

# Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2018051051

**2018051051**

Project Title: Nichols Ranch Specific Plan

Lead Agency: Lake Elsinore Planning Division

Contact Name: Damaris Abraham, Senior Planner

Email: dabraham@lake-elsinore.org

Phone Number: (951) 674-3124 ext. 913

Project Location: South of Nichols Road and East of I-15, City of Lake Elsinore, Riverside County, CA  
*City* *County*

Project Description (Proposed actions, location, and/or consequences).

Proposed Actions: General Plan Amendment, Specific Plan, Specific Plan Amendment, Tentative Tract Map, and Change of Zone

Location: South of Nichols Road, east of I-15, and west of El Toro Road/Wood Mesa Court.

The Project Applicant proposes to develop an approximately 72.5-acre site with 168 single-family dwelling units on 31.1 acres; 14.5 acres of commercial retail; parks and recreational uses on 8.7 acres; drainage basins on 5.5 acres; open space on 1.6 acres; floodways on 5.6 acres; and backbone roadways on 5.3 acres.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

As more fully detailed in the Draft EIR, the Project would result in significant and unavoidable impacts to the following issue areas: 1) Air Quality (construction- and operational-related emissions that would exceed the SCAQMD Regional Thresholds); 2) Biological Resources (conflict with the MSHCP as applied to the northern 45.4 acres of the site that are exempt from the MSHCP); 3) Transportation and Traffic (direct and cumulatively-considerable impacts to study area intersections, freeway segments, freeway merge/diverge locations, and freeway mainlines that cannot be mitigated to less-than-significant levels because of one or more of the following factors: a. improvements required to achieve an acceptable Level of Service are funded by a local or regional funding program, but it cannot be assured that the improvements would be in place prior to the facilities experiencing a deficient LOS; b. although fair-share monetary contributions have been identified for the Project's cumulatively-considerable impacts, a funding program does not currently exist for the facility and it cannot be assured that required improvements would be in place prior to the facility experiencing a deficient LOS; and/or c. the affected facility is under the jurisdiction of another agency, such as Caltrans, and no funding programs exist beyond regional programs to implement improvements needed to achieve an acceptable LOS); and 4) Transportation and Traffic (direct and cumulatively-considerable impacts to Congestion Management Plan facilities that cannot be mitigated to below a level of significance for one or more of the reasons cited above).

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Environmental topics raised in comments to the Project's Notice of Preparation (NOP) are summarized in EIR Table 1-1, Summary of NOP Comments. Topics raised in response to the NOP include, but are not limited, to the topics of air quality; historic/archaeological resources; consistency with SCAG's RTP/SCS and growth projections; transportation and traffic; and tribal cultural resources. There are no known areas of controversy known to the Lead Agency (Lake Elsinore).

Provide a list of the responsible or trustee agencies for the project.

Responsible Agencies: Caltrans; Santa Ana Regional Water Quality Control Board; Riverside County Flood Control & Water Conservation District; Elsinore Valley Municipal Water District; and Federal Emergency Management Agency. Additionally, final reclamation of the Project site is subject to oversight by the Division of Mine Reclamation; however, reclamation activities are not considered to be a part of the Project evaluated in the EIR.

Trustee Agencies: California Department of Fish and Wildlife