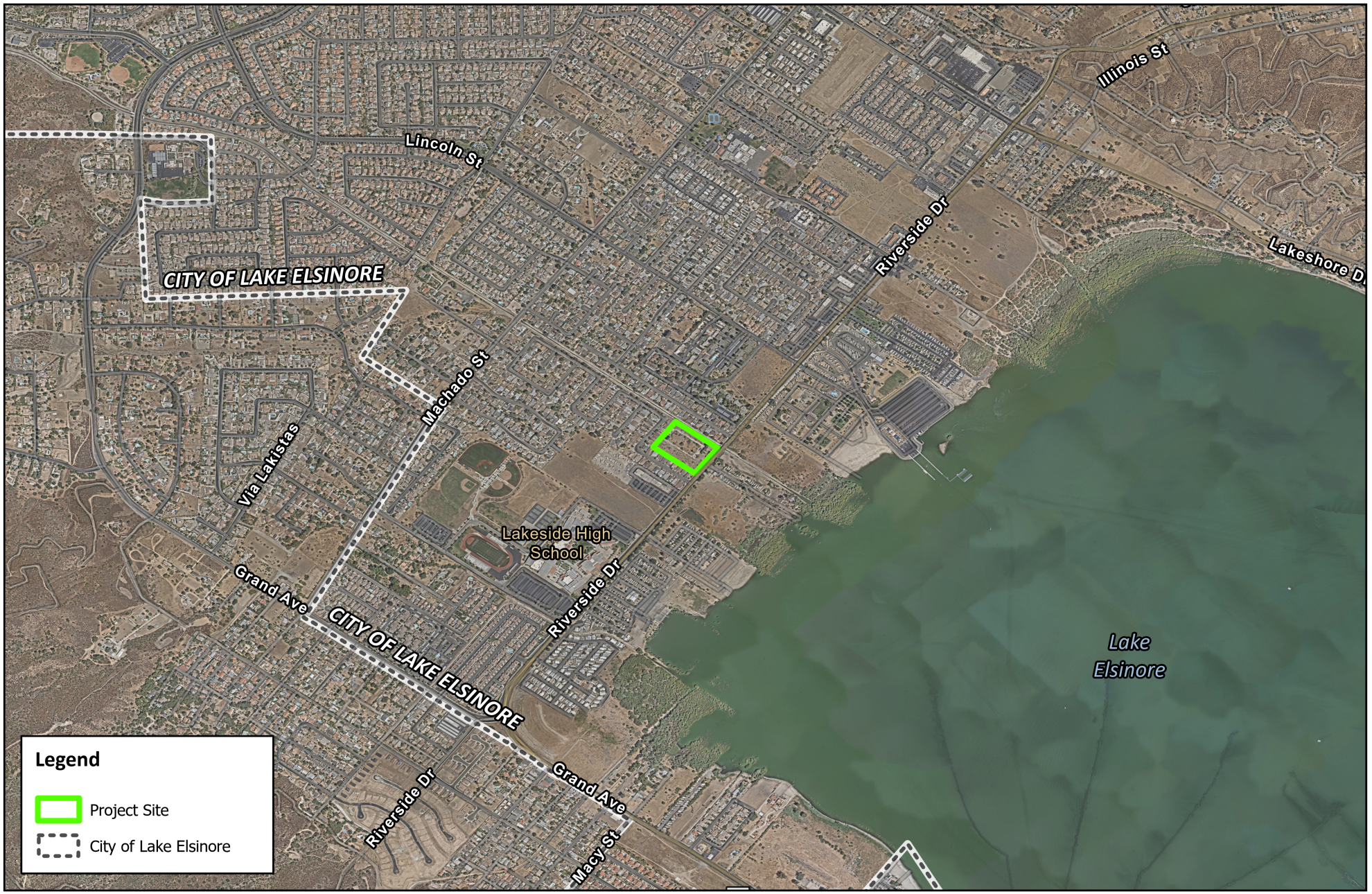

Sources: ESRI Hybrid Reference Layer, 2024; Nearmap Aerial Imagery, 2024; Riverside County Assessor / RCIT, 2024.

FIGURE 2: Project Vicinity Map
Riverside Drive Apartments Project, City of Lake Elsinore

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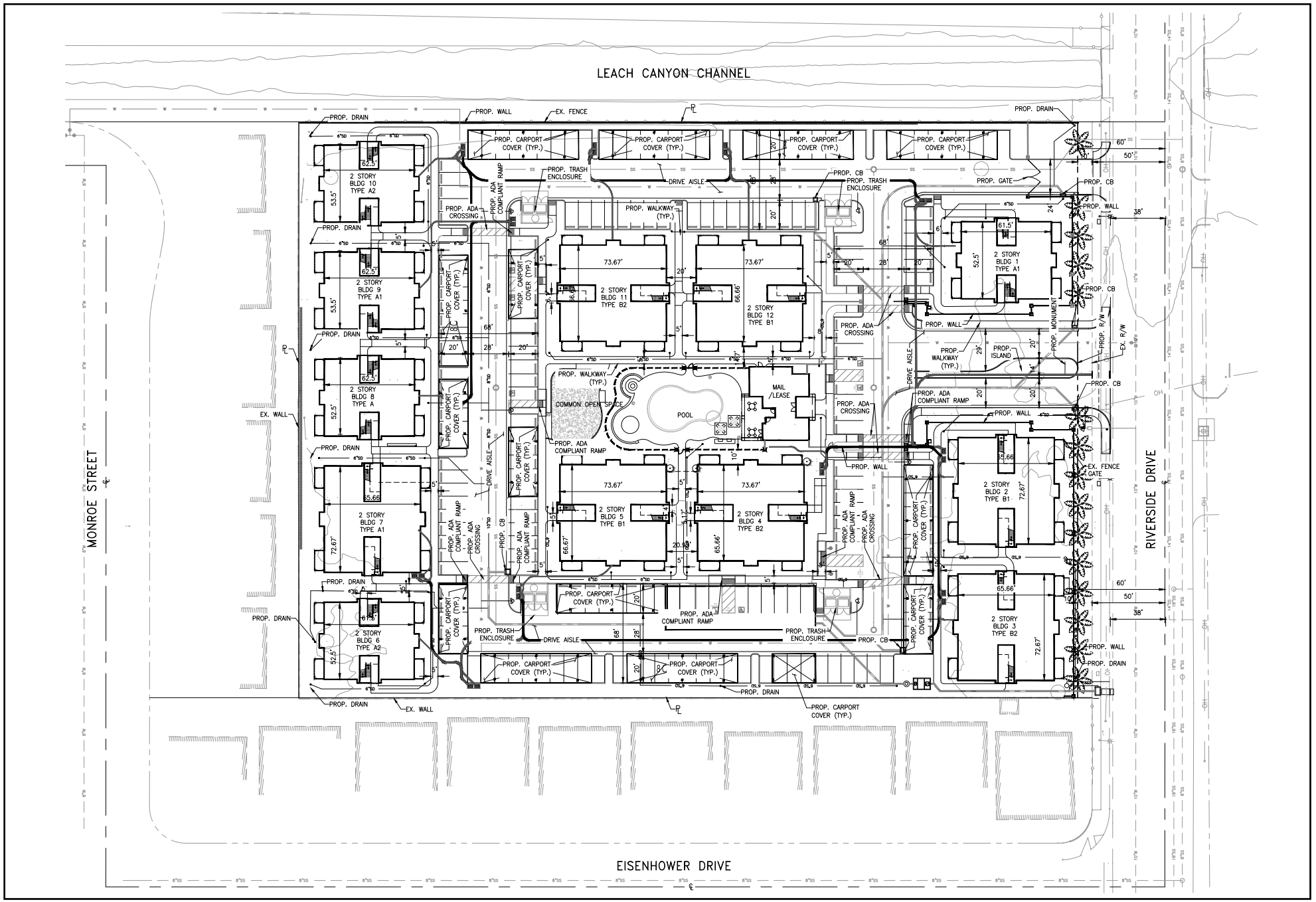

Source: Blue Engineering, 2024.

FIGURE 3: Conceptual Site Plan
Riverside Drive Apartments Project, City of Lake Elsinore

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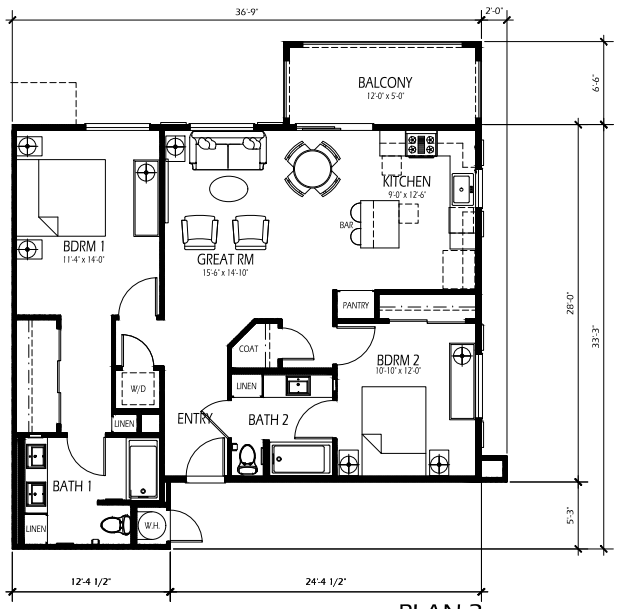
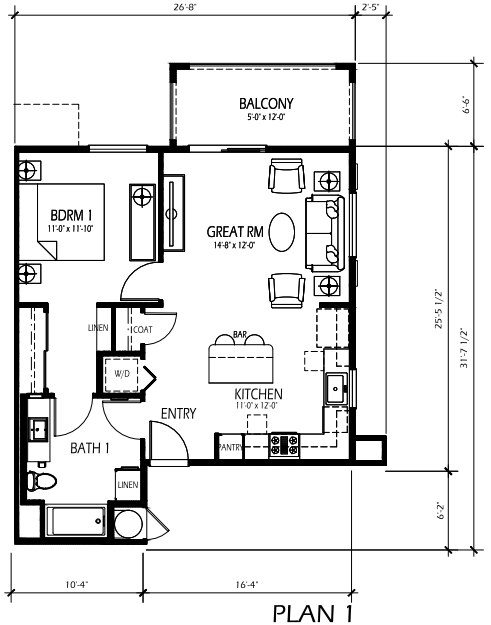
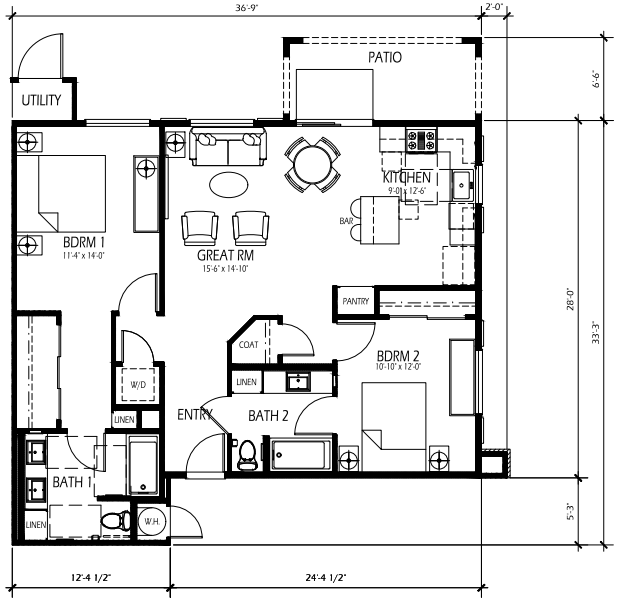


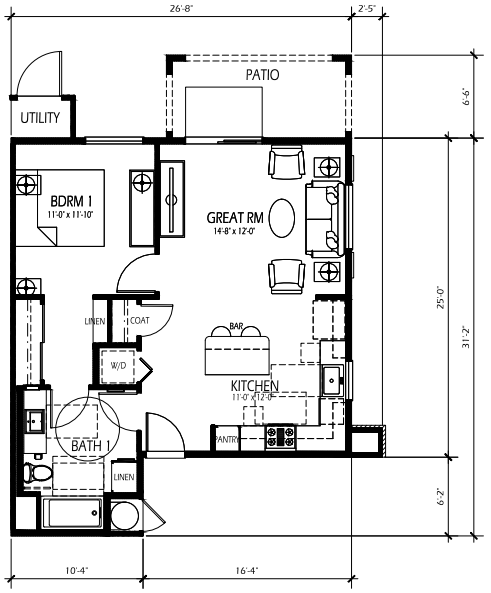
PLAN 2
2ND FLOOR PLAN



PLAN 1
2ND FLOOR PLAN



PLAN 2
1ST FLOOR PLAN



PLAN 1
1ST FLOOR PLAN

DWELLING UNITS SUMMARY

PLAN NO.	SQ. FTG.	BDRMS	BATHS
1	730 S.F.	1	1
2	1,092 S.F.	2	2

PLAN 1 & PLAN 2
FLOOR PLANS

Source: Michael McHale, Architect, 2024.

FIGURE 4A: Conceptual Floor Plans
Riverside Drive Apartments Project, City of Lake Elsinore

Not to scale

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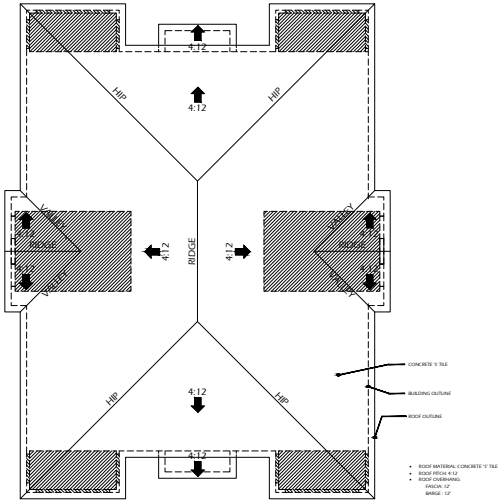
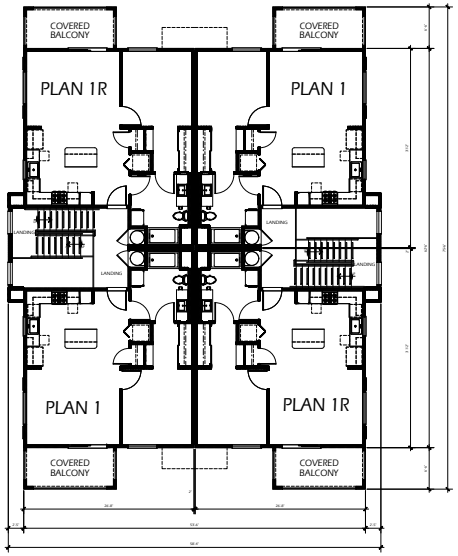


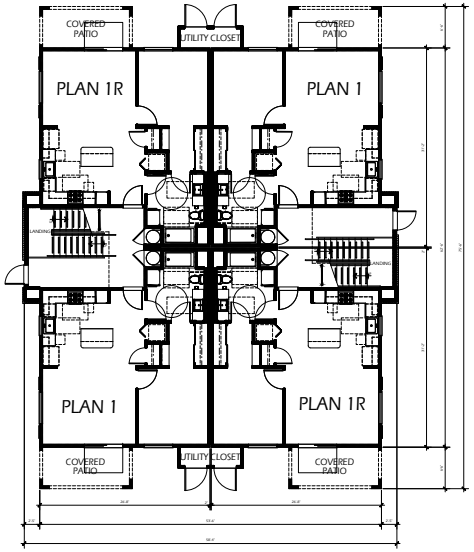
BUILDING A1
ROOF PLAN



BUILDING A1
2ND FLOOR PLAN

BUILDING A1
SIDES EXTERIOR ELEVATIONS

BUILDING A1
FRONT & REAR EXTERIOR ELEVATIONS



BUILDING A1
1ST FLOOR PLAN

DWELLING UNITS SUMMARY

PLAN NO.	SQ. FTG.	QUANTITY	BDRMS	BATHS
1	730 S.F.	8 D.U.	1	1
2	1,092 S.F.	0 D.U.	2	2

BUILDING SUMMARY

1ST FLOOR:

DWELLING UNITS:	2,920 S.F.
COVERED PATIOS:	380 S.F.
STAIRS:	182 S.F.
UTILITY:	68 S.F.

2ND FLOOR:

DWELLING UNITS:	2,920 S.F.
BALCONIES:	380 S.F.
LANDINGS:	137 S.F.

TOTAL:

DWELLING UNITS:	5,840 S.F.
COVERED PATIOS:	380 S.F.
BALCONIES:	380 S.F.
UTILITY:	68 S.F.
TOTAL NO. D.U.	8 D.U.

BLDG. TYPE A1
2 STORY
FLOOR PLANS,
ROOF PLAN &
EXTERIOR
ELEVATIONS

Source: Michael McHale, Architect, 2024.

FIGURE 4B: Conceptual Floor Plans
Riverside Drive Apartments Project, City of Lake Elsinore

Not to scale

Kimley»Horn

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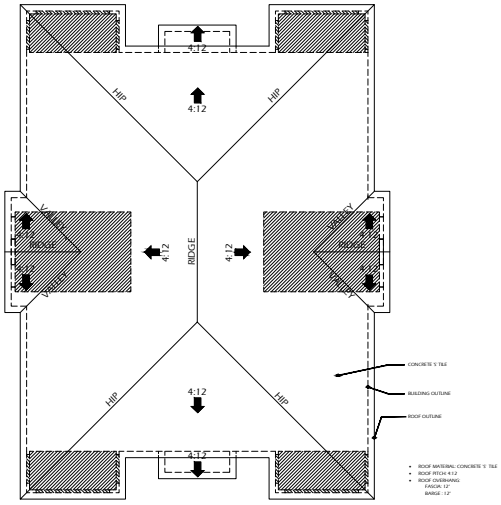
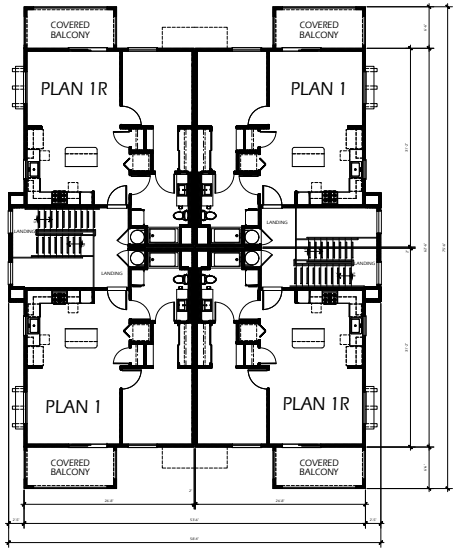
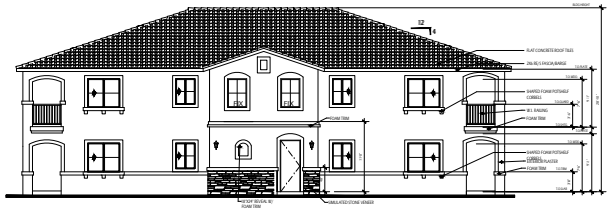


BUILDING A2
ROOF PLAN

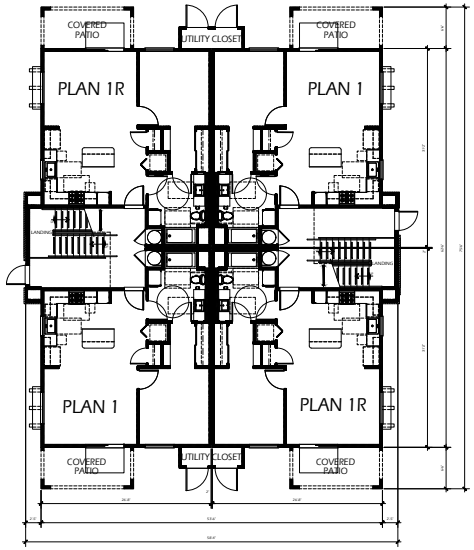


BUILDING A2
2ND FLOOR PLAN

BUILDING A2
SIDES EXTERIOR ELEVATIONS



BUILDING A2
FRONT & REAR EXTERIOR ELEVATIONS



BUILDING A2
1ST FLOOR PLAN

DWELLING UNITS SUMMARY

PLAN NO.	SQ. FTG.	QUANTITY	BDRMS	BATHS
1	730 S.F.	8 D.U.	1	1
2	1,092 S.F.	0 D.U.	2	2

BUILDING SUMMARY

1ST FLOOR:

DWELLING UNITS:	2,920 S.F.
COVERED PATIOS:	380 S.F.
STAIRS:	182 S.F.
UTILITY:	68 S.F.

2ND FLOOR:

DWELLING UNITS:	2,920 S.F.
BALCONIES:	380 S.F.
LANDINGS:	137 S.F.

TOTAL:

DWELLING UNITS:	5,840 S.F.
COVERED PATIOS:	380 S.F.
BALCONIES:	380 S.F.
UTILITY:	68 S.F.
TOTAL NO. D.U.	8 D.U.

BLDG. TYPE A2
2 STORY
FLOOR PLANS,
ROOF PLAN &
EXTERIOR
ELEVATIONS

Source: Michael McHale, Architect, 2024.

FIGURE 4C: Conceptual Floor Plans
Riverside Drive Apartments Project, City of Lake Elsinore

Not to scale

Kimley»Horn

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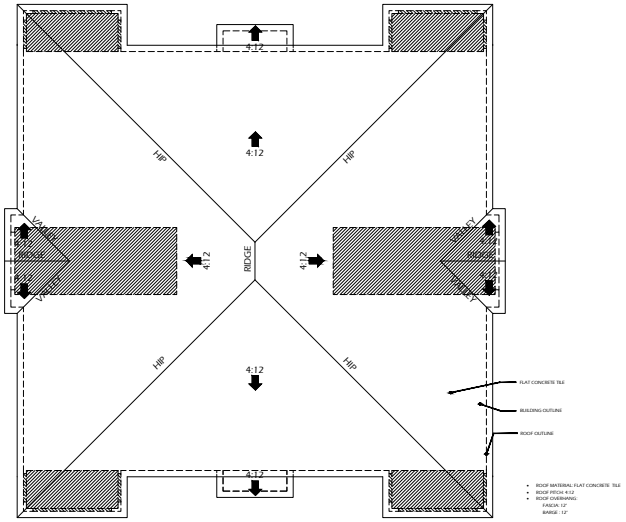
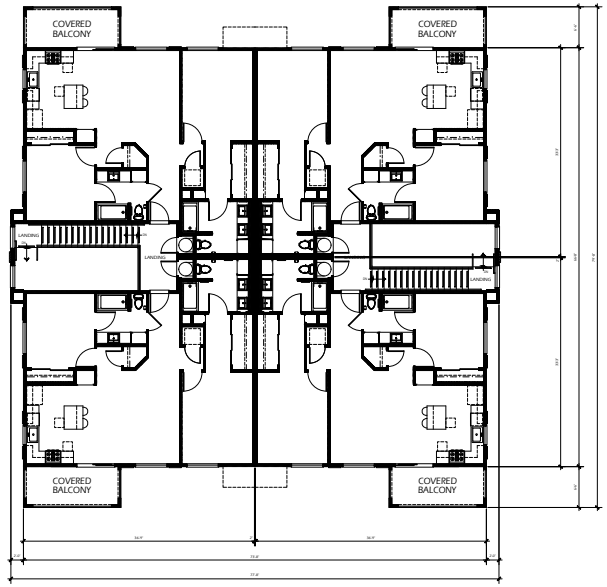


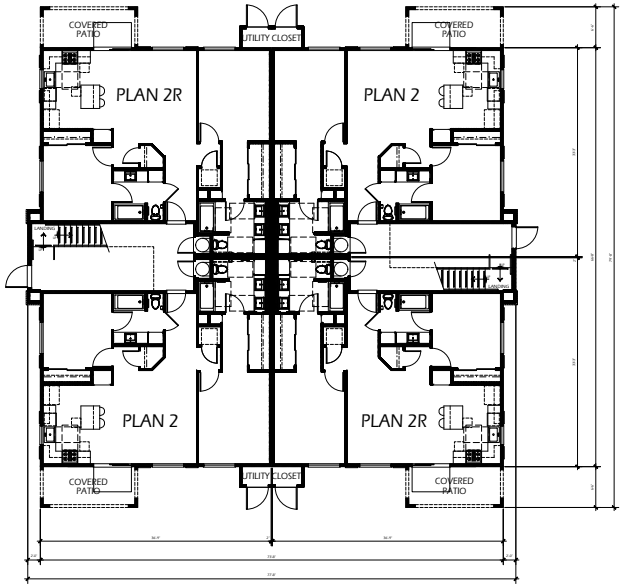
BUILDING A1
ROOF PLAN

BUILDING B1
SIDES EXTERIOR ELEVATIONS

BUILDING B1
FRONT & REAR EXTERIOR ELEVATIONS



BUILDING B1
2ND FLOOR PLAN



BUILDING B1
1ST FLOOR PLAN

DWELLING UNITS SUMMARY

PLAN NO.	SQ. FTG.	QUANTITY	BDRMS	BATHS
1	730 S.F.	0 D.U.	1	1
2	1,092 S.F.	8 D.U.	2	2

BUILDING SUMMARY

1ST FLOOR:

DWELLING UNITS:	4,368 S.F.
COVERED PATIOS:	400 S.F.
STAIRS:	142 S.F.
UTILITY:	68 S.F.

2ND FLOOR:

DWELLING UNITS:	4,368 S.F.
BALCONIES:	400 S.F.
LANDINGS:	135 S.F.

TOTAL:

DWELLING UNITS:	8,736 S.F.
COVERED PATIOS:	400 S.F.
BALCONIES:	400 S.F.
UTILITY:	68 S.F.
TOTAL NO. D.U.	8 D.U.

BLDG. TYPE B1
2 STORY
FLOOR PLANS,
ROOF PLAN &
EXTERIOR
ELEVATIONS

Source: Michael McHale, Architect, 2024.

FIGURE 4D: Conceptual Floor Plans
Riverside Drive Apartments Project, City of Lake Elsinore

Not to scale

Kimley»Horn

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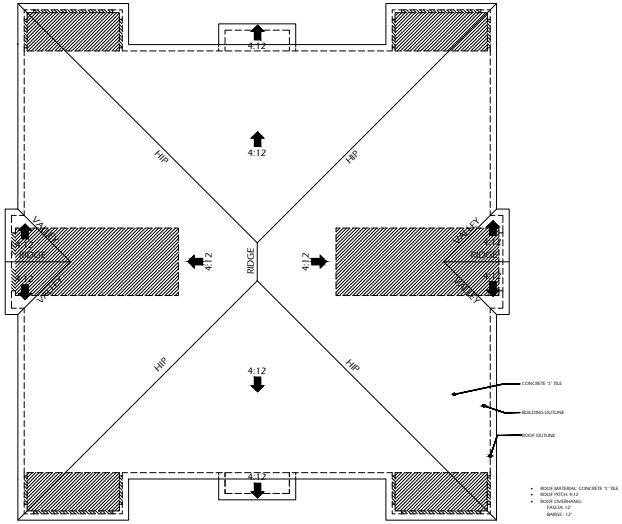
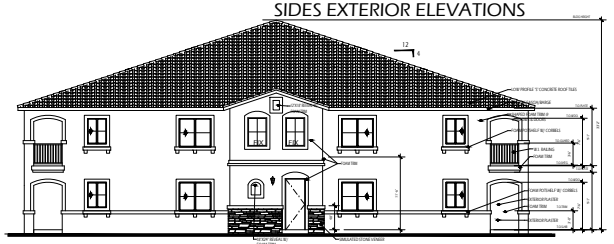
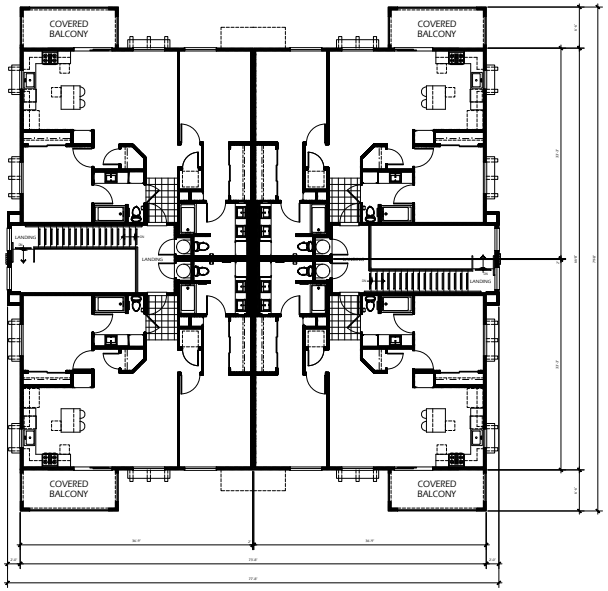


BUILDING B2
ROOF PLAN

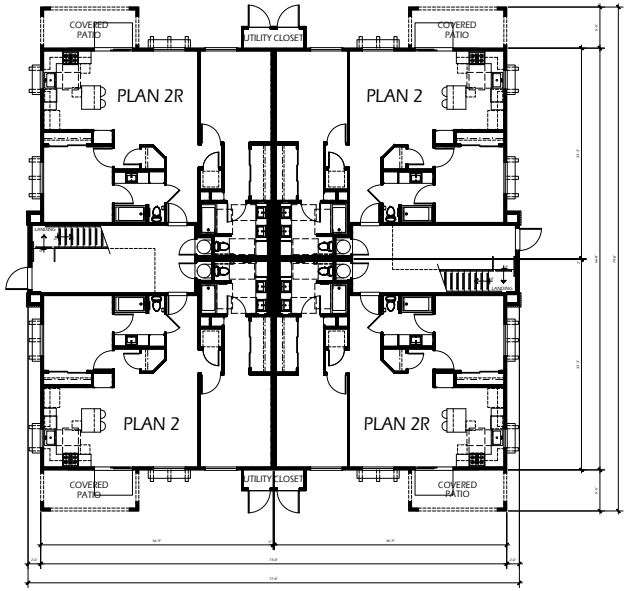
BUILDING B2
SIDES EXTERIOR ELEVATIONS



BUILDING B2
FRONT & REAR EXTERIOR ELEVATIONS



BUILDING B2
2ND FLOOR PLAN



BUILDING B2
1ST FLOOR PLAN

DWELLING UNITS SUMMARY

PLAN NO.	SQ. FTG.	QUANTITY	BDRMS	BATHS
1	730 S.F.	0 D.U.	1	1
2	1,092 S.F.	8 D.U.	2	2

BUILDING SUMMARY

1ST FLOOR:

DWELLING UNITS:	4,368 S.F.
COVERED PATIOS:	240 S.F.
STAIRS:	142 S.F.
UTILITY:	68 S.F.

2ND FLOOR:

DWELLING UNITS:	4368 S.F.
BALCONIES:	240 S.F.
LANDINGS:	135 S.F.

TOTAL:

DWELLING UNITS:	8,736 S.F.
COVERED PATIOS:	240 S.F.
BALCONIES:	240 S.F..
UTILITY:	68 S.F.
TOTAL NO. D.U.	8 D.U.

BLDG. TYPE B2
2 STORY
FLOOR PLANS,
ROOF PLAN &
EXTERIOR
ELEVATIONS

Source: Michael McHale, Architect, 2024.

FIGURE 4E: Conceptual Floor Plans
Riverside Drive Apartments Project, City of Lake Elsinore

Not to scale

Kimley»Horn

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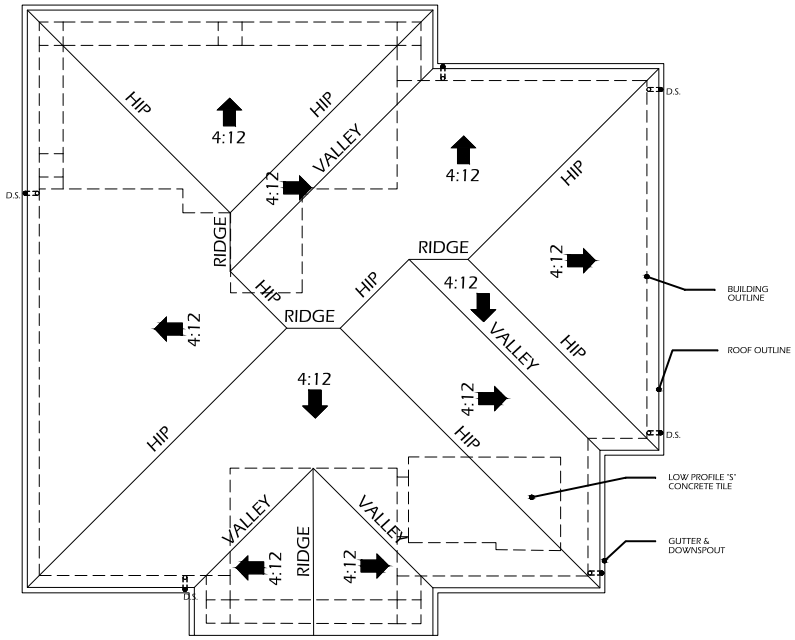
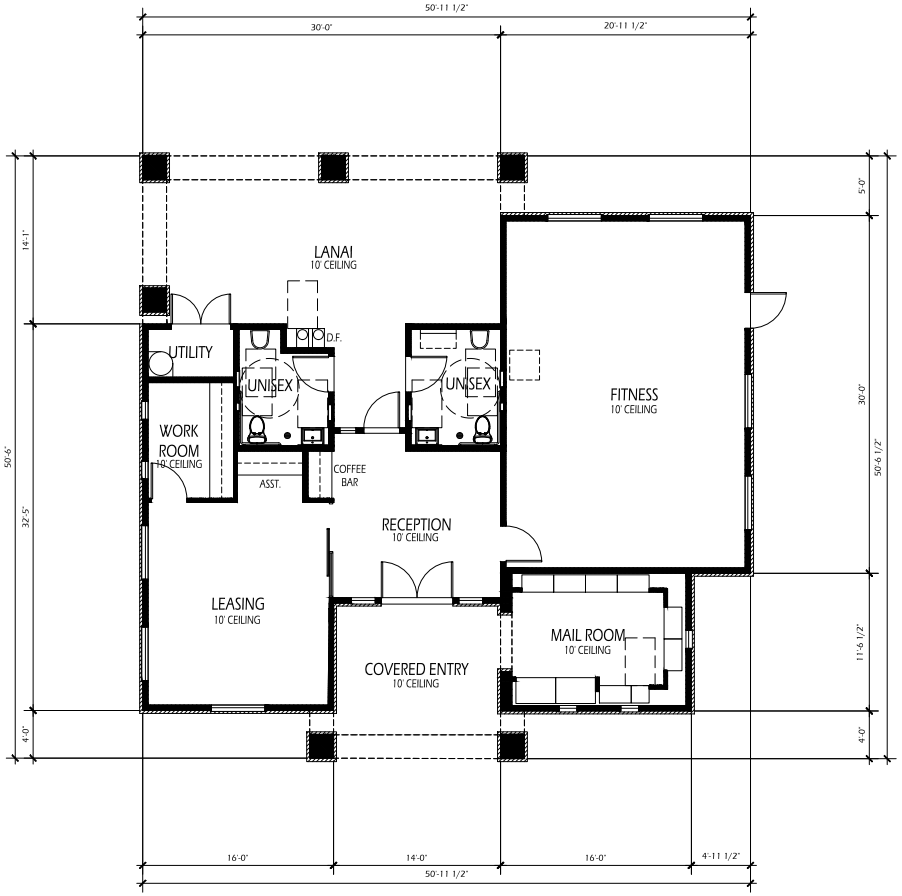


ROOF PLAN

- ROOF MATERIAL: CONCRETE 'S' TILE
- ROOF PITCH: 4:12
- ROOF OVERHANG:
  - FASCIA: 12"
  - BARGE : 12"



FLOOR PLAN

CLUBHOUSE:	1,460 S.F.
MAIL ROOM:	182 S.F.
LANAI:	490 S.F.

CLUBHOUSE FLOOR PLAN & ROOF PLAN

Source: Michael McHale, Architect, 2024.

FIGURE 4F: Conceptual Floor Plans
Riverside Drive Apartments Project, City of Lake Elsinore

Not to scale

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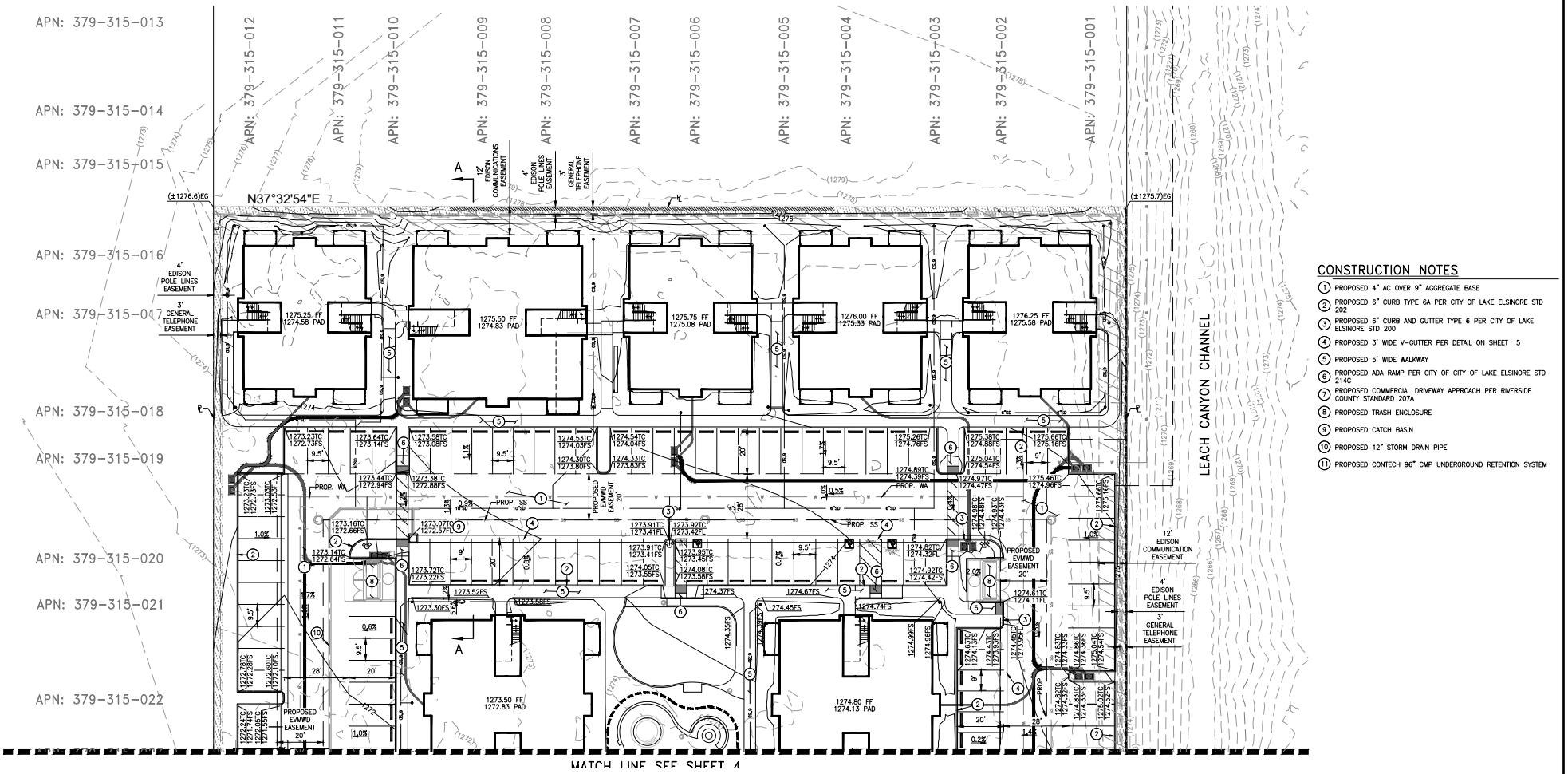

Source: Blue Engineering, 2024.

FIGURE 5A: Preliminary Grading Plan
Riverside Drive Apartments Project, City of Lake Elsinore

Not to scale

Kimley»Horn

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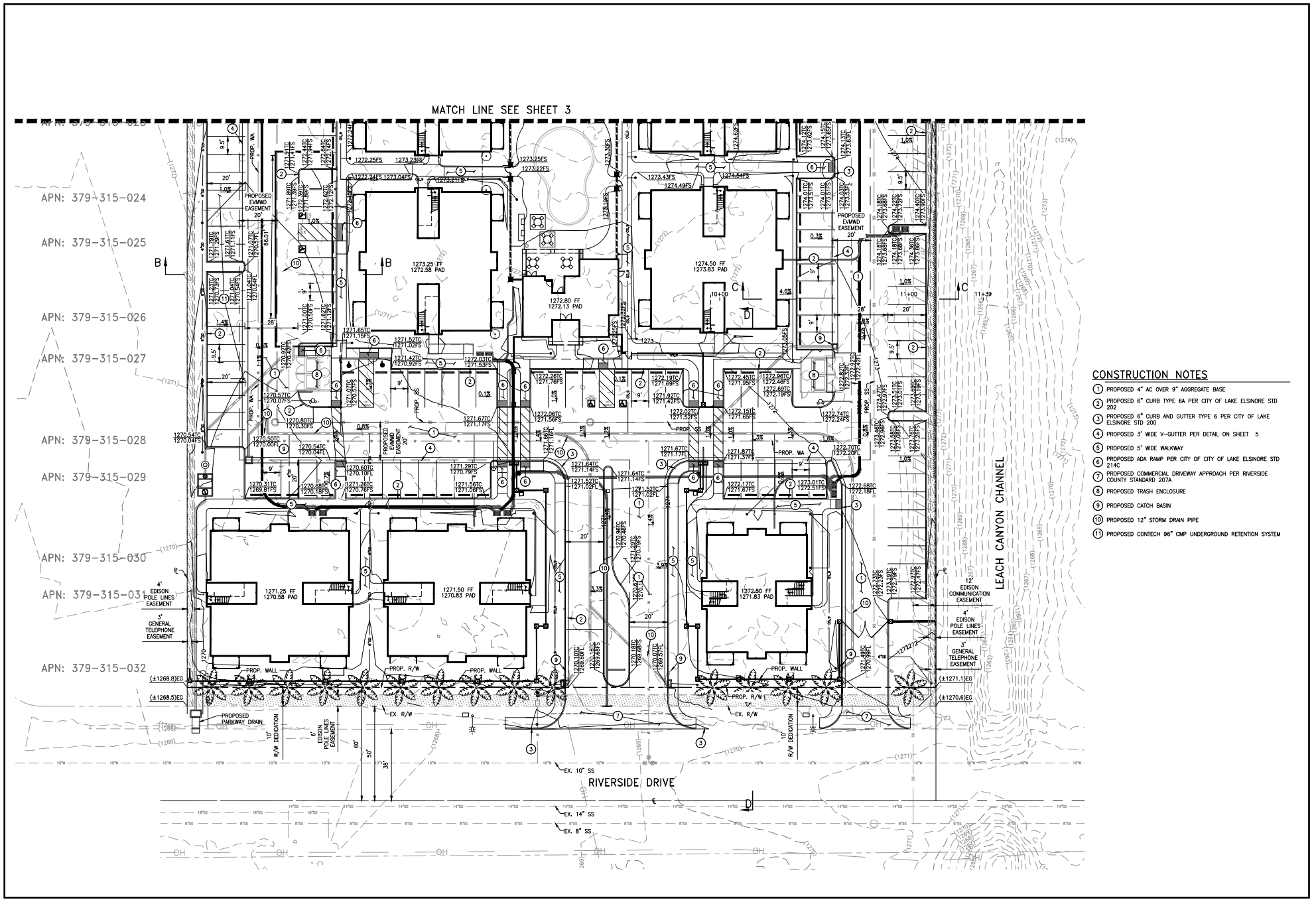

Source: Blue Engineering, 2024.

FIGURE 5B: Preliminary Grading Plan
Riverside Drive Apartments Project, City of Lake Elsinore

Not to scale

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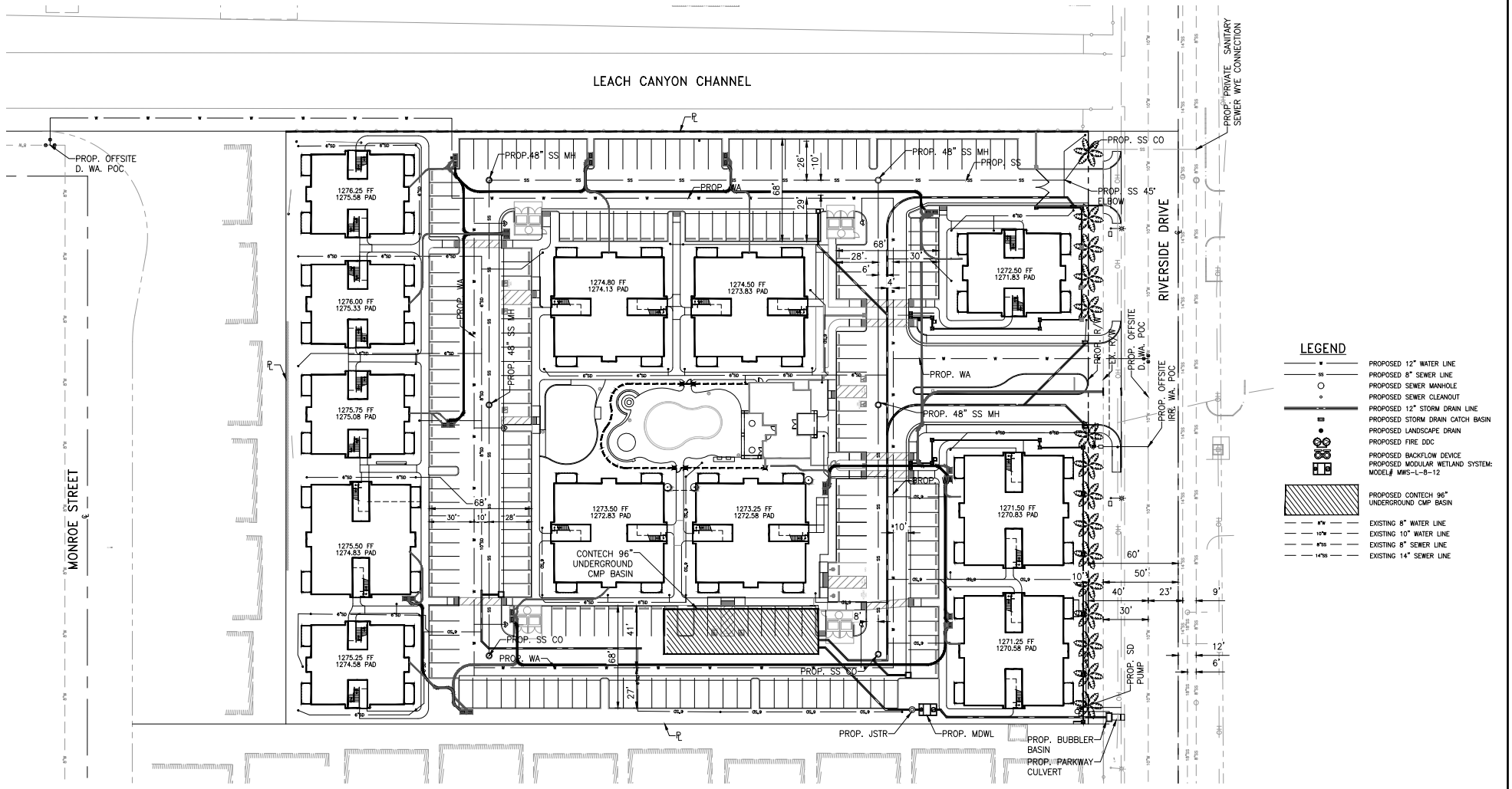

Source: Blue Engineering, 2024.

FIGURE 6: Conceptual Utility Plan
Riverside Drive Apartments Project, City of Lake Elsinore

Not to scale

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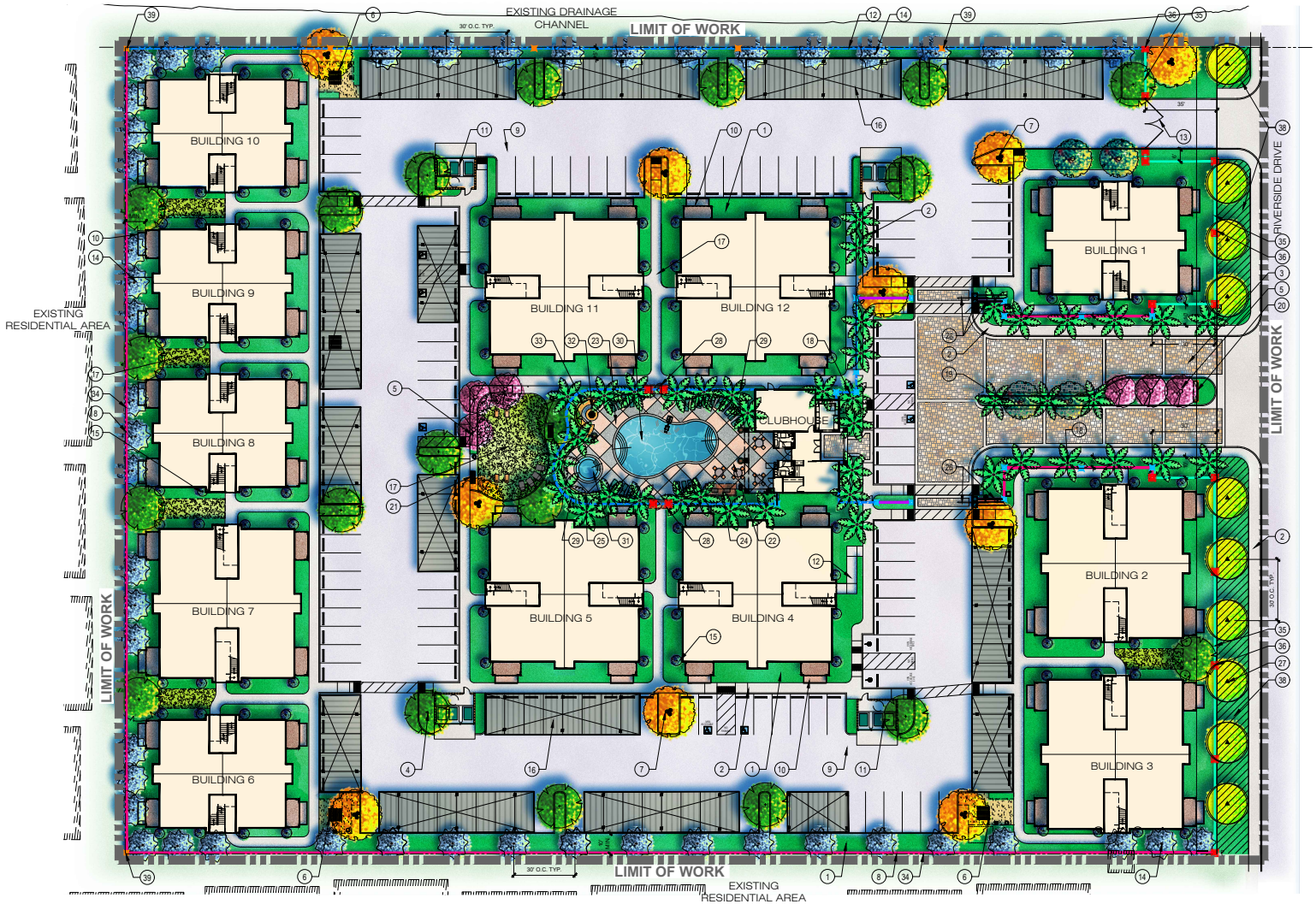

POOL / SPA AREA

BARBECUE PICNIC AREA AT POOL AREA

FIRE PIT

PROJECT ID WALL

ENHANCED PAVERS

OPEN LAWN AREA

SITE FURNITURE

LEGEND

1. PLANTING AREA
2. NATURAL GRAY CONCRETE PAVING
3. ENHANCED ACCENT PAVING W/ CONCRETE BANDING
4. LARGE CANOPY TREE (24" BOX MIN.)
5. SMALL ACCENT TREE (24" BOX MIN.)
6. POCKET PICNIC AREAS W/ D.G. PAVING, PICNIC TABLE, AND FREESTANDING GRILL
7. LARGE ACCENT TREES (36" BOX MIN.)
8. PROPERTY LINE
9. ASPHALT DRIVEWAY / PARKING STALLS
10. PATIO SPACE (1ST FLOOR ONLY) W/ 42"HT. MASONRY WALL SURROUNDINGS
11. TRASH ENCLOSURE LOCATIONS PER ARCHITECT'S PLANS
12. TUBULAR STEEL FENCING, 6'HT.
13. SECONDARY EMERGENCY STEEL GATES W/ A KNOX RAPID ENTER SYSTEM
14. BACKGROUND TREES (24" BOX)
15. VERTICAL FOUNDATION TREES (15 GAL. MIN.)
16. PARKING STALLS W/ CARPORT PER ARCHITECT'S PLANS
17. OPEN LAWN AREA OR DECOMPOSED GRANITE
18. ACCENT ONSITE PALM TREES
19. LEDGE STONE CALL BOX LOCATION
20. STONE PROJECT ID SIGNAGE WALL LOCATION
21. BENCH SEATING AND TRASH RECEPTACLE
22. TABLE SET / LOUNGE CHAIRS
23. COLORED CONCRETE POOL DECK, 2 COLORS, CHECKERBOARD PATTERNED
24. BARBECUE COUNTER W/ SHADE TRELLIS
25. LOW STONE SEAT WALLS
26. GATED ENTRY AREA - TUBULAR STEEL TELESCOPIC SLIDING GATES W/ FULL HEIGHT LEDGE STONE WALL AND PILASTERS. GATES SHALL HAVE A KNOX RAPID ENTER SYSTEM AND AN INFRARED GATE OPENER.
27. RIVERSIDE DRIVE STREET TREES
28. POOL ENTRY GATE W/ WOOD OR STEEL OVERHEAD
29. POOL AREA STEEL FENCING
30. SWIMMING POOL
31. SPA - 12' DIA.
32. GAS FIRE PIT, ROUND
33. MASONRY BUILT-IN SEATING
34. PROPERTY SPLIT-FACE CMU BLOCK WALL
35. RIVERSIDE DRIVE PROPERTY BLOCK WALL, 8'HT.
36. STONE PILASTER, 8'-8"HT.
37. STONE PILASTER, 6'-8"HT.
38. CITY PUBLIC RIGHT OF WAY LANDSCAPE AREAS - ALL LANDSCAPE AND IRRIGATION TO BE INSTALLED PER CITY STANDARD DRAWING DETAILS.
39. SPLIT-FACE CMU BLOCK PILASTER

Source: c scape creative, 2024.

FIGURE 7: Conceptual Landscape Plan
Riverside Drive Apartments Project, City of Lake Elsinore

Not to scale

Kimley»Horn

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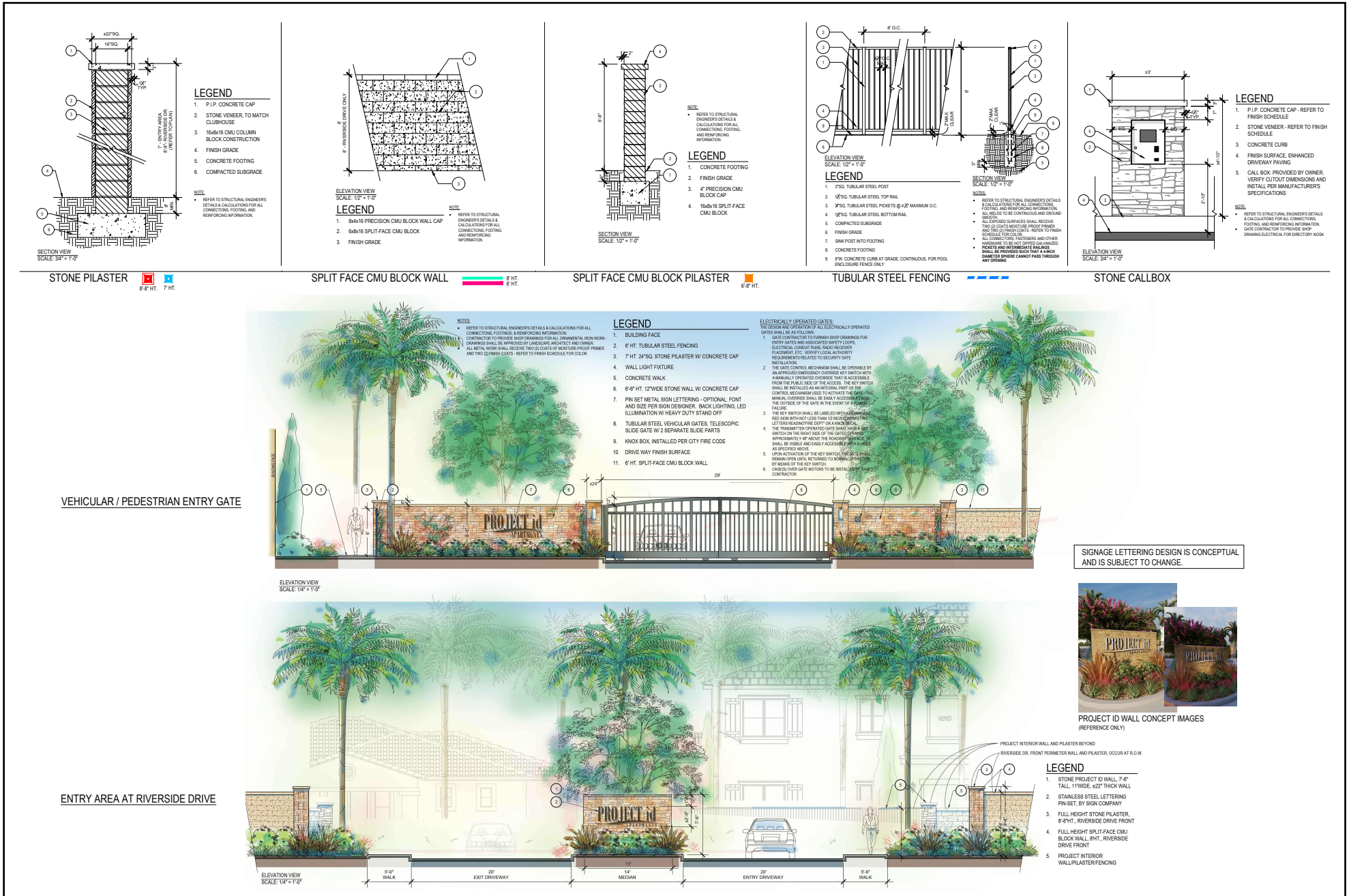

Source: c scape creative, 2024.

FIGURE 8: Conceptual Wall/Fence and Entry Design Plan
Riverside Drive Apartments Project, City of Lake Elsinore

Not to scale

Kimley»Horn

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3. ENVIRONMENTAL EVALUATION

This section evaluates the potential environmental effects of the Project using the environmental checklist topics/questions from the State CEQA Guidelines as amended.

3.1 Aesthetics

Environmental Impact Issues	Prior EIR Impact Determination	Significant peculiar impact with uniform measures incorporated?	Potentially significant impact not identified in prior EIR?	New significant off-site or cumulative impact?	No new information indicating a substantial increase in impact severity?
The Lake Elsinore GP would result in a significant impact to aesthetics if it would:					
Criterion 1: Have a substantial adverse effect on a scenic vista?	Less Than Significant with Mitigation Incorporated	☐	☐	☐	☒
Criterion 2: Substantially damage scenic resources, including, but not limited to trees, and rock outcroppings and historic buildings within a scenic highway?	Less Than Significant	☐	☐	☐	☒
Criterion 3: Substantially degrade the existing visual character or quality of public views of the site and its surroundings.	Less Than Significant	☐	☐	☐	☒
Criterion 4: Create a new source of substantial light and glare which would adversely affect day or nighttime views in the area?	Less Than Significant	☐	☐	☐	☒

Discussion

City's aesthetic setting is characterized by urbanized development within varied topographical features and interspersed with undeveloped natural areas. The trees and bushes that surround the lake and nearby mountains and hillsides provide a natural screen from small areas of development. Some structures related to residential, commercial, and light industrial land uses surround the lake. Additionally, the Santa Ana mountains on the southwest shore are visible as a backdrop from the lake, with rolling hills visible along the northeastern borders, and a valley that expands from the north to the south. The varied topography of the surrounding area provides several views of the lake from many public and private vantage points. Scenic resources within and surrounding the City include the lake, portions of the Cleveland National Forest, rugged hillside land, distant mountains and ridgelines, rocky outcroppings, streams, vacant land with native vegetation, and parkland.

Based on the topography of the City, most views of the lake are from a high elevation and are not easily obscured by development. According to the Lake Elsinore GP, the undeveloped land surrounding the lake that is designated for residential uses would significantly alter visual character from the standpoint of a viewer looking toward the lake. However, the Lake Elsinore GP has implemented goals that would provide and maintain a natural and built environment that is visually pleasing to City residents and visitors, which would preserve the character of the lake itself. Specifically, the policies outlined in Goals 10 and 11 of the Lake Elsinore GP specifically discourage development that blocks or substantially alters public views of Lake Elsinore and local ridgelines, protect views of the lake, require new development and redevelopment to incorporate public views of the lake, and require design guidelines and landscaping to maintain the existing visual character of the lake. The Lake Elsinore GP determined that with implementation of these goals and policies of the Lake Elsinore GP, potential impacts on the visual quality of views of the area surrounding the lake would be reduced to a less than significant level.

Additionally, the Lake Elsinore Draft EIR determined that the Lake View District would help to preserve the visual quality of the district through specific design standards.

The California Department of Transportation (CalTrans) currently identifies both Interstate 15 (I-15) and State Route 74 (SR-74) as eligible for listing as state scenic highways, but they are not officially designated as such.[4] While no designated scenic highways are located within view of the Project site, the Lake Elsinore GP EIR determined that with implementation of the Lake Elsinore GP policies 9.1-9.6, 10.1-10.6, 11.1-11.3, and 12.1-12.3, potential impacts on the visual quality of views from I-15 and SR-74 would be less than significant.

The Project site does not contain significant visual landform features such as rock outcroppings or mountains. The existing non-native and invasive trees on site will be removed and replaced with new native and non-invasive trees and plants that will enhance the existing visual character of the Project site; refer to **Figure 7** for conceptual landscape design. The Project site consists of vacant and previously disturbed land.

The Project site is generally flat and bordered by existing development including, multi-family residential uses, single-family residential, and campground and recreation uses. The proposed development would be visible from existing development adjacent to and near the Project site.

The two-story multi-family residential development would be constructed on a vacant site surrounded by existing residential development and would provide additional residential housing units once completed. The Project would include the use of building materials and colors that are compatible with surrounding land uses. Landscaping would be provided bordering the Project site. As such, Project implementation would not significantly alter the existing visual character of the Project site.

[4] CalTrans. 2018. https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aacaa. Accessed September 2024.

Light-sensitive uses identified within the Lake Elsinore GP area include residents of multi-family apartments and single-family residences surrounding the entirety of the Project site. Sensitive receptors in these areas would potentially be subject to lighting impacts resulting from new sources of decorative lighting, parking lot lighting, or outdoor security lighting associated with new development. New sources of light associated with the Project would include outdoor lighting, which would be angled downward to prevent light spillage onto adjacent land uses. Additionally, the Lake Elsinore GP EIR determined that with the implementation of Lake Elsinore GP Policy 12.2, which prevents development that entails excessive light and glare visible from private and public viewpoints, potential impacts from light and glare associated with new development would be less than significant.

The Project's lighting specifications would be reviewed by the City during the building permit review process. The building permit review would ensure that the proposed lighting meets City building code requirements regarding types of outdoor illumination and light fixture shielding to prevent building spillover.

With compliance to applicable Lake Elsinore GP Policies and City Building Code requirements, the Project would have a less than significant impacts to aesthetic resources within the City. As such, the Project would be consistent with the findings of the Lake Elsinore GP EIR.

Project Mitigation Measures

No Project-specific mitigation measures are required.

Lake Elsinore General Plan Applicable Policies

Policy 10.1 For new developments and redevelopments, encourage the maintenance and incorporation of existing mature trees and other substantial vegetation on the site, whether naturally-occurring, or planted into the landscape design.

Policy 10.3 Where appropriate, encourage the new planting of native and/or non-invasive ornamental plants to enhance the scenic setting of public and private lands.

Policy 10.6 Coordinate with agencies to screen, landscape, and otherwise obscure or integrate public utility facilities, including electric power substations, domestic water and irrigation wells, switching, and control facilities.

Policy 11.3 Encourage new development and redevelopment to incorporate views of Lake Elsinore from roadways and other public spaces that provide residents and tourists with scenic vistas to the water, marinas, and lakeshore activities.

Lake Elsinore General Plan EIR Applicable Mitigation Measures

No mitigation measures are applicable.

Conclusion

No new impacts relative to adverse aesthetic impacts or a substantial increase in the severity of a previously identified significant impact evaluated in the Lake Elsinore GP EIR would occur. With regard to PRC Section 21083.3 and State CEQA Guidelines Section 15183, the Project would not result in any new impacts, or increase previously identified impact's severity, with respect to aesthetic resources. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Lake Elsinore GP EIR was certified is available that would impact the prior finding of less than significant.

3.2 Air Quality

Environmental Impact Issues	Prior EIR Impact Determination	Significant peculiar impact with uniform measures incorporated?	Potentially significant impact not identified in prior EIR?	New significant off-site or cumulative impact?	No new information indicating a substantial increase in impact severity?
The Lake Elsinore GP would result in a significant impact to air quality if it would:					
Criterion 1: Conflict with or obstruct implementation of the applicable air quality plan.	Significant and Unavoidable	☐	☐	☐	☒
Criterion 2: Violate any air quality standard or contribute significantly to an existing or projected air quality violation.	Significant and Unavoidable	☐	☐	☐	☒
Criterion 3: Result in a cumulatively considerable net increase of any criteria pollutant that the region is nonattainment under an applicable federal or State ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors).	Significant and Unavoidable	☐	☐	☐	☒
Criterion 4: Expose sensitive receptors to substantial pollutant concentrations.	Significant and Unavoidable	☐	☐	☐	☒
Criterion 5: Create objectionable odors affecting a substantial number of people.	Less Than Significant with Mitigation Incorporated	☐	☐	☐	☒

This section incorporates the findings of the combined Air Quality (AQ) and Greenhouse Gases (GHG) Assessment (2024; prepared by Urban Crossroads, Inc.) and is included as **Appendix A**.

Discussion

The Lake Elsinore GP EIR expects short term impacts regarding air quality as a result on construction-related activities from individual development projects. Additionally, buildout of the Lake Elsinore GP would result in long-term operational emissions that would exceed SCAQMD thresholds. The Lake Elsinore GP EIR also determined that buildout of the Lake Elsinore GP would result in a cumulatively considerable net increase of criteria pollutants in which the region is in nonattainment under SCAQMD regulations for O_3, $PM_{2.5}$, and PM_{10}. While the impacts to air quality would remain significant and unavoidable, the Lake Elsinore GP EIR identified mitigation measures to reduce the overall impacts resulting from implementation of the Lake Elsinore GP. These mitigation measures include **MM Air Quality 1** through **MM Air Quality 3**, which would serve to reduce construction and operation related impacts of individual

development projects by requiring development projects to demonstrate their avoidance of significant impacts on air quality from associated activities compliance with regulatory requirements and the Lake Elsinore GP goals and policies.

Further, the Lake Elsinore GP EIR determined that new development under the Lake Elsinore GP would result in exposure of sensitive receptors to air pollutants, and impacts would be significant and unavoidable. However, to reduce impacts to the greatest extent feasible, **MM Air Quality 5** would require individual development projects to demonstrate avoidance of significant impacts on air quality emissions associated with sensitive land uses to reduce impacts to potential nearby sensitive receptors.

Lastly, the Lake Elsinore GP EIR identified a potential for buildout of the Lake Elsinore GP to create objectionable odors that would affect a substantial number of people. However, the Lake Elsinore GP EIR noted that all future development projects would be subject to SCAQMD Rule 402 governing odor emissions. To further reduce potential impacts, **MM Air Quality 6** would require individual development projects to evaluate and determine potential for creating objectionable odors and implement mitigation measures to reduce impacts when necessary. Through the compliance with SCAQMD Rule 402 and implementation of **MM Air Quality 6**, the Lake Elsinore GP EIR determined that implementation of the Lake Elsinore GP would have a less than significant impact with respect to objectionable odors.

According to the AQ Assessment, the Project would have a less than significant impact with respect to air quality as a result of Project implementation and no mitigation is required. The AQ Assessment determined that the Project would not conflict with the existing SCAQMD AQMP, as the Project would not exceed regional or localized significance thresholds or assumptions in the AQMP throughout the Project buildout phase. Further, the Project would not result in a cumulatively considerable net increase in any criteria pollutants for which the region is in nonattainment.

The AQ Assessment evaluated potential Project impacts to sensitive receptors through a localized significance threshold analysis. Based on the results of the analysis, the Project would not exceed the SCAQMD thresholds during construction and operation. As such, a less than significant impact would occur. Lastly, the AQ Assessment determined that the Project would not result in other emissions, such as those leading to odors, adversely affecting a substantial number of people because the proposed residential land use does not contain activities associated with emitting objectionable odors and construction activities would comply with SCAQMD Rule 402 to reduce construction related impacts. Therefore, impacts would be less than significant.

While no Project-specific mitigation measures are required for Project implementation, the Project would still be consistent with the mitigation measures identified in the Lake Elsinore GP EIR, which require individual developments projects to demonstrate avoidance of significant impacts through implementation of applicable regulatory requirements, applicable Lake Elsinore GP goals and policies and project-specific analyses. As such, through adherence to the applicable Lake Elsinore GP goals and policies outlined below as well as through the completion of the AQ Assessment, the Project would be consistent with the findings of the Lake Elsinore GP EIR.

Project Mitigation Measures

No Project-specific mitigation measures are required.

Lake Elsinore General Plan Applicable Policies

Policy 1.1 Continue to implement requirement identified in the National Pollution Discharge Elimination System (NPDES).

Policy 14.2 Measures shall be established that aim to reduce emissions generated from City uses, community uses (community actions), and new development (City Discretionary actions).

Lake Elsinore General Plan EIR Applicable Mitigation Measures

No mitigation measures are applicable.

Conclusion

As determined by the AQ assessment, the Project would result in less than significant impacts with respect to air quality and no Project-specific mitigation measures are required. Further, through the completion of the AQ assessment and adherence to the applicable Lake Elsinore GP goals and policies identified above, the Project is consistent with the Lake Elsinore GP EIR. Therefore, the Project has demonstrated that impacts to air quality would be less than significant.

As such, no new impacts relative to air quality impacts or a substantial increase in the severity of a previously identified significant impact evaluated in the Lake Elsinore GP EIR would occur. With regard to PRC Section 21083.3 and State CEQA Guidelines Section 15183, the Project would not result in any new impacts, or increase previously identified impact's severity, with respect to air quality. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Lake Elsinore GP EIR was certified is available that would impact the prior finding of significant and unavoidable.

3.3 Biological Resources

Environmental Impact Issues	Prior EIR Impact Determination	Significant peculiar impact with uniform measures incorporated?	Potentially significant impact not identified in prior EIR?	New significant off-site or cumulative impact?	No new information indicating a substantial increase in impact severity?
A project would result in a significant impact to biological resources if it would:					
Criterion 1: 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 CDFW or USFWS.	Less Than Significant with Mitigation Incorporated	☐	☐	☐	☒
Criterion 2: 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 CDFW or USFWS.	Less Than Significant with Mitigation Incorporated	☐	☐	☐	☒
Criterion 3: Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the CWA (including but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.	Less Than Significant with Mitigation Incorporated	☐	☐	☐	☒
Criterion 4: Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.	Less Than Significant with Mitigation Incorporated	☐	☐	☐	☒
Criterion 5: Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.	Less Than Significant with Mitigation Incorporated	☐	☐	☐	☒

Environmental Impact Issues	Prior EIR Impact Determination	Significant peculiar impact with uniform measures incorporated?	Potentially significant impact not identified in prior EIR?	New significant off-site or cumulative impact?	No new information indicating a substantial increase in impact severity?
A project would result in a significant impact to biological resources if it would:					
Criterion 6: Conflict with the provisions of an adopted Habitat Conservation Program (HCP), Natural Community Conservation Plan (NCCP), or other approved local, regional, or state habitat conservation plan.	Less Than Significant	☐	☐	☐	☒

This section incorporates the findings of the Biological Survey (2024) and Burrowing Owl Survey (2024) prepared by BioCultural LLC Environmental Consultants, which is included as **Appendices B1** and **B2,** respectively**.**

Discussion

The Lake Elsinore GP EIR determined that buildout of the Lake Elsinore GP would have potentially significant impacts on sensitive, candidate, or special-status species directly, or through the habitat modifications. Further, the Lake Elsinore GP determined that future development could include the removal of existing trees and plants. However, with the incorporation of project-specific analyses of habitat impacts in accordance with the Multiple Species Habitat Conservation Plan (MSHCP), future development projects could reduce their impacts to special-status, sensitive, and candidate plant and wildlife species to less than significant levels.

Further, the Lake Elsinore GP EIR determined that buildout of the Lake Elsinore GP could result in temporary and/or permanent impacts on wetland habitats and features within the City. To reduce potential disturbance to wetland and riparian habitats, future development projects would be required to conduct project-specific environmental reviews to identify potential impacts to riparian and wetland resources and provide mitigation measures, where appropriate. The Lake Elsinore GP EIR determined that future development would have a less than significant impact to riparian habitats through project-specific impact analyses and implementation of appropriate mitigation measures.

With respect to migratory wildlife species and wildlife corridors, the Lake Elsinore GP determined that individual development projects would be required to conduct pre-construction surveys to identify any existing nests on a project site. If nests are found on the site during construction, construction shall be paused and consultation with California Department of Fish and Wildlife (CDFW) shall commence. With adherence to the pre-construction surveys, the Lake Elsinore GP EIR determined that buildout of the Lake Elsinore GP would have a less than significant impact on migratory wildlife and wildlife corridors.

Lastly, the Lake Elsinore GP EIR determined that buildout of the Lake Elsinore GP would be consistent with the MSHCP and SKR HCP. As such, the Lake Elsinore GP EIR determined buildout of the Lake Elsinore GP would have a less than significant impact on adopted conservations plans, and no mitigation was required.

According to the Biological Survey, no sensitive habitats identified in the CNDDB occur on the Project site. Additionally, one rare plant and 13 sensitive and protected wildlife species were identified as either occurring or having the potential to occur on the Project site. See **Table 3.3-1** for the list of species and their potential for occurrence on the Project site.

Table 3.3-1: Special Status Species Occurrence

Species	Occurrence
Cooper's Hawk (*Accipiter cooperii*)	Occurs and suitable nesting and foraging habitats exist on-site
Southern California Legless Lizard (*Anniella stebbinsi*)	May occur but is unlikely to have established and healthy populations
Pallid Bat (*Antrozous pallidus*)	May occur
California Glossy Snake (*Arizona elegans occidentalis*)	May occur but is unlikely to have established and health populations
Burrowing Owl (*Athene cunicularia*)	Does not occur on the property based on 2023 survey; may occur in the future if the property is left alone for an extended period of time
Red-diamondback Rattlesnake (*Crotalus ruber*)	May occur, most likely a transient through the property
Monarch Butterfly (*Danaus plexipus* pop. 1)	May occur but is unlikely to have established and healthy populations
San Bernardino Ringneck Snake (*Diadophis punctatus modestus*)	Unlikely to occur as a resident species
White-tailed Kite (*Elanus leucurus*)	Unlikely to occur as a resident species
California Horned Lark (*Eremophila alpestris actia*)	May occur
Western Mastiff Bat (*Eumops perotis californicus*)	May occur
Yuma Myotis (*Myotis yumanensis*)	May occur
Western Spadefoot Toad (*Spea hammondii*)	May occur
Smooth tarplant (*Centromadia pungens* ssp. *laevis*)	May occur

Direct impacts as a result of construction activities associated with the Project would include the permanent removal of the limited vegetation that occurs on the Project site that may function as habitat for both common and rare wildlife. Indirect impacts associated with construction of the Project include fugitive dust and increased noise levels associated with operating heavy construction equipment. Other

alterations made to the existing topography of the Project site during construction could also have indirect impacts on hydrological conditions, erosion and sediment transport, and establishment of nonnative plants and invasive weeds. Once operational, human presence would also contribute to direct and indirect impacts to existing plants and wildlife.

According to the Biological Survey, no riparian habitats exist within the Project site. Specially, there were no native vegetation communities located within the Project site, and the plants that dominate the Project site include non-native invasive plants and non-native ornamental plants. The identified cover types include non-native grasslands as well as developed and landscaped areas. The plant communities found within the Project are highly disturbed and widespread through the region. The Project site was not found to support special-status plant species during the time of the biological survey; therefore, removal of the disturbed vegetation existing on the Project site would be considered less than significant. While there is potential for at least one special-status plant species to occur, the smooth tarplant, no significant impacts are anticipated to occur to the smooth tarplant as a result of Project implementation. Once operational, no impacts to plant communities and habitats would occur as a result of Project operations.

Additionally, no past records were found that indicated the presence of sensitive amphibian species near the Project site. All best management practices (BMPs) required by the Regional Water Quality Control Board (RWQCB) would be in place and functional throughout the life of the Project to ensure materials from the site do not contaminate the Leach Canyon Channel and other outlets that connect to Lake Elsinore and suitable amphibian habitat.

Construction-related activities may potentially impact avian species such as nesting raptors, passerines, and other special-status bird species, including Cooper's hawk and burrowing owl. The Burrowing Owl Survey determined that the Project site has the suitable habitat for burrowing owls, including portions of walls, pipes, and standpipes that exist on site from the remains of a demolished building. While suitable habitat is present on the Project site, no burrowing owls were found on the Project site during the survey. Additionally, no indicative feathers, castings, prey remains, or owl whitewash were observed. The presence of domestic dogs and cats, as well as human disturbances further suggests the absence of burrowing owls on site.

Such construction-related activities could result in the direct loss of active nests of both common and special-status bird species or the abandonment of active nets as a result of noise and/or vibrations generated by construction-related activities. As a result, the Biological Survey recommended that pre-construction surveys be implemented to assess potential construction impacts on nesting birds within the Project site. To abide by the recommendations, the Lake Elsinore GP EIR **MM Biological Resources 4** would be implemented, which states that if construction occurs between February 1 and August 31 a qualified biologist would conduct a breeding bird survey no more than thirty days prior to the start of construction to determine the presence of nests within the Project site. If nests are found on site, then the Project would also implement Lake Elsinore GP **MM Biological Resources 5**, which would require construction to cease and consultation with CDFW must commence prior to resuming construction, to ensure impacts to burrowing owl are less than significant. With the implementation of **MM Biological Resources 4** and **5**,

impacts to nesting birds and other special-status species birds potentially occurring within the Project site would be less than significant.

According to the Biological Survey, there was no indication that the site is located within an established core and linkage for wildlife movement since the site is surrounded entirely by development. The Leach Canyon Channel may serve to funnel wildlife to and from Lake Elsinore, but since no Project activities are proposed to occur within the channel, no impacts are anticipated.

Through compliance with the Lake Elsinore GP EIR mitigation measures, the Project would not result in adverse impacts to biological resources. As such, the Project would be consistent with the findings of the Lake Elsinore GP EIR and a less than significant impact would occur.

Project Mitigation Measures

No Project-specific mitigation measures are required.

Lake Elsinore General Plan Applicable Policies

Policy 1.4 Encourage revegetation with native plants compatible with natural surrounding habitat where soils have been disturbed during construction, and discourage plants identified in the MSHCP as unsuitable for conservation areas.

Policy 2.1 Biological resource analyses of proposed projects shall include discussion of potential impacts to any plant or wildlife species that is officially listed as threatened or endangered by the United States Fish and Wildlife Service and/or the California Department of Fish and Game but not covered by the MSHCP.

Lake Elsinore General Plan Applicable EIR Mitigation Measures

The following mitigation measures identified in the Lake Elsinore GP EIR apply to the Project:

MM Biological Resources 4 Not more than thirty days prior to construction activities that occur between February 1 and August 15 of any year, surveys for nesting bird species shall be conducted by a qualified biologist selected by the developer and approved by the City. If no active avian nests are identified on or within 250 feet of the limits of the construction area, up to the limits of the project site, no further mitigation is necessary. Alternatively, to avoid impacts, the City may allow individual projects the option of beginning construction after the previous breeding season for bird species has ended (after August 15) and before the next breeding season begins (before February 15).

MM Biological Resources 5 If active nests for avian species are found within the construction footprint of any future project, construction activities shall be delayed

within a 250-foot buffer zone surrounding nests of other special-status avian species until the young have fledged. This buffer zone shall not extend beyond the project site. No action other than avoidance shall be taken without CDFG consultation.

Conclusion

The Project would incorporate the Lake Elsinore GP EIR **MM Biological Resources 4** and **5** to reduce potential impacts to valuable biological resources such as nesting birds, protected and special-status amphibians, and burrowing owls. Further, through the completion of a Biological Survey and Burrowing Owl Survey, the Project is consistent with the Lake Elsinore GP, which requires individual development projects to demonstrate impacts to biological resources. With the compliance of the Lake Elsinore GP EIR mitigation measures and adherence to policies related to biological resources as outlined in the Lake Elsinore GP, the Lake Elsinore GP EIR determined that impacts to biological resources resulting from implementation of the Lake Elsinore GP, would be less than significant.

No new impacts relative to biological resources impacts or a substantial increase in the severity of a previously identified significant impact evaluated in the Lake Elsinore GP EIR would occur. With regard to PRC Section 21083.3 and State CEQA Guidelines Section 15183, the Project would not result in any new impacts, or increase previously identified impact's severity, with respect to air quality. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Lake Elsinore GP EIR was certified is available that would impact the prior finding of less than significant with mitigation incorporated.

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3.4 Cultural Resources and Paleontological Resources

Environmental Impact Issues	Prior EIR Impact Determination	Significant peculiar impact with uniform measures incorporated?	Potentially significant impact not identified in prior EIR?	New significant off-site or cumulative impact?	No new information indicating a substantial increase in impact severity?
The Lake Elsinore GP would result in a significant impact to cultural and paleontological resources if it would:					
Criterion 1: Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5.	Less Than Significant with Mitigation Incorporated	☐	☐	☐	☒
Criterion 2: Cause a substantial adverse change in the significance of an important archaeological resource pursuant to California Code of Regulations, Section 15064.5	Less Than Significant with Mitigation Incorporated	☐	☐	☐	☒
Criterion 3: Directly or indirectly destroy a unique paleontological resource or site or unique geological feature.	Less Than Significant with Mitigation Incorporated	☐	☐	☐	☒
Criterion 4: Disturb any human remains, including those interred outside of formal cemeteries.	Less Than Significant with Mitigation Incorporated	☐	☐	☐	☒

This section incorporates the findings of the Cultural Resources Assessment (2023; revised 2024) and prepared by BioCultural LLC Environmental Consultants, and the findings of the Paleontological Resource Assessment (2023) prepared by PaleoWest, LLC, which is included as **Appendix C1 (Confidential)** and **Appendix C2**, respectively.

Discussion

According to the Cultural Resources Assessment, no previously recorded cultural resources were identified during the records search for within the Project site. However, within the 0.25-mile buffer surrounding the Project site, two previously recorded cultural resources were identified.

During the intensive pedestrian survey that was conducted on August 17, 2023, one newly identified historical structural foundation site was identified within the Project site. The newly identified cultural resource site was evaluated under California Register of Historical Resources (CRHR) eligibility criteria to determine whether or not it constitutes a historical resource under CEQA. Following the evaluation, it was determined that the newly recorded historical site was found not eligible for the CRHR under any criteria for listing on the CRHR. However, the Cultural Resources Assessment has recommended archaeological monitoring as a mitigation measure to protect potential unknown subsurface archaeological, cultural,

and/or tribal cultural resources. Therefore, as part of the City's Standard conditions of Approval (COAs), the Project would abide by **COA CUL-1**, **COA CUL-2**, and **COA CUL-3**. Considering that the Lake Elsinore GP EIR has also identified **MM Cultural /Paleontological Resources 2-8** that requires all development Projects to implement archaeological monitoring and proper protocol for the inadvertent archaeological and human remain discoveries**, COA CUL-1** through **CUL-3** as recommended in the CRA would be consistent with the Lake Elsinore GP, and no new Project-specific mitigation measures are required. With the implementation of the Lake Elsinore GP **MM Cultural/Paleontological Resources 2-8**, the Project would have less than significant impacts to cultural resources that may occur within the Project site. As previously mentioned, a Paleontological Resource Assessment was conducted for the Project to identify any geological units or paleontological resources as well as the paleontological sensitivity of any geological units to assess how such resources may be impacted as a result of Project development. Based on the Western Science Center (WSC) records search, no previously recorded significant vertebrate fossil localities were identified within the Project site or immediate vicinity. Additionally, while the alluvial deposits within the Project site have a high preservation potential, any sediments that could be encountered would be far too young, meaning the Project site has low sensitivity for paleontological resources. Based on the results of the records search and the low paleontological sensitivity of the Project site, the Paleontological Resource Assessment determined that no unique geological units or significant paleontological resource exist or have the potential to be aversely impacts by Project development, and a less than significant impact would occur. Similarly, Figure 3.2-3 of the Lake Elsinore GP EIR identified the site as having low sensitivity for paleontological resources.[5]

The Lake Elsinore GP EIR assesses potential impacts to historical and archaeological resources in each planning district. The Project site is within the Lake View Planning District, and the Lake Elsinore GP EIR did not identify potential impacts to historical resources within the Lake View Planning District. However, the Lake Elsinore GP EIR did determine that the Lake View Planning District could have potential impacts to archaeological sites. Further, the Lake Elsinore GP EIR evaluated that with the incorporation of Cultural Resources Policies 7.1-7.5, which requires future development projects to assess potential project-specific impacts to archaeological resources, consultation with Native American tribes, and implementation of mitigation measures, if necessary, would reduce impacts to archaeological resources to less than significant levels. Further, the Lake Elsinore GP EIR identified **MM Cultural/Paleontological Resources 3**-**8**, to further reduce potential impacts to cultural resources. With the adherence to the aforementioned Cultural Resources Policies and cultural resources mitigation measures, the Lake Elsinore GP EIR determined that impacts to cultural resources as a result of implementation of the Lake Elsinore GP would be less than significant.

Through compliance with the Lake Elsinore GP EIR mitigation measures and policies, the Project would not result in adverse impacts to cultural and paleontological resources. As such, the Project would be consistent with the findings of the Lake Elsinore GP EIR and a less than significant impact would occur.

[5] City of Lake Elsinore. 2011. *Draft Program EIR Section 3.2 Cultural Resources*, Figure 3.2-3, page 3.2-25. https://www.lake-elsinore.org/DocumentCenter/View/2292/Section-32---Cultural-and-Paleontological-Resources-PDF. Accessed September 2024.

Project Mitigation Measures

No Project-specific mitigation measures are required.

Standard City Conditions of Approval:

COA CUL-1 Prior to construction of the proposed Project, a qualified archaeological monitor with relevant Riverside County experience and who will work directly under the direction of a Secretary of Interior's (SOI) professional archaeologist, should be retained by the Project proponent to monitor the initial construction-related ground disturbances activities as there is potential to encounter buried cultural materials, as well as in the case cultural resources are found and cannot be avoided. If the lead agency requires, an Archaeological Management Plan will be prepared to establish procedures for monitoring.

COA CUL-2 If archaeological monitoring is needed, the Project archaeologist, may, at their discretion, terminate monitoring if (and only if) no subsurface cultural resources have been detected. If buried cultural resource artifacts are uncovered during ground disturbance activities the archaeological monitor will have the authority tore-direct grading activities to other location within the Project to examine the resources and possibly conduct subsurface testing (Phase II), as indicated in the Archaeological Management Plan. A research design associated with such work must be written before any subsurface fieldwork beings. The Plan shall include a description of how and where artifacts will be curated. If the site is determined to be significant through the testing process, continued impacts to the site would be considered significant and possibly unavoidable impacts. Impacts to the significant resource must take place either through avoidance or a Phase 3 excavation. Should any prehistoric or tribal cultural resource be identified within the Project site, Native American consulting parties shall be contacted regarding the disposition and treatment of the resource(s).

COA CUL-3 In the event of the unanticipated discovery of human remains, work in the immediate vicinity of the find shall stop and no further disturbance shall occur until the Riverside County Coroner has made a determination of origin and disposition pursuant to CEQA, Section 15604.5(e), State of California Health and Safety Code Section 7050.5 and PRC Section 5097.98. The County Coroner shall be notified of the find immediately. If the Coroner determines that the human remains are of Native American in origin, then the Coroner shall notify the NAHC, who is responsible for identifying and notifying the Native American most likely descendant (MLD). The MLD shall complete the inspection of the site within 48 hours of notification and make recommendations regarding the treatment and disposition of human remains and items associated with Native American burials. If an agreement regarding disposition of human remains between the MLD and the Landowner or a MLD cannot be identified, the landowner shall comply with the disposition and documentation required as defined by PCR 5097.98 Section (e).

Lake Elsinore General Plan Applicable Policies

Policy 6.1 Encourage the preservation of significant archaeological, historical, and other cultural resources located within the City.

Policy 6.3 When significant cultural/archaeological sites or artifacts are discovered on a site, coordination with professional archaeologists, relevant state and, if applicable, federal agencies, and the appropriate Native American tribes regarding preservation of sites or professional retrieval and preservation of artifacts or by other means of protection, prior to development of the site shall be required. Because ceremonial items and items of cultural patrimony reflect traditional religious beliefs and practices, developers shall waive any and all claims to ownership and agree to return all Native American ceremonial items and items of cultural patrimony that may be found on a project site to the appropriate tribe for treatment. It is understood by all parties that unless otherwise required by law the site of any reburial Native American human remains or cultural artifacts shall not be disclosed and shall be governed by public disclosure requirements of the California Public Resources Act.

Policy 6.4 If archaeological excavations are recommended on a project site, the City shall require that all such investigations include Native American consultation, which shall occur prior to project approval.

Lake Elsinore General Plan Applicable EIR Mitigation Measures

The following mitigation measures identified in the Lake Elsinore GP EIR apply to the Project:

MM Cultural/Paleontological Resource 2 Prior to issuance of grading permit(s) for the project, the project applicant shall retain an archaeological monitor to monitor all ground disturbing activities in an effort to identify any unknown archaeological resources. Any newly discovered cultural resource deposits shall be subject to a cultural resources evaluation.

MM Cultural/Paleontological Resource 3 At least 30 days prior to seeking a grading permit, the project applicant shall contact the appropriate tribe to notify that Tribe of grading, excavation and the monitoring program, and to coordinate with the City of Lake Elsinore and the Tribe to develop a Cultural Resources Treatment and Monitoring Agreement. The Agreement shall address the treatment of known cultural resources, the designation, responsibilities, and participation of Native American Tribal monitors during grading, excavation and ground disturbing activities; project grading and development scheduling; terms of

	compensation; and treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on the site.
MM Cultural/Paleontological Resource 4	Prior to issuance of any grading permit, the project archaeologist shall file a pre-grading report with the City and County (if required) to document the proposed methodology for grading activity observation. Said methodology shall include the requirement for a qualified archaeological monitor to be present and to have the authority to stop and redirect grading activities. In accordance with the agreement required in MM Cultural/Paleontological Resources 2, the archaeological monitor's authority to stop and redirect grading will be exercised in consultation with the appropriate tribe in order to evaluate the significance of any archaeological resources discovered on the property. Tribal monitors shall be allowed to monitor all grading, excavation and ground breaking activities, and shall also have the authority to stop and redirect grading activities in consultation with the project archeologist.
MM Cultural/Paleontological Resource 5	The landowner shall relinquish ownership of all cultural resources, including sacred items, burial goods and all archaeological artifacts that are found on the project area to the appropriate tribe for proper treatment and disposition.
MM Cultural/Paleontological Resource 6	All sacred sites, should they be encountered within the project area, shall be avoided and preserved as the preferred mitigation, if feasible.
MM Cultural/Paleontological Resource 7	If inadvertent discoveries of subsurface archaeological/cultural resources are discovered during grading, the Developer, the project archaeologist, and the appropriate tribe shall assess the significance of such resources and shall meet and confer regarding the mitigation for such resources. If the Developer and the Tribe cannot agree on the significance or the mitigation for such resources, these issues will be presented to the Community Development Director (CDD) for decision. The CDD shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological resources and shall take into account the religious beliefs, customs, and practices of the appropriate tribe. Notwithstanding any other rights available under the law, the decision of the CDD shall be appealable to the City of Lake Elsinore.

MM Cultural/Paleontological Resource 8	Individual projects implemented in accordance with the Land Use Plan shall also demonstrate compliance with Cultural and Paleontological Resources Policies 6.2, 6.4, 7.1, and 7.5. As well as compliance with applicable District Plan Policies to cultural and paleontological resources.

Conclusion

As previously discussed, in accordance with the requirements of AB 52, the City sent notification to the Agua Caliente Band of Cahuilla Indians, Morongo Band of Mission Indians, Rincon Band of Luiseño Indians, Pechanga Band of Indians, Soboba Band of Luiseño Indians and Torres-Martinez Desert Cahuilla Indians Tribes on April 24, 2024. The Pechanga, Rincon, and Soboba tribes requested to be consulted. Meetings were held with the Soboba Tribe on July 9, 2024, April 15, 2025, and July 2, 2025. Meetings were held with the Pechanga Tribe on July 9, 2024, April 22, 2025, and June 24, 2025. Meetings were held with the Rincon Tribe on July 10, 2024 and April 03, 2025. The City concluded consultation with the Rincon Band of Luiseño Indians on April 10, 2025, the Soboba Band of Luiseño Indians on August 13, 2025, and with the Pechanga Band of Indians on July 11, 2025

Through the completion of tribal consultation, the Project is consistent with the Lake Elsinore GP EIR **MM Cultural/Paleontological Resources 3** mitigation measures, which requires notification and coordination with interested and important tribes as listed by the NAHC. The identified CRA mitigation measures are also consistent with **MM Cultural/Paleontological Resources 2, and 4-8**, which require the presence of an archaeological monitor at the commencement and duration of construction-related activities. With the incorporation of mitigation measures and adherence Cultural Resources policies as outline in the Lake Elsinore GP, the Lake Elsinore GP EIR determined that impacts to cultural resources resulting from implementation of the Lake Elsinore GP, would be less than significant.

No new impacts relative to adverse cultural resources impacts or a substantial increase in the severity of a previously identified significant impact evaluated in the Lake Elsinore GP EIR would occur. With regard to PRC Section 21083.3 and State CEQA Guidelines Section 15183, the Project would not result in any new impacts, or increase previously identified impact's severity, with respect to cultural resources. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Lake Elsinore GP EIR was certified is available that would impact the prior finding of less than significant with mitigation incorporated.

3.5 Energy

Environmental Impact Issues	Prior EIR Impact Determination	Significant peculiar impact with uniform measures incorporated?	Potentially significant impact not identified in prior EIR?	New significant off-site or cumulative impact?	No new information indicating a substantial increase in impact severity?
The Lake Elinore GP would result in a significant impact to energy if it would:					
Criterion 1: Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	Not analyzed in Lake Elsinore GP EIR	☐	☐	☐	☒
Criterion 2: Conflict with or obstruct a state or local plan or renewable energy or energy efficiency?	Not analyzed in Lake Elsinore GP EIR	☐	☐	☐	☒

This section incorporates the findings of the Energy Review (2024) prepared by MD Acoustics, LLC, which is included as **Appendix D.**

Discussion

Revisions to the CEQA Guidelines were implemented after the approval of the Lake Elsinore GP EIR, in which a new separate CEQA checklist topic for "Energy" was created, consistent with Appendix G of the CEQA Guidelines. As such, the Lake Elsinore GP EIR did not specifically address energy and the associated CEQA thresholds. However, energy conservation was discussed at a minimum in the GHG emissions impact analysis, specifically with respect to meeting GHG emissions reduction targets. Energy Measures were identified and analyzed in the GHG emissions impact analysis that included reductions in energy demand, efficient building standards and upgrades, and green business certification programs. The Lake Elsinore GP EIR determined that with the implementation of energy measures would reduce wasteful energy consumption and demand.

An Energy Review was completed for the Project to determine potential impacts to energy resources as a result of Project implementation. Fuel consumed by construction equipment would be the primary energy resource expended over the course of Project construction. However, once construction is completed the use of diesel fuels would cease. Additionally, construction equipment would have engines that conform to California Air Resources Board (CARB) regulations and State emissions standards and is evidence of related fuel efficiencies. Construction of the proposed residential land uses would require the typical use of energy resources and would not include unusual characteristics or construction activities that would require the use of incompatible energy-intensive equipment. As such, construction-related fuel consumption would not result in inefficient, wasteful, or unnecessary consumption of fuel.

Once operational, the largest source of energy consumption would be vehicle operation of residents. Associated vehicle miles traveled (VMT) generated by the Project are consistent with other similar residential uses of similar scale and configuration. As such, the Project does not propose uses or operations that would result in excessive and wasteful vehicle trips or energy consumption and would not result in inefficient, wasteful, or unnecessary consumption of fuel. Therefore, the Project would have a less than significant impact.

The Project site is located in a developed area with access to and from the Project site from existing roads. Furthermore, the Project does not propose a transportation plan and would therefore not otherwise obstruct Southern California Association of Governments (SCAG) transportation planning. As the Project is required to comply with California Green Building Standard Code requirements for energy efficient buildings and appliance, the Project would not conflict with existing state energy efficiency standards. As such, the Project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. Therefore, the Project would have less than a significant impact.

Project Mitigation Measures

No Project-specific mitigation measures are required.

Lake Elsinore General Plan EIR Applicable Mitigation Measures

No mitigation measures that apply to the Project are required.

Conclusion

No new impacts relative to energy resource impacts or a substantial increase in the severity of a previously identified significant impact evaluated in the Lake Elsinore GP EIR would occur. With regard to PRC Section 21083.3 and State CEQA Guidelines Section 15183, the Project would not result in any new impacts, or increase previously identified impact's severity, with respect to energy. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Lake Elsinore GP EIR was certified is available that would impact the prior finding of less than significant.

3.6 Geology and Soils

Environmental Impact Issues	Prior EIR Impact Determination	Significant peculiar impact with uniform measures incorporated?	Potentially significant impact not identified in prior EIR?	New significant off-site or cumulative impact?	No new information indicating a substantial increase in impact severity?
The Lake Elsinore GP would result in a significant impact to energy if it would:					
Criterion 1: Expose People or structures to potential substantial adverse effects including the risk of loss, injury, or death involving: a. 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 of based on other substantial evidence of a known fault (refer to Division of Mines and Geology Special Publication 42); b. Strong seismic ground shaking; c. Seismic-related ground failure; including liquefaction d. Landslides.	Less Than Significant with Mitigation Incorporated	☐	☐	☐	☒
Criterion 2: Result in substantial soil erosion of the loss of topsoil.	Less Than Significant	☐	☐	☐	☒
Criterion 3: Is located on a geologic unit or soil is unstable of that would become unstable as a result of the project and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse.	Less Than Significant with Mitigation Incorporated	☐	☐	☐	☒
Criterion 4: Is located on expansive soil, as deferred in Table 18-1-B of the Uniform Building Code (1994), creating a substantial risk to life or property.	Less Than Significant with Mitigation Incorporated	☐	☐	☐	☒
Criterion 5: Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for disposal of waste water.	Less Than Significant	☐	☐	☐	☒

This section incorporates the findings of the Geologic and Geotechnical Engineering Investigation (2023) prepared by GeoSoils Consultants Inc., which is included as **Appendix E**.

Discussion

The Engineering Investigation assessed the Project site for potential geological hazards and determined the potential impacts to exacerbate such hazards as a result of Project implementation.

The Project site is not located within an Alquist-Priolo Earthquake Fault Zone and there are no active faults on or adjacent to the property. The closest such fault to the Project site is the Glen Ivy North fault, located approximately two miles to the northwest of the site. While there are no faults on or adjacent to the Project site, the faults nearest the site may still cause moderate to intense ground shaking during the lifetime of the Project. As such, earthquake resistant design is recommended that is consistent with the 2022 California Building Code (CBC) Seismic Design Criteria. Specifically, the Engineering Investigation recommends the Project incorporate Site Class D as part of the design for the Project. With incorporation of Site Class D seismic design, the Project may reduce severe damage caused by ground rupture and strong ground shaking, including the risk of loss, injury, and death.

Since the Project site is not within or immediately adjacent to known active faults, it was determined that the ground rupture hazard potential for the Project site is considered remote. Further, relatively flat topography of the Project site does not contribute to the likelihood of landslides. While Lake Elsinore is in close proximity to the Project site, given the distance from the Project site and elevation difference between the lake and the Project site, hazards associated with seiches are considered low. Further, the Project site is not in close proximity to an ocean. The Pacific Ocean, to the southwest of the Project site, is approximately 23 miles from the Project site, with the Santa Ana Mountains located between the Pacific Ocean and the Project site. As such, risks associated with tsunamis are not considered to be a hazard to the Project site. The Engineering Investigation also determined that liquefaction is not considered a potential hazard to the Project site, considering the observed dense to very dense nature of the soils on the Project site. Lastly, the Project site was assessed for potential of collapse, and it was determined that the on-site soils that would remain in-place pose a low potential for collapse.

While no significant geological hazards were identified with high potential to occur on the Project site or be exacerbated during Project implementation, the Engineering Investigation has proposed design recommendations that may reduce potential impacts to the geology and soils on the Project site. A complete description of all proposed design recommendations is included in **Appendix E**.

The Lake Elsinore GP EIR determined that through the City's regulation of development under the requirements of the CBC and mitigation measures, the potential seismic hazards associated with future development within the Lake Elsinore GP would be sufficiently mitigated. Further, future development would be subject to compliance with the provisions of Chapters 17.28 and 17.32 of the City's Zoning Code that would reduce seismic hazards to less-than-significant levels.

Additionally, the Lake Elsinore GP EIR determined that future development projects could contribute to erosion and the loss of topsoil. However, all future development projects would be required to comply with provisions detailed in the City's Municipal Code that address soil erosion, including Lake Elsinore Municipal Code Chapter 14.08, Stormwater/Urban Runoff Management and Discharge Controls. Specifically, future development projects would be required to comply with a National Pollution Discharge Elimination System (NPDES) permit and, consequently, develop a Storm Water Pollution Prevention Plan (SWPPP) including the use of Best Management Practices. Such compliance with the NPDES, SWPPP, and associated BMPs would also adhere to Goal 1 and Policy 1.1 of the Public Safety and Welfare Chapter of the Lake Elsinore GP as well as Policies 4.1 and 4.3 of the Resource Protection and Preservation Chapter to control erosion and protect surface water and groundwater from adverse construction-related impacts. Through compliance with the aforementioned regulatory requirements, the Lake Elsinore GP EIR determined that impacts associated with future development within the Lake Elsinore GP as they relate to soil erosion or loss of topsoil are considered less than significant.

Lastly, the Project does not propose development that would require the use of septic tanks or alternative wastewater disposal systems; thus, the Project would have no impacts in this regard.

Through incorporation of design recommendations and compliance with the Lake Elsinore GP applicable goals and policies related to geology and soils, the Project would not result in adverse impacts to geological resources that would result in significant geological hazards. As such, the Project would be consistent with the findings of the Lake Elsinore GP EIR and a less than significant impact would occur.

Project Mitigation Measures

No Project-specific mitigation measures are required.

Lake Elsinore General Plan Applicable Policies

Policy 4.1 Encourage developers to provide clean water systems that reduce pollutants being discharged into the drainage system to the maximum extent feasible and meet required federal Pollution Discharge Elimination Systems (NPDES) standards.

Policy 4.3 Require Best Management Practices through project conditions of approval for development to meet the Federal NPDES permit requirements.

Lake Elsinore General Plan EIR Applicable Mitigation Measures

No mitigation measures are applicable.

Conclusion

The Project would incorporate design recommendations as described in the Geotechnical Engineering Investigation to reduce potential impacts to geology and soils on the Project site. With the incorporation of the design recommendations and adherence to the aforementioned policies as outlined in the Lake

Elsinore GP, the Lake Elsinore GP EIR determined that impacts to geology and soils resulting from implementation of the Lake Elsinore GP, would be less than significant.

No new impacts relative to adverse geological, including geology and soils impacts or a substantial increase in the severity of a previously identified significant impact evaluated in the Lake Elsinore GP EIR would occur. With regard to PRC Section 21083.3 and State CEQA Guidelines Section 15183, the Project would not result in any new impacts, or increase previously identified impact's severity, with respect to geology and soils. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Lake Elsinore GP EIR was certified is available that would impact the prior finding of less than significant with mitigation incorporated.

3.7 Greenhouse Gas Emissions

Environmental Impact Issues	Prior EIR Impact Determination	Significant peculiar impact with uniform measures incorporated?	Potentially significant impact not identified in prior EIR?	New significant off-site or cumulative impact?	No new information indicating a substantial increase in impact severity?
The Lake Elsinore GP would result in a significant impact to greenhouse gases if it would:					
Criterion 1: Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.	Less Than Significant	☐	☐	☐	☒
Criterion 2: Conflict with an applicable plan, policy, or regulation adopted for the purposes of reducing the emissions of greenhouse gases.	Less Than Significant	☐	☐	☐	☒

This section incorporates the findings of the combined Air Quality and Greenhouse Gases Assessment (2024; prepared by Urban Crossroads), which is included as **Appendix A.**

Discussion

The Lake Elsinore GP EIR determined that development resulting from the buildout of the Lake Elsinore GP would result in less than significant impacts with respect to GHG emissions.

As determined by the Lake Elsinore GP EIR, buildout of the Lake Elsinore GP is projected to increase GHG emissions from the time the EIR was prepared in 2011 through to 2030. However, complete buildout of the Lake Elsinore GP is not anticipated to occur by 2030, and it is unlikely that emissions will increase to the projected levels. To meet emissions reduction targets, the City has prepared a Climate Action Plan (CAP). Applicable strategies and measures from the CAP were included to build the policy direction of the Lake Elsinore GP. Each measure defines the programs, policies, and projects that the City will implement to accomplish its reduction goals. These measures include reductions with respect to transportation and land use; energy; and solid waste. With implementation of the identified measures, the Lake Elsinore GP EIR determined that the City could exceed its GHG emissions targets. As such, the Lake Elsinore GP EIR determined that implementation of the strategies and measures set forth in the CAP and compliance with the goals, policies, and implementation measures identified in the Lake Elsinore GP would reduce potential impacts to GHG emissions and a less than significant impact would occur.

Further, the Lake Elsinore GP EIR determined that the Lake Elsinore GP would not result in a conflict with an applicable plan, policy, or regulation adopted to reduce GHG emissions. As previously mentioned, adherence to the CAP, in addition to compliance with state-level measures, would allow the City to exceed target reductions by 2030. Additionally, the CAP was proposed as part of the Lake Elsinore GP and served

as a guide to build the goals, policies and implementation programs proposed in the Lake Elsinore GP. As such, the Lake Elsinore GP EIR determined implementation with the Lake Elsinore GP would be consistent and not conflict with an applicable GHG reduction plan, policy, or regulation adopted to reduce GHG emissions and impacts would be less than significant.

According to the GHG assessment, the Project would result in approximately 944.57 $MTCO_2e$/year, which would be under the SCAQMD's numeric threshold of 3,000 $MTCO_2e$/year. As such, the Project would not contribute to direct or indirect GHG emissions that would have a significant impact on the environment and a less than significant impact would occur.

The GHG assessment included a consistency analysis with the City of Lake Elsinore CAP. The GHG assessment evaluated applicable CAP measures to the Project and determined that the Project is consistent with the policies outlined in the City's CAP. Further, the GHG assessment indicates that a project can demonstrate consistency with the 2022 Scoping Plan for Achieving Carbon Neutrality (2022 Scoping Plan) by aligning with an approved CAP. Considering the Project is consistent with the City's CAP, the Project is also consistent with the 2022 Scoping Plan by these standards. As such, the Project would not conflict with an applicable plan, policy, or regulation adopted to reduce GHG emissions and impacts would be less than significant.

Project Mitigation Measures

No Project-specific mitigation measures are required.

Lake Elsinore General Plan Applicable Policies

Policy 14.2 Measures shall be established that aim to reduce emissions generated from City uses, community uses (community actions) and new development (City discretionary actions).

Lake Elsinore General Plan Applicable EIR Mitigation Measures

No mitigation measures are applicable.

Conclusion

No new impacts relative to GHG emission impacts or a substantial increase in the severity of a previously identified significant impact evaluated in the Lake Elsinore GP EIR would occur. With regard to PRC Section 21083.3 and State CEQA Guidelines Section 15183, the Project would not result in any new impacts, or increase previously identified impact's severity, with respect to GHG emissions. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Lake Elsinore GP EIR was certified is available that would impact the prior finding of less than significant.

3.8 Hazards and Hazardous Materials

Environmental Impact Issues	Prior EIR Impact Determination	Significant peculiar impact with uniform measures incorporated?	Potentially significant impact not identified in prior EIR?	New significant off-site or cumulative impact?	No new information indicating a substantial increase in impact severity?
The Lake Elsinore GP would result in a significant impact to hazards and hazardous materials if it would:					
Criterion 1: Create a significant hazard to the public of the environment through the routine transport, use, disposal, of hazardous materials.	Less Than Significant with Mitigation Incorporated	☐	☐	☐	☒
Criterion 2: Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.	Less Than Significant with Mitigation Incorporated	☐	☐	☐	☒
Criterion 3: Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.	Less Than Significant with Mitigation Incorporated	☐	☐	☐	☒
Criterion 4: Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment.	Less Than Significant	☐	☐	☐	☒
Criterion 5: For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public or private use airport, would the project result in a safety hazard for people residing or working in the project area.	Less Than Significant with Mitigation Incorporated	☐	☐	☐	☒
Criterion 6: For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area.	Less Than Significant with Mitigation Incorporated	☐	☐	☐	☒

Environmental Impact Issues	Prior EIR Impact Determination	Significant peculiar impact with uniform measures incorporated?	Potentially significant impact not identified in prior EIR?	New significant off-site or cumulative impact?	No new information indicating a substantial increase in impact severity?
The Lake Elsinore GP would result in a significant impact to hazards and hazardous materials if it would:					
Criterion 7: Impair the implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.	No Impact	☐	☐	☐	☒
Criterion 8: Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands.	Less Than Significant with Mitigation Incorporated	☐	☐	☐	☒

This section incorporates the findings of the following technical reports prepared by Partner Engineering (refer **Appendix F** for complete analyses):

- Phase I Environmental Site Assessment (February 2023; Phase I ESA); **Appendix F1**
- Phase II Subsurface Investigation Report (April 2023; Phase II Subsurface Investigation); **Appendix F2**
- Additional Investigation Report (May 2023); **Appendix F3**
- Vapor Intrusion Technical Memorandum (January 2025; VI Tech Memo); **Appendix F4**

Discussion

The purpose of the Phase I ESA was to identify any adverse environmental conditions that exist on the Project site, including Recognized Environmental Conditions (RECs), Historical Recognized Conditions (HRECs), and Controlled recognized Environmental Conditions (CECs). Additionally, nearby sites that have the potential to impact the property were also evaluated. The Phase I ESA historical data review indicated the site was previously used for a dry-cleaning business and agricultural uses, therefore revealing evidence of RECs present on the Project site. As such, the Phase I ESA concluded that a limited subsurface investigation should be conducted to determine the presence or absence of soil, soil vapor, and/or groundwater contamination resulting from the historical uses of the Project site.

Based on the results of the Phase II Subsurface Investigation, none of the analyzed soil samples contained hazardous substances from the historical land uses on the Project site. However, tetrachloroethylene (PCE) was detected in one soil gas sample at a concentration exceeding the residential Soil Gas Screening

Levels (SGSL). As such, the Phase II Subsurface Investigation determined that additional investigation be completed to evaluate the potential vapor intrusion concern to future occupants of the Project site.

Lastly, Partner Engineering conducted a Vapor Intrusion Tech Memo and concluded that the anticipated indoor air concentration inside the proposed building would be below the indoor air screening level for residential use. As such, the Vapor Intrusion Tech Memo concluded that adverse impacts to future site occupants would be unlikely to and no mitigation measures are required.

Project construction is not anticipated to involve the transport, use, creation, or disposal of hazardous materials. Small quantities of potentially hazardous substances such as gasoline, diesel fuel, lubricants for machines, and other petroleum-based products would be used on-site.

The Project would not emit hazardous emissions or involve hazardous or acutely hazardous materials, substances, or waste. However, the Project could involve the transport and use of materials associated with routine maintenance of the property, such as janitorial supplies for cleaning purposes and/or herbicides and pesticides for landscaping. The storage, use, handling, and disposal of any hazardous materials (such as paints and solvents) that might be stored on the Project site during construction are addressed by federal, State, and local laws, regulations and programs that govern the use, transport and/or disposal of hazardous materials. Compliance with local, State and federal laws and regulations would reduce the risk of hazardous material incidents to a less than significant impact. Therefore, the Project would not create a significant hazard to the public or to the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.

The Project would not emit hazardous emissions or handle hazardous materials, substances or waste within one-quarter mile of a school site. The closest school to the Project site is Lakeside High School, located approximately 2,000 feet to the southwest of the Project site. Hazardous materials other than supplies used for operational maintenance of the Project are not expected to be on site. The Project would comply with all federal, State and local laws, regulations, and programs that govern the use, transport and/or disposal of hazardous materials. Compliance with local, State and federal laws and regulations would reduce the risk of hazardous material and emissions incidents to a less than significant impact. Therefore, the Project would not create a significant hazard to existing or proposed school sites.

The Project site does not include any sites identified on a hazardous site list compiled pursuant to California Government Code Section 65962.5.[6]

The Project site is not within an airport land use plan area or within two miles of an airport. The nearest public airport is John Wayne Airport located 28 miles to the west of the project site. As such, the Project would not create a safety hazard regarding individuals located within an airport or private airstrip vicinity.

[6] California Department of Toxic Substances Control. 2024. https://www.envirostor.dtsc.ca.gov/public/map/?global_id=60003205. Accessed September 2024.

As determined in the Lake Elsinore GP EIR, future development as part of the Lake Elsinore GP would result in the increase in the generation, storage, and disposal of household hazardous wastes during operations of the Project. However, the City would continue to implement household hazardous waste collection and education programs pursuant to Policy 3.4 of the Public Safety and Welfare chapter's Hazards and Hazardous Materials Section. Similarly, construction-related activities could increase the risk of upset of contamination of hazardous materials but would be maintained through the continued enforcement of Lake Elsinore GP policies 3.1, 3.3, and 3.5 in the Hazards and Hazardous Materials section of the Public Safety and Welfare chapter, which provides measure to ensure leak detection, reports of spills, and cleanup protocols. The Lake Elsinore GP EIR also determined that buildout of the GP would maintain compliance with all requirements under the Riverside County Hazardous Waste Management Plan (RCHWMP). Further, the Lake Elsinore GP EIR concluded that future development would not conflict with the City's Emergency Preparedness Plan or the Riverside County Operational Area Multi-Jurisdictional Local Hazard Mitigation Plan and would be required to comply with all applicable local and state regulatory standards for adequate emergency access and all applicable fire code requirements for construction. Lastly, according to CalFire, the Project site is not located within a very high fire hazard zone and is not prone to hazards associated with wildfire.[7] To reduce impacts to hazards and hazardous materials, the Lake Elsinore GP EIR determined that future development projects would be required to adhere to **MM Hazards 1** through **5**, which requires projects to analyze potential impacts and demonstrate mitigation, when appropriate. Consequently, with the incorporation of mitigation measures **MM Hazards 1** through **5** and adherence to the Lake Elsinore GP policies relating to hazards and hazardous materials, the Lake Elsinore GP EIR determined that impacts to hazards and hazardous materials would be less than significant.

While no Project-specific mitigation measures are recommended, the Project maintains compliance with Lake Elsinore GP **MM Hazards 1** through **5**, by demonstrating potential impacts to hazards and hazardous materials through the Phase I and II ESAs and the Vapor Intrusion Memo. Through and compliance with the Lake Elsinore GP EIR mitigation measures and the aforementioned Lake Elsinore GP Goals and Policies, the Project would not result in adverse impacts to hazard or hazardous materials causing a significant impact to the environment or the public. As such, the Project would be consistent with the findings of the Lake Elsinore GP EIR and a less than significant impact would occur.

Project Mitigation Measures

No Project-specific mitigation measures are required.

Lake Elsinore General Plan Applicable Policies

Policy 3.1 Continue to require hazardous waste generators to implement a waste reduction program per the Riverside County Hazardous Waste Management Plan with

[7] CalFire. 2024. *Fire Hazard Severity Zones*. https://osfm.fire.ca.gov/what-we-do/community-wildfire-preparedness-and-mitigation/fire-hazard-severity-zones. Accessed September 2024.

necessary inspections per the Riverside County Hazardous Materials Handlers Program.

Polic 3.3 Encourage the safe disposal of hazardous materials with County agencies to protect the City against a hazardous materials incident.

Lake Elsinore General Plan EIR Applicable Mitigation Measures

No mitigation measures are applicable.

Conclusion

The Project would not result in release of hazards or hazardous materials through the routine transport, use, disposal, or storage of hazardous materials during construction or operations. The Project would be required to adhere to all applicable local and state regulations pertaining to the transport, storage, use, and disposal of hazardous materials. Through the completion of the Phase I ESA, the Project maintains consistency with the Lake Elsinore GP EIR **MM Hazards 1** mitigation measure to demonstrate the Project does not contain significant hazards or hazardous materials that may be released into the environment or be exposed to the public as a result of Project implementation. With the adherence to the Lake Elsinore mitigation measures and adherence to the Public Safety and Welfare policies as outlined in the Lake Elsinore GP, the Lake Elsinore GP EIR determined that impacts to hazards and hazardous materials resulting from implementation of the Lake Elsinore GP, would be less than significant.

No new impacts relative to hazards and risk upset impacts or a substantial increase in the severity of a previously identified significant impact evaluated in the Lake Elsinore GP EIR would occur. With regard to PRC Section 21083.3 and State CEQA Guidelines Section 15183, the Project would not result in any new impacts, or increase previously identified impact's severity, with respect to hazards and risk upset. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Lake Elsinore GP EIR was certified is available that would impact the prior finding of less than significant with mitigation incorporated.

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3.9 Hydrology and Water Quality

Environmental Impact Issues	Prior EIR Impact Determination	Significant peculiar impact with uniform measures incorporated?	Potentially significant impact not identified in prior EIR?	New significant off-site or cumulative impact?	No new information indicating a substantial increase in impact severity?
The Lake Elsinore GP would result in a significant impact to hydrology and water quality if it would:					
Criterion 1: Violate any water quality standards, waste discharge requirements.	Less Than Significant with Mitigation Incorporated	☐	☐	☐	☒
Criterion 2: Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (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 with Mitigation Incorporated	☐	☐	☐	☒
Criterion 3: Substantially alter the existing drainage pattern of the site or area, including through the alterations of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site.	Less Than Significant with Mitigation Incorporated	☐	☐	☐	☒
Criterion 4: Substantially alter the existing drainage pattern of the site or area, including through the alterations of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site.	Less Than Significant with Mitigation Incorporated	☐	☐	☐	☒
Criterion 5: Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial sources of polluted runoff.	Less Then Significant with Mitigation Incorporated	☐	☐	☐	☒

Environmental Impact Issues	Prior EIR Impact Determination	Significant peculiar impact with uniform measures incorporated?	Potentially significant impact not identified in prior EIR?	New significant off-site or cumulative impact?	No new information indicating a substantial increase in impact severity?
The Lake Elsinore GP would result in a significant impact to hydrology and water quality if it would:					
Criterion 6: Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.	Less Than Significant with Mitigation Incorporated	☐	☐	☐	☒
Criterion 7: Otherwise substantially degrade water quality.	Less than Significant with Mitigation Incorporated	☐	☐	☐	☒
Criterion 8: Place within a 100-year flood hazard area structures that would impede or redirect flood flows.	Less than Significant with Mitigation Incorporated	☐	☐	☐	☒
Criterion 9: 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 a dam.	Less than Significant	☐	☐	☐	☒
Criterion 10: Result in inundation by seiche, tsunami, or mudflow.	Less than Significant	☐	☐	☐	☒

This section includes the findings from the Project Specific Water Quality Management Plan (WQMP) prepared by Blue Engineering and Consulting, Inc. (2024) and is included as **Appendix G.**

Discussion

The City and SOI are within the Santa Ana regional watershed, which is drained by the Santa Ana River. The primary natural surface water features within the Lake Elsinore GP are Lake Elsinore, the San Jacinto River, and Temescal Wash. The Elsinore Groundwater Basin underlies the Elsinore Valley and is managed by the Elsinore Valley Municipal Water District (EVMWD) Groundwater Management Plan. Potential flood sources within the City closest to the Project site include Leach Canyon Channel and Lake Elsinore.

Water pollutants source in the Lake Elsinore area have historically been caused by agricultural operations that use chemicals and fertilizers on the land. As a result, Lake Elsinore has been identified on the State Water Resources Control Board (SWRCB), and in compliance with Clean Water Act Section 303(d), list of impaired bodies of water in the state. Development consistent with the Lake Elsinore GP could result in an increase in non-point source and point source contamination from common urban sources,

construction activity, and vehicle use. These impacts that may directly affect surface waters through runoff can also affect groundwater quality through percolation in the watercourse and in exposed soils.

To address the potential impacts of future development within the Lake Elsinore GP, the Lake Elsinore GP EIR identified **MM Hydrology 1**, which would require future development projects to adhere to Flooding and Floodplains Policies 5.1-5.2; Water Resources Policies 4.1-4.4, and Biological Resource Policies 1.1-1.8 and 2.1-2.2, to reduce potential impacts to surface and groundwater quality, where applicable. Further, future development projects would be required to obtain a NPDES permit and implement associated BMPs to reduce the amount of pollutants being discharged into the drainage system. Lastly, project level assessment must be prepared for any future development for hydrology or groundwater and surface water quality impacts. With the implementation of **MM Hydrology 1**, adherence to the aforementioned Lake Elsinore GP policies, the Lake Elsinore GP EIR determined that buildout of the Lake Elsinore GP would have a less than significant impact to surface and groundwater quality.

Further, **MM Hydrology 1** would also be implemented to protect the natural drainage patterns occurring within future development project sites that are located within the 100-year floodplain. Adherence to the aforementioned Lake Elsinore GP EIR policies outlined in **MM Hydrology 1** would reduce potential impacts to drainage patterns and flood flows that may result in flooding to less than significant levels.

Lastly, the Lake Elsinore GP EIR determined that portions of the City are within a dam inundation boundary from the Railroad Canyon Dam Inundation map. However, the Project site is not within the boundary of the Railroad Canyon Dam Inundation map.[8] As previously stated, inundation caused by tsunamis would not occur and inundation from seiches would be low. As such, impacts associated with flooding from dam inundation or inundation caused by tsunamis or seiche would be less than significant.

The Project's WQMP also outlined specific BMPs that would help reduce potential impacts to water quality that may be generated from runoff during construction and operations. The WQMP identified potential sources of runoff pollutants from landscape and outdoor use of pesticides as well as on-site storm drain catch basins and inlets and other impervious surfaces such as driveways, sidewalks, and parking lots. As such, permanent structural source control BMPs and operational source control BMPs would reduce surface pollution and groundwater quality.

With the incorporation of the WQMP BMPs and compliance with Lake Elsinore GP associated policies relating to surface and groundwater quality and flood hazards, the Project would have a less than significant impact on hydrology and water quality.

Through compliance with the Lake Elsinore GP EIR mitigation measures and the aforementioned Lake Elsinore GP Goals and Policies, the Project would not result in adverse impacts hydrological conditions or

[8] California Department of Water Resources. 2017. *Dam Breach Inundation Map Web Publisher – Railroad Canyon Dam Inundation Map*. https://fmds.water.ca.gov/webgis/?appid=dam_prototype_v2 Accessed September 2024.

water quality causing a significant impact to the environment or the public. As such, the Project would be consistent with the findings of the Lake Elsinore GP EIR and a less than significant impact would occur.

Project Mitigation Measures

No Project-specific mitigation measures are required.

Lake Elsinore General Plan Applicable Policies

Policy 5.1 Continue to ensure that new construction in floodways and floodplains conforms to all applicable provisions of the National Flood Insurance Program in order to protect buildings and property from flooding.

Policy 4.1 Encourage developers to provide clean water systems that reduce pollutants being discharged into the drainage system to the maximum extent feasible and meet required Federal NPDES standards.

Lake Elsinore General Plan EIR Applicable Mitigation Measures

No mitigation measures are applicable.

Conclusion

The Project would not result in adverse impacts to hydrology and water quality. The Project would be required to adhere to all applicable local and state regulations pertaining to the hydrology and water quality, such as adherence to NPDES permit requirements. Additionally, the Project would be required to comply with the Lake Elsinore GP policies relating to flood hazards and water resources. With the adherence to the Flooding and Floodplain, Water Resources, and Biological Resources policies as outlined in the Lake Elsinore GP, the Lake Elsinore GP EIR determined that impacts to hydrology and water quality resulting from implementation of the Lake Elsinore GP, would be less than significant.

No new impacts relative to adverse hydrology and water quality impacts or a substantial increase in the severity of a previously identified significant impact evaluated in the Lake Elsinore GP EIR would occur. With regard to PRC Section 21083.3 and State CEQA Guidelines Section 15183, the Project would not result in any new impacts, or increase previously identified impact's severity, with respect to hydrology and water quality. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Lake Elsinore GP EIR was certified is available that would impact the prior finding of less than significant with mitigation incorporated.

3.10 Land Use and Planning

Environmental Impact Issues	Prior EIR Impact Determination	Significant peculiar impact with uniform measures incorporated?	Potentially significant impact not identified in prior EIR?	New significant off-site or cumulative impact?	No new information indicating a substantial increase in impact severity?
The Lake Elsinore GP would result in a significant impact to land use planning if it would:					
Criterion 1: Physically divide an established community.	Less Than Significant	☐	☐	☐	☒
Criterion 2: 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 with Mitigation Incorporated	☐	☐	☐	☒
Criterion 3: Conflict with any applicable habitat conservation plan or natural community conservation plan.	Less Than Significant with Mitigation Incorporated	☐	☐	☐	☒
Criterion 4: Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use.	Less than Significant	☐	☐	☐	☒
Criterion 5: Conflict with existing zoning for agricultural use, or a Willamson Act contract.	Less than Significant	☐	☐	☐	☒
Criterion 6: Involve other changes in existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use,	Less than Significant	☐	☐	☐	☒

Discussion

The Project proposes development of the 4.95-acre parcel for multi-family residential uses. The proposed uses are consistent with the Residential Mixed-Use Lake Elsinore GP Land Use Designation and surrounding adjacent residential uses. The Project does not propose development of uses that would physically divide or separate neighborhoods within an established community. The Project is consistent

with the underlying land use and zoning designations that have been included in local and regional planning efforts.

The Lake Elsinore GP EIR determined that implementation of the Lake Elsinore GP would be less than significant with mitigation incorporated to offset impacts that may conflict with the Southern California Association of Governments (SCAG) Regional Planning Efforts and the MSHCP. Considering the Project's minimal contribution to population growth has been accounted for in the Lake Elsinore GP EIR and that the Project is not within a MSHCP conservation area, Project impacts would be less than significant.

Furthermore, the Lake Elsinore GP EIR evaluated impacts to agricultural uses, particularly to land designated for Farmland, under the Land Use and Planning resource topic area. The Lake Elsinore GP EIR determined that, although historically agricultural was once a major land use within the City, it now accounts for less than 1 percent of the land uses existing within the City and SOI. Further, none of the land that had been previously designated for agricultural use with the City and SOI were considered important farmland. Lastly, not Williamson Act contracts exist within the City and SOI. As such, impacts to the conversion of agricultural land uses for non-agricultural land uses and land designated as important farmland, was determined to be less than significant. As such, the Project would not result in the conversion of agricultural land uses nor would the development of the Project important farmland and no impact would occur. This impact determination is consistent with the certified Lake Elsinore GP EIR. The Project would cause neither a new impact, nor an increase in the severity of an impact previously disclosed. No further analysis is required.

Project Mitigation Measures

No Project-specific mitigation measures are required.

Lake Elsinore Plan General Plan Applicable Policies

Policy 1.2 Encourage mixed use developments to reduce public service costs and environmental impacts through compatible land use relationships, and efficient circulation and open space systems.

Lake Elsinore Plan EIR Mitigation Measures

No mitigation measures are applicable.

Conclusion

No new impacts relative to adverse land use impacts or a substantial increase in the severity of a previously identified significant impact evaluated in the Lake Elsinore GP EIR would occur. With regard to PRC Section 21083.3 and State CEQA Guidelines Section 15183, the Project would not result in any new impacts, or increase previously identified impact's severity, with respect to land use. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Lake Elsinore GP EIR was certified is available that would impact the prior finding of less than significant.

3.11 Mineral Resources

Environmental Impact Issues	Prior EIR Impact Determination	Significant peculiar impact with uniform measures incorporated?	Potentially significant impact not identified in prior EIR?	New significant off-site or cumulative impact?	No new information indicating a substantial increase in impact severity?
The Lake Elsinore GP would result in a significant impact to mineral resources if it would:					
Criterion 1: Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	Less Than Significant	☐	☐	☐	☒
Criterion 2: Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	Less than Significant	☐	☐	☐	☒

Discussion

The Lake Elsinore GP EIR determined that development resulting from implementation of the Lake Elsinore GP would result in less than significant impacts with respect to mineral resources with the implementation of the proposed General Plan policies pertaining to mineral resources. Historically, there were some land uses that included mineral extraction and the City, SOI, and surrounding area have been classified as MRZ-3. However, mineral extraction activities have been phased out over time and the land has been designated for residential and commercial land uses. As these land use conversions had already happened prior to the approval of the Lake Elsinore GP EIR, development under the Lake Elsinore GP would not have a significant impact on the loss of availability of known mineral resources.

The Lake Elsinore GP EIR determined that with the implementation of the proposed Lake Elsinore GP policies pertaining to mineral resources, such as the implementation of the Extraction Overlay designation in specified locations within the City, would maintain the availability of mineral resources. As such, the Lake Elsinore EIR determined that buildout of the Lake Elsinore GP would have a less than significant impact on mineral resources, and no mitigation was required.

The Project is zoned for Residential Mixed-Use and mineral extraction or associated operations are not permitted within the Residential Mixed-Use zoning district.[9] The Project does not propose any uses that associated with mineral extraction or operations. As such, the Project would have no impact on mineral

[9] City of Lake Elsinore. 2024. *City of Lake Elsinore Municipal Code Chapter 17.86 RMU Residential Mixed Use District*. Available at: https://www.codepublishing.com/CA/LakeElsinore/html/LakeElsinore17/LakeElsinore1786.html#17.86 (accessed February 2025).

resources. The Project would be consistent with the findings of the Lake Elsinore GP EIR of less than significant with respect to mineral resources. No further analysis is required.

Project Mitigation Measures

No Project-specific mitigation measures are required.

Lake Elsinore Plan General Plan Applicable Policies

No General Plan policies are applicable on the Project-level.

Lake Elsinore Plan EIR Mitigation Measures

No mitigation measures are applicable.

Conclusion

No new impacts relative to adverse mineral resources impacts or a substantial increase in the severity of a previously identified significant impact evaluated in the Lake Elsinore GP EIR would occur. With regard to PRC Section 21083.3 and State CEQA Guidelines Section 15183, the Project would not result in any new impacts, or increase previously identified impact's severity, with respect to mineral resources. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Lake Elsinore GP EIR was certified is available that would impact the prior finding of less than significant.

3.12 Noise

Environmental Impact Issues	Prior EIR Impact Determination	Significant peculiar impact with uniform measures incorporated?	Potentially significant impact not identified in prior EIR?	New significant off-site or cumulative impact?	No new information indicating a substantial increase in impact severity?
The Lake Elsinore GP would result in a significant impact to noise if it would:					
Criterion 1: Exposure of persons or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.	Significant and Unavoidable	☐	☐	☐	☒
Criterion 2: Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels.	Less Than Significant with Mitigation Incorporated	☐	☐	☐	☒
Criterion 3: A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.	Significant and Unavoidable	☐	☐	☐	☒
Criterion 4: A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project.	Less Than Significant with Mitigation Incorporated	☐	☐	☐	☒
Criterion 5: For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, exposure of people residing or working in the project area to excessive noise levels.	Less Than Significant with Mitigation Incorporated	☐	☐	☐	☒
Criterion 6: For a project within a vicinity of a private airstrip, expose people residing or working in the project area to excessive noise levels.	Less Than Significant with Mitigation Incorporated	☐	☐	☐	☒

This section includes the findings of Noise Impact Analysis prepared by Urban Crossroads (November 2024) and is included in **Appendix H**.

Discussion

The Lake Elsinore GP EIR determined that buildout of the Lake Elsinore GP would result in significant and unavoidable impacts related to increased traffic noise that would result in permanent substantial ambient noise levels in excess of standards established in the City's Zoning Code. However, the buildout of the Lake Elsinore GP would have less than significant impacts with respect to generation of groundborne vibration and noise levels and substantial temporary or periodic ambient noise levels with the incorporation of mitigation measures **MM Noise 7** and **MM Noise 9**.

The Noise Impact Study prepared for the Project determined that the Project would contribute to potential construction-related noise impacts, including groundborne vibration. The Noise Impact study concluded that construction vibration associated with the Project would exceed the City's threshold at least two of the sensitive receiver locations within the Project site. As such, it is recommended that the Project use of a 24-foot vibration buffer zone to restrict the use of large loaded trucks and dozers within 50 feet of the sensitive receiver locations to reduce potential impacts. With the incorporation of the buffer zone, the Noise Impact Study determined that construction-related vibration impacts would be less than significant. While not required to make a finding of less than significant impacts, the City will impose its standard COAs, **COA NOI-1**, which would ensure that the Project implement the 24-foot vibration buffer. As such, **COA NOI-1** would be consistent with Approved EIR **MM Noise 7,** which required development projects prepare vibration mitigation plan that includes how construction-related vibration would be mitigated during. As such, the Project would not result in new impacts or new mitigation not previously analyzed or required by the Approved EIR. Further, no operation-related noise impacts are anticipated to occur, and no mitigation to reduce potential operational noise impacts are required.

Lastly, the Project site in not located within an airport land use plan or near a public or private airstrip. As such, there would be no impact regarding noise from an airport or airstrip. Impacts would be less than significant with no mitigation necessary.

Through incorporation of Project-specific mitigation measures and compliance with the Lake Elsinore GP EIR mitigation measures, the Lake Elsinore GP Noise Element, and the City's Zoning Code, the Project would not result in adverse impacts to noise. As such, the Project would be consistent with the findings of the Lake Elsinore GP EIR and a less than significant impact with mitigation incorporated would occur.

Project Mitigation Measures

No Project-specific mitigation measures are required.

Standard City Conditions of Approval

COA NOI-1 Large load trucks and dozers (80,000 pounds or more) shall not be used within 24-feet of any receiver location at the time of Project construction. Instead, smaller, rubber-tired bulldozers (less than 80,000 pounds) shall be used within this area during construction to reduce vibration effects.

Lake Elsinore General Plan Applicable Policies

Policy 7.1 Apply the noise standards set forth in the Lake Elsinore Noise and Land Use Compatibility Matrix (see Table 3-1) and Interior and Exterior Noise Standards (see Table 3-2) when considering all new development and redevelopment proposed within the City.

Lake Elsinore Plan EIR Mitigation Measures

MM Noise 7 For projects that have a potential to generate construction-related groundborne vibration (e.g., use of pile drivers, rock drills, and pavement breakers), the City shall require the project applicant to submit construction-related vibration mitigation plan to the City for review and approval. The mitigation plan shall depict the location of the construction equipment and activities and how the vibration from this equipment and activity would be mitigated during construction of the project. The City shall require binding mitigation measures implementing the approved mitigation plan.

MM Noise 9 The City shall require project applicants to demonstrate their compliance with City standards regarding construction noise. Where project-specific analysis determines that noise standards may be exceeded, the City shall require binding mitigation measures that will reduce the construction noise to acceptable levels.

Conclusion

The Project would incorporate **MM NOI-1** to reduce potential noise impacts to nearby sensitive receptors. Further, through the completion of a Noise Survey and compliance with the identified Project-specific mitigation measures, the Project is consistent with the Lake Elsinore GP EIR mitigation measures **MM Noise 7** and **MM Noise 9**, which requires project applicants to assess construction-related noise and ground born vibration impacts and provide appropriate mitigation measures, where applicable. With the incorporation of mitigation measures and adherence to policies related to noise as outlined in the Lake Elsinore GP Noise element and the City's Zoning Code, the Lake Elsinore GP EIR determined that impacts to noise from implementation of the Lake Elsinore GP, would be less than significant.

No new impacts relative to adverse noise impacts or a substantial increase in the severity of a previously identified significant impact evaluated in the Lake Elsinore GP EIR would occur. With regard to PRC Section 21083.3 and State CEQA Guidelines Section 15183, the Project would not result in any new impacts, or increase the previously identified impact's severity, with respect to noise. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Lake Elsinore GP EIR was certified is available that would impact the prior finding of significant and unavoidable.

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3.13 Parks and Recreation

Environmental Impact Issues	Prior EIR Impact Determination	Significant peculiar impact with uniform measures incorporated?	Potentially significant impact not identified in prior EIR?	New significant off-site or cumulative impact?	No new information indicating a substantial increase in impact severity?
The Lake Elsinore GP would result in a significant impact to parks and recreation if it would:					
Criterion 1: Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated	Less Than Significant	☐	☐	☐	☒
Criterion 2: Induce recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.	Less Than Significant	☐	☐	☐	☒

Discussion

The Lake Elsinore GP EIR determined that buildout of the Lake Elsinore GP could potentially result in substantial adverse physical impacts associated with the increased use of existing neighborhood and regional parks or other recreation facilities caused by the increase in population and development within the City and SOI. However, implementation of the applicable Lake Elsinore GP goals, policies, and implementation programs defined under the Parks and Recreation section, Land Use section of the Community For Chapter, reduce impacts on recreational facilities on a programmatic level. Furthermore, the Lake Elsinore GP EIR identified that implementation of **MM Parks and Recreation 1** would further reduce impacts to parks and recreation resources caused by future individual development projects. As such, with the implementation of the applicable Lake Elsinore GP goals and policies and **MM Parks and Recreation 1**, buildout of the Lake Elsinore GP would have a less than significant impact on parks and recreation.

While the Project would generate approximately 347 new residents to the area surrounding the Project site, the Lake Elsinore GP EIR accounted for the increase in population and determined that with implementation of the Lake Elsinore GP goals and policies at the City-level, future development projects would not have a significant impact on parks and recreation. The Lake Elsinore GP EIR determined that individual projects would have to demonstrate avoidance of impacts on parks and recreation through implementation of the applicable Lake Elsinore GP goals and policies relating to parks and recreation. Therefore, the Project would adhere to Policy 1.1, by promoting innovative design, and to Policy 8.6 by incorporating the residential clubhouse to serve as private recreational facilities within the Project site.

Through the compliance with the applicable Lake Elsinore GP goals and policies, the Project would have a less than significant impact on parks and recreation and would be consistent with the Lake Elsinore GP EIR.

Project Mitigation Measures

No Project-specific mitigation measures are required.

Lake Elsinore General Plan Applicable Policies

Policy 1.1 Promote innovation site design, and encourage the preservation of unique natural features, such as steep slopes, watercourses, canyons, ridgelines, rock formations, and open space with recreational opportunities.

Policy 8.6 Encourage the development of private recreational facilities within residential and mixed used developments.

Lake Elsinore General Plan EIR Applicable Mitigation Measures

No mitigation measures are applicable.

Conclusion

No new impacts relative to adverse parks and recreation impacts or a substantial increase in the severity of a previously identified significant impact evaluated in the Lake Elsinore GP EIR would occur. With regard to PRC Section 21083.3 and State CEQA Guidelines Section 15183, the Project would not result in any new impacts, or increase the previously identified impact's severity, with respect to parks and recreation, no new information of substantial importance that was not known and could not have been known at the time the Lake Elsinore GP EIR was certified is available that would impact the prior finding of less than significant.

3.14 Population and Housing

Environmental Impact Issues	Prior EIR Impact Determination	Significant peculiar impact with uniform measures incorporated?	Potentially significant impact not identified in prior EIR?	New significant off-site or cumulative impact?	No new information indicating a substantial increase in impact severity?
The Lake Elsinore GP would result in a significant impact to population and housing if it would:					
Criterion 1: Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure) ;	Less Than Significant	☐	☐	☐	☒
Criterion 2: Displaces substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere;	Less Than Significant	☐	☐	☐	☒
Criterion 3: Displace substantial number of people, necessitating the construction of replacement housing elsewhere.	Less Than Significant	☐	☐	☐	☒

Discussion

The Project would include the development of a vacant parcel of land with 12 apartment buildings that would accommodate 96 dwelling units. According to the United States Census Bureau, the average persons per household in 2023 were 3.61[10]; therefore, the Project could potentially generate approximately 347 new people to the population. The proposed multi-family residential land uses would incrementally increase the total population in the City. However, the minimal increase in population growth has been accounted for within the Lake Elsinore GP EIR. Buildout of the Lake Elsinore GP by 2030 would accommodate a total population size of approximately 318,856 persons. Further, the Lake Elsinore Housing Element anticipates approximately 6,681 units for the 2021 to 2029 cycle. The Lake Elsinore GP EIR determined that buildout of the Lake Elsinore GP would have less than significant impacts to population growth within the City through compliance with associated goals and policies and programs that target growth-related impacts. The Lake Elsinore GP would direct growth and development in a sustainable way so the City can avoid significant physical impacts that could result from population growth.

Considering the Project site is vacant, the Project would not displace substantial existing housing or existing numbers of people requiring the construction of replacement housing. Further the Project

[10] The United States Census Bureau. 2023. *2023: ACS 1-Year Estimates Data Profiles*. Available at: https://data.census.gov/table?q=persons%20per%20household%20lake%20elsinore,%20CA&g=160XX00US0639486 (accessed February 2024).

minimal increase in population resulting from Project development has been considered as part of the Lake Elsinore GP EIR. As such, the Project would maintain consistency with the findings of the Lake Elsinore GP and a less than significant impact would occur.

Project Mitigation Measures

No Project-specific mitigation measures are required.

Lake Elsinore General Plan Applicable Policies

Policy 1.2 Encourage the infilling of vacant residential land and the recycling of underutilized residential land, particularly downtown.

Lake Elsinore General Plan EIR Applicable Mitigation Measures

No mitigation measures are applicable.

Conclusion

No new impacts relative to adverse population and housing impacts or a substantial increase in the severity of a previously identified significant impact evaluated in the Lake Elsinore GP EIR would occur. With regard to PRC Section 21083.3 and State CEQA Guidelines Section 15183, the Project would not result in any new impacts, or increase the previously identified impact's severity, with respect to population and housing. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Lake Elsinore GP EIR was certified is available that would impact the prior finding of less than significant.

3.15 Public Services

Environmental Impact Issues	Prior EIR Impact Determination	Significant peculiar impact with uniform measures incorporated?	Potentially significant impact not identified in prior EIR?	New significant off-site or cumulative impact?	No new information indicating a substantial increase in impact severity?
The Lake Elsinore GP would result in a significant impact to public services if it would:					
Criterion 1: 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 police protection, fire protection, school, libraries, and animal control.	Less Than Significant with Mitigation Incorporated	☐	☐	☐	☒

Discussion

Police services for the City are provided via a contract with the County of Riverside Sheriff's Department. The Lake Elsinore GP EIR determined that with the increase in population with buildout of the Lake Elsinore GP, more police staffing would be required to adequately serve the greater population, which would also require the construction of new or improved government facilities. However, Policies 8.2, 8.3, 8.4 of the Public Safety and Welfare chapter of the Community Facilities and Protection Services section of the Lake Elsinore GP would address potentially significant impacts, mainly through coordination with the County of Riverside to provide adequate police service and staffing. With compliance with the aforementioned policies, the Lake Elsinore GP EIR determined buildout of the Lake Elsinore GP would be less than significant with respect to police services.

Fire protection for the City is provided via contracts with the Riverside County Fire Department. An increase in population growth within the City would also increase demand for fire and other related emergency response services, potentially increasing the need for additional equipment and personnel. However, the Lake Elsinore GP EIR determined that compliance with Policy 8.1 of the Public Safety and Welfare chapter of the Community Facilities and Protection Services section of the Lake Elsinore GP would reduce potential impacts to fire protection services, and a less than significant impact would occur.

The Lake Elsinore GP EIR determined that buildout of the Lake Elsinore GP would have potentially significant impacts to schools within the City. However, through compliance with Policies 9.1 and 9.2 of the Public Safety and Welfare chapter of the Community Facilities and Protection Services section of the Lake Elsinore GP, the Lake Elsinore GP EIR determined that impacts to schools from buildout of the Lake Elsinore GP would be less than significant.

Lastly, the Lake Elsinore GP EIR determined that other public facilities that may be impacted by buildout of the Lake Elsinore GP would include libraries and animal control services. However, impacts would be reduced to both libraries and animal control services through compliance with Goal 10 and related Implementation Program for libraries and Policies 11.1 and 11.2 for animal control services as outlined in the Public Safety and Welfare chapter of the Community Facilities and Protection Services section of the Lake Elsinore GP. As such, the Lake Elsinore GP EIR determined that buildout of the Lake Elsinore GP would have less than significant impacts to libraries and animal control services.

The Project would include the development of a 12 multi-family residential buildings that would accommodate 96 dwelling units across one 4.95-acre parcel, which would constitute a minimal increase in overall population within the City. Further, the Lake Elsinore GP determined that future buildout of the Lake Elsinore GP, which includes the Project, would have a less than significant impact to policies services, fire protection, schools, libraries, and animal control services. As such, the Project would be consistent with the findings of the Lake Elsinore GP EIR and a less than significant impact would occur.

Project Mitigation Measures

No Project-specific mitigation measures are required.

Lake Elsinore General Plan Applicable Policies

No General Plan policies are applicable on the Project-level.

Lake Elsinore General Plan EIR Applicable Mitigation Measures

No Mitigation Measures are applicable.

Conclusion

No new impacts relative to adverse public services impacts or a substantial increase in the severity of a previously identified significant impact evaluated in the Lake Elsinore GP EIR would occur. With regard to PRC Section 21083.3 and State CEQA Guidelines Section 15183, the Project would not result in any new impacts, or increase the previously identified impact's severity, with respect to public services. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Lake Elsinore GP EIR was certified is available that would impact the prior finding of less than significant.

3.16 Transportation and Circulation

Environmental Impact Issues	Prior EIR Impact Determination	Significant peculiar impact with uniform measures incorporated?	Potentially significant impact not identified in prior EIR?	New significant off-site or cumulative impact?	No new information indicating a substantial increase in impact severity?
The Lake Elsinore GP would result in a significant impact to transportation and circulation if it would:					
Criterion 1: Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit.	Significant and Unavoidable	☐	☐	☐	☒
Criterion 2: Conflict with an applicable CMP, including, but not limited to LOS standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways.	Significant and unavoidable	☐	☐	☐	☒
Criterion 3: 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.	Less than Significant	☐	☐	☐	☒
Criterion 4: Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).	Less than significant	☐	☐	☐	☒
Criterion 5: Result in inadequate emergency access.	Less than Significant	☐	☐	☐	☒
Criterion 6: Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance of safety of such facilities.	Less than Significant with Mitigation Incorporated	☐	☐	☐	☒

The analysis below is based part on the results of a Vehicle Miles Traveled Screening Analysis Memo prepared by Translutions, Inc. (2023) to determine potential traffic impacts resulting from Project development and is included in **Appendix I**.

Discussion

The Lake Elsinore GP EIR determined that development resulting from buildout of the Lake Elsinore GP would result in significant and unavoidable impacts with respect to traffic and circulation. While the proposed road improvements would improve level of service on a regional basis, the timing of the improvements may not be constructed in time to mitigate the proposed traffic and circulation impacts to less than significant levels. Therefore, it was determined that the Lake Elsinore GP, even with mitigation and compliance with the Lake Elsinore GP policies outlined in the Circulation Section of the Community Form chapter, impacts would remain significant.

As previously mentioned, a Project-specific Vehicle Miles Traveled screening analysis (**Appendix I**) was prepared to determine potential traffic impacts resulting from Project development. The analysis was conducted based on the City of Lake Elsinore Traffic Impact Analysis Preparation Guide (Guide or Guidelines), adopted June 23, 2020, and Revised November 14, 2022. While the Guide includes a CEQA Assessment for VMT analysis and based on the identified VMT thresholds and screening methodologies, the City still maintains Level of Service (LOS) policies as part of the Lake Elsinore GP and discretionary review process as used as a basis for analysis for the Lake Elsinore GP EIR.

Based on the Guidelines, Multi Family Low Rise Residential (Up to 2 levels) development projects of up to 200 dwelling units are screened out of requiring a detailed analysis and the impacts are considered to be less than significant. Since the Project proposes 96 dwelling units, it screens out from further VMT analyses, and the impacts are presumed to be less than significant.

Although buildout of the Lake Elsinore GP was determined to have significant and unavoidable impacts with respect to traffic and LOS, the City has since adopted VMT screening analysis thresholds and methodologies in compliance with Senate Bill 743 (SB 743), which maintains consistency with CEQA significance thresholds for potential project-related traffic impacts. The Project would still be required to maintain consistency with the Goals and Policies outlined in the Lake Elsinore GP Circulation Section of the Community Form chapter. As such, the Project would not result in new significant impacts related to adverse traffic, circulation, and access impacts and the Project maintain consistency with the findings of the Lake Elsinore GP EIR.

Project Mitigation Measures

No Project-specific mitigation measures are required.

Lake Elsinore General Plan Applicable Policies

Policy 6.3 Maximize the use of shared driveways and on-site circulation to minimize conflicts at access points to the roadway network.

Lake Elsinore General Plan EIR Mitigation Measures

No mitigation measures are applicable.

Conclusion

No new impacts relative to adverse traffic, circulation, and access impacts or a substantial increase in the severity of a previously identified significant impact evaluated in the Lake Elsinore GP EIR would occur. With regard to PRC Section 21083.3 and State CEQA Guidelines Section 15183, the Project would not result in any new impacts or increase the previously identified impact's severity with respect to traffic, circulation, and access to the site.

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3.17 Utilities and Service Systems

Environmental Impact Issues	Prior EIR Impact Determination	Significant peculiar impact with uniform measures incorporated?	Potentially significant impact not identified in prior EIR?	New significant off-site or cumulative impact?	No new information indicating a substantial increase in impact severity?
The Lake Elsinore GP would result in a significant impact to utilities and service systems if it would:					
Criterion 1: Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board.	Less Than Significant	☐	☐	☐	☒
Criterion 2: Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities that the construction of could cause significant environmental effects.	Less Than Significant	☐	☐	☐	☒
Criterion 3: Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed.	Less Than Significant	☐	☐	☐	☒
Criterion 4: Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments.	Less Than Significant	☐	☐	☐	☒
Criterion 5: Be served by landfills with insufficient permitted capacity to accommodate the project's solid waste disposal needs.	Less Than Significant	☐	☐	☐	☒
Criterion 6: Comply with federal, state, and local statutes and regulations related to solid waste	Less Than Significant	☐	☐	☐	☒
Criterion 7: Require or result in the construction of new electrical, natural gas, or telecommunication facilities or expansion of existing facilities, the construction of which could cause environmental effects.	Less Than Significant	☐	☐	☐	☒

Discussion

As previously described, the Project would receive water services from the EVMWD. At complete buildout of the Lake Elsinore GP, average daily wastewater generation would be 30.16 million gallons per day (GPD). Specifically, for the 229-acre Residential Mixed Use area dedicated to residential uses, the average daily GPD would be 377,850 GPD at complete buildout in 2030.[11] Compared to the total estimated wastewater generation of the Lake Elsinore GP, residential uses within the Residential Mixed Use Lake Elsinore GP Land Use Designation would account for approximately 1.25 percent[12] of the total wastewater average generation. Considering the Project is approximately 4.95 acres, the Project would account for approximately 2.16 percent[13] of the total estimated average daily wastewater generation anticipated by residential uses of the complete buildout of the Residential Mixed Use Lake Elsinore GP Land Use Designation. Furthermore, the Lake Elsinore GP EIR determined that buildout of the Lake Elsinore GP would result in less than significant impacts with respect to wastewater generation and EVMWD would have adequate capacity to serve buildout of the Lake Elsinore GP. As such, the minimal increase in wastewater generation would be within the anticipated average daily wastewater generation as analyzed in the Lake Elsinore GP EIR and Project impacts would be less than significant in this regard.

At complete buildout, the estimated total annual water demand for the Lake Elsinore GP would be 66,621.85 acre-foot/year (AF/Yr).[14] For the 229-acre area dedicated for residential uses within the Residential Mixed Use Land Use Designation, the average daily water demand would be 526,700 GPD, or approximately 590 AF annually.[15] As previously described, the Project would account for approximately 2.16 percent of the total estimated annual water demand anticipated by residential uses of complete buildout of the Residential Mixed Use Lake Elsinore GP Land Use Designation. Furthermore, the Lake Elsinore GP EIR determined that buildout of the Lake Elsinore GP would result in less than significant impacts with respect to EVMWD available and future water supplies. As such, the minimal increase in water demand would result in less than significant impacts related to EVMWD water supplies in normal year, single- and multiple-dry years.

Riverside County Waste Management facilities solid waste disposal for Riverside County and the City of Lake Elsinore contracts with CR&R for trash pick-up. Solid waste produced within the City and SOI are not disposed of within the City but is transported to El Sobrante Landfill, Badlands Landfill, or Lamb Canyon Landfill. The Lake Elsinore GP EIR determined that total construction-related and operation-related waste resulting from buildout of the Lake Elsinore GP would account for 0.25 percent and 2.1 percent of the combined daily permitted capacity of all landfills serving the City, respectively, resulting in a less than significant impact to solid waste facilities. Considering the Project accounts for approximately 2.16 percent of the dedicated residential uses within the Residential Mixed Use Lake Elsinore GP Land Use

[11] City of Lake Elsinore. 2011. *Draft Program EIR Section 3.16 – Utilities and Service Systems* Table 3.16-4, page 3.16-19. https://www.lake-elsinore.org/DocumentCenter/View/2306/Section-316---Utilities-and-Service-Systems-PDF. Accessed September 2024.

[12] (377,850/30,160,000) * 100 = 1.25 percent.

[13] (4.95/229) * 100 = 2.16 percent.

[14] City of Lake Elsinore. 2011. *Draft Program EIR Section 3.16 – Utilities and Service Systems* Table 3.16-9, page 3.16-26. https://www.lake-elsinore.org/DocumentCenter/View/2306/Section-316---Utilities-and-Service-Systems-PDF. Accessed September 2024.

[15] (526,700 gallons/day) * (365 days/year) * (1 acre-foot/325,851 gallons) = 589.97 AF/Yr

Designation, the Project would have minimal impact to solid waste and a less than significant impact would occur.

According to the Lake Elsinore GP EIR, both Southern California Edison (SCE) and the SoCal Gas Company anticipate the ability to accommodate future growth within the City. Further, the Lake Elsinore GP EIR determined that future development projects would be required to comply with Policies 12.1, 12.2, 12.3, and the Implementation Project as outlined in the Community Facilities and Protection Services section of the Public Safety and Welfare Chapter of the Lake Elsinore GP, which require future development projects to coordinate with SCE and the SoCal Gas Company to request "will serve" letters and to notify the utility service providers early in the planning process. Through compliance with the aforementioned Lake Elsinore GP policies, the Lake Elsinore GP EIR determined that future buildout of the Lake Elsinore GP would have less than significant impacts on electrical, natural gas, and telecommunication services and facilities.

Project implementation would result in a minimal increase in demand for water, sewer, trash, and energy services. The Project would be consistent with the existing land use designation and zoning of the Project site. Considering that Lake Elsinore determined that complete buildout of the Lake Elsinore GP, which includes development of the Project site for the proposed land uses, would be less than significant, the Project would have less than significant impacts with respect to associated utilities and service systems. As such, the Project would maintain consistency with the findings of the Lake Elsinore GP EIR.

Project Mitigation Measures

No Project-specific mitigation measures are required.

Lake Elsinore General Plan Applicable Policies

Policy 12.3 Encourage developers to incorporate energy efficient design measures into their projects and pursue available energy efficiency assistance programs from SCE and other utility agencies.

Lake Elsinore General Plan EIR Applicable Mitigation Measures

No mitigation measures are applicable.

Conclusion

No new impacts relative to adverse public utilities impacts or a substantial increase in the severity of a previously identified significant impact evaluated in the Lake Elsinore GP EIR would occur. With regard to PRC Section 21083.3 and State CEQA Guidelines Section 15183, the Project would not result in any new impacts, or increase the severity of the previously identified impacts, with respect to public utilities. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Lake Elsinore GP EIR was certified is available that would impact the prior finding of less than significant.

3.18 Mandatory Findings of Significance

Environmental Impact Issues	Prior EIR Impact Determination	Significant peculiar impact with uniform measures incorporated?	Potentially significant impact not identified in prior EIR?	New significant off-site or cumulative impact?	No new information indicating a substantial increase in impact severity?
Would the Project:					
Criterion 1: Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	Less than Significant with Mitigation Incorporated	☐	☐	☐	☒
Criterion 2: 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)?	Significant and Unavoidable	☐	☐	☐	☒
Criterion 3: Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	Significant and Unavoidable	☐	☐	☐	☒

Discussion

As described throughout the analysis above, the Project would not result in significant impacts to the environment that cannot be mitigated to a less-than-significant level through the application of uniformly applied development policies and/or standards that were not already disclosed in the certified Lake Elsinore EIR. The Project would be required to implement a range of standard and uniformly applied development policies and standards, as well as Project-applicable identified mitigation measures, all of which are identified in the certified Lake Elsinore EIR and associated technical studies prepared to assess

Project-related environmental impacts. Both the Lake Elsinore GP and Project-specific mitigation measures would reduce the majority of potentially significant impacts to less than significant levels. The cumulative impacts associated with development of the Project were considered, analyzed and disclosed in the Lake Elsinore GP EIR. As demonstrated in the analyses above, the Project displays consistency with the Lake Elsinore GP EIR.

As mentioned in Sections 3.3 and 3.4, the Project would not result in cumulative impacts that were not contemplated in the certified Lake Elsinore GP EIR nor would the Project result in peculiar site-specific impacts, impacts to biological resources or impacts to cultural and/or historical resources. Furthermore, these impact determinations are consistent with the certified Lake Elsinore GP EIR. The Project would adhere to Lake Elsinore GP EIR mitigation measures **MM Biological Resources 4-5,** and **MM Cultural/Paleontological Resource 2-8**, which would further ensure that impacts related to biological and cultural resources would be reduced to less than significant levels.

As described in the analyses above, the Project would not result in environmental effects that would cause new or more severe impacts on human beings either directly or indirectly. While the Lake Elsinore GP EIR determined that implementation of the Lake Elsinore GP would have a significant and unavoidable impact in this regard, the Project would have a less than significant impact. Where mitigation is required, the Project would implement such measures to reduce potential direct and indirect impacts to human beings to less than significant levels.

Considering the analyses above, the Project would not cause neither a new impact, nor an increase in the severity of an impact previously disclosed. No further analysis is required.

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