

Riverside/Lincoln Commercial

General Plan Amendment No. 2020-02

Zone Change No. 2020-01

Tentative Parcel Map No. 37958

Conditional Use Permit No. 2020-09

Commercial Design Review No. 2020-08

Specific Plan Amendment No. 2020-01

ENVIRONMENTAL REVIEW NO. 2020-05 (INITIAL STUDY/MITIGATED NEGATIVE DECLARATION)

Prepared for:

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

Contact: Damaris Abraham
(951) 674-3124 ext. 913
dabraham@Lake-Elsinore.org

Prepared by:

Sophia Mitchell & Associates
P.O. Box 1700
Gualala, CA 95445

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INTRODUCTION

I. PURPOSE

This document is an Initial Study (IS) for evaluation of environmental impacts resulting from implementation of the Riverside/Lincoln Commercial project. For the purposes of this document, the proposed development as described in Section II, Project Description, will be called the “project.”

II. CALIFORNIA ENVIRONMENTAL QUALITY ACT REQUIREMENTS

As defined by Section 15063 of the State of California Environmental Quality Act (CEQA) Guidelines, an IS is prepared to provide the Lead Agency with information to use in deciding to prepare either an Environmental Impact Report (EIR) or a Negative Declaration (ND) as the most appropriate environmental documentation for the proposed discretionary action. The City of Lake Elsinore (City) is designated the Lead Agency, in accordance with Section 15050 of the CEQA Guidelines. The Lead Agency is the public agency with the principal responsibility for approving a project that may have significant effects upon the environment.

Through this IS, the City has determined that although the project could have a significant effect on the environment, mitigation has been included to bring all potential impacts to less than significant levels. This determination was made based upon technical analysis, factual data, and other supporting documentation. Therefore, a Mitigated Negative Declaration (MND) is being proposed. The IS/MND will be circulated for a period of 30 days for public review. Comments received on the document will be considered by the City before it acts on the proposed project.

This IS has been prepared in conformance with CEQA of 1970, as amended (Public Resources Code, Section 21000 et. seq.) and Section 15070 of the State Guidelines for Implementation of CEQA of 1970, as amended (California Code of Regulations, Title 14, Chapter 3, Section 15000, et seq.).

III. INTENDED USES OF INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

This IS, along with the attached MND, is an informational document intended to inform City decision-makers, other responsible or interested agencies, and the public of potential environmental effects of the proposed project. The environmental review process has been established to enable public agencies to evaluate environmental consequences and to examine and implement methods of eliminating or reducing any potentially adverse impacts.

IV. CONTENTS OF DOCUMENT

This IS/MND is organized to facilitate a basic understanding of the existing setting and environmental implications of the proposed project as follows:

- **INTRODUCTION** identifies the City contact persons involved in the process, scope of environmental review, environmental procedures, and incorporation by reference documents.

- **PROJECT DESCRIPTION** describes the proposed project. A description of proposed discretionary approvals and permits required for project implementation is also included.
- **ENVIRONMENTAL CHECKLIST FORM** presents the results of the environmental evaluation for the proposed project and those issue areas that would have a significant impact, potentially significant impact, a less than significant impact with mitigation incorporation, or no impact.
- **ENVIRONMENTAL ANALYSIS** evaluates each response provided in the environmental checklist form. Each response checked is discussed and supported with sufficient data and analysis. As appropriate, each response discussion describes and identifies specific impacts anticipated with project implementation. In this section, mitigation measures are also recommended, as appropriate, to reduce adverse impacts to levels of “less than significant” where possible.
- **MANDATORY FINDINGS** presents the Mandatory Findings of Significance in accordance with Section 15065 of the CEQA Guidelines.
- **PREPARERS** identifies those persons who were involved in preparation of this IS and supporting technical studies
- **REFERENCES** lists bibliographical materials used in preparation of this document.

V. SCOPE OF ENVIRONMENTAL ANALYSIS

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

1. **No Impact:** A “No Impact” response is adequately supported if the referenced information sources show that the impact simply does not apply to the proposed project.
2. **Less Than Significant Impact:** Development associated with project implementation will have the potential to impact the environment. These impacts, however, will be less than the thresholds that are considered significant and no additional analysis is required.
3. **Less Than Significant With Mitigation Incorporated:** This applies where incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to “Less Than Significant Impact.” The Lead Agency must describe the mitigation measures and explain how the measures reduce the effect to a less than significant level.
4. **Potentially Significant Impact:** Future implementation will have impacts that are considered significant and additional analysis and possibly an EIR are required to identify mitigation measures that could reduce these impacts to less than significant levels.

PROJECT DESCRIPTION

I. PROJECT LOCATION AND SETTING

The proposed project covers two noncontiguous parcels in the City of Lake Elsinore.

Parcel 1 - Commercial Development

The 6.36-acre project site is located in the Lakeview District in the City of Lake Elsinore (City) in Riverside County (APN 379-111-014). Specifically, the site is located at the southwest corner of Lincoln Street and Riverside Drive. The project site is bounded by Lincoln Street on the north, Riverside Drive on the east, Flannery Street (a private drive) on the west and the Lake View Apartments on the south. The site is generally flat with non-native grasses and a few scattered mature trees. **Figure 1** provides the location of the Parcel 1 project area.

Parcel 2 – SB 330 Compliance / Specific Plan Amendment

The 9.02-acre site is located in the Lake Elsinore Hills District in the City (APN 363-940-011). Specifically, the site is located on the northeast corner of the intersection of Railroad Canyon Road and Tassel Way within Phase 8 of the Canyon Hills Specific Plan area. The site is bounded by Tassel Way on the east, Railroad Canyon on the south, a riparian area and existing residential development to the north, and residential development to the west. The site is mass graded and has been used for staging of construction equipment and materials to support other construction activities within the Canyon Hills Specific Plan area. The location of Parcel 2 is identified as PA-2B in Phase 8 on **Figure 2**.

II. PROJECT DESCRIPTION

The project applicant is requesting approval of a General Plan Amendment, Zone Change, Tentative Parcel Map, Conditional Use Permit, and Commercial Design Review applications to construct a commercial project consisting of a convenience store with a gas station, a fast food drive-thru restaurant, a self-serve drive-thru car wash and a self-storage facility. For the purposes of the analysis in this document, this portion of the project will be referred to as the “Proposed Commercial Development.”

Since the proposed project request includes a change in land use that would eliminate the potential for residential development on the site, an alternative site must be identified within the City to accommodate housing replacement to comply with SB 330. The project site currently has a General Plan Land Use designation of Residential Mixed Use and a Residential Mixed Use (RMU) zoning, which would allow for up to 152 residential units on the site as part of a mixed use development. The project is requesting to change the site’s land use and zoning designations to general commercial. A 9.02-acre site within the Canyon Hills Specific Plan has been identified as a replacement site for the potentially lost housing. This site is currently identified as Neighborhood Commercial (C-1) within the Canyon Hills Specific Plan and a Specific Plan Amendment is proposed to change it to a Multifamily 2 Residential District (MF2). In this document, this aspect of the project will be referred to as the “SB 330 Compliance/Specific Plan Amendment.”

Individual project components are discussed in more detail below.

Requested Approvals - Proposed Commercial Development

The following approvals are requested by the project applicant to construct a commercial development project on the 6.36-acre site.

- **General Plan Amendment No. 2020-02** - The General Plan Amendment is proposing to change the site's Land Use Designation from Residential Mixed Use (RMU) to General Commercial (GC).
- **Zone Change No. 2020-01** - The Zone change is proposing to change the project site's current zoning designation from Residential Mixed Use (RMU) to General Commercial (C-2).
- **Tentative Parcel Map No. 37958** – The Tentative Parcel Map proposes to subdivide the 6.36-acre parcel into four parcels ranging in size from 0.93 acres to 2.88 acres (**Figure 3**).
- **Conditional Use Permit No. 2020-09** - A Conditional Use Permit (CUP) will be required for the following proposed uses: 16 gasoline-dispensing stations with a 4,291 square foot (s.f.) canopy, beer and wine sales (Type 21), self-storage facility (three (3) buildings that are 38,016 s.f. in total), and a 4,456 s.f. drive-thru restaurant.
- **Commercial Design Review No. 2020-08** – A Commercial Design Review (CDR) will be required for building design of: 4,650 s.f. convenience store, 4,291 s.f. canopy, 38,016 s.f. self-storage facility, 4,456 s.f. drive-thru restaurant, 201 parking stalls, landscaping, and related site improvements.

Requested Approvals – SB 330 Compliance / Specific Plan Amendment

The following approvals are requested by the project applicant for approval of a multifamily residential use within the Canyon Hills Specific Plan on a 9.02-acres site.

- **Specific Plan Amendment No. 2020-01** – Approval of a Specific Plan Amendment (SPA No. 4) of the Canyon Hills Specific Plan to change the Land Use Designation of Neighborhood Commercial (C-1) to Multifamily 2 Residential District (MF2) within Phase 8 of the Canyon Hills Specific Plan SPA No. 3.

Project Components – Proposed Commercial Development

Figure 4 provides a layout of the proposed buildings and parking areas, which are further detailed, below.

Convenience Store/Gas Station – A 4,650 s.f. convenience store (7-Eleven) with gas station is proposed in the northeast portion of the project site. The gas station area will have eight pumps with 16 fueling stations under a canopy. Anticipated throughput at the gas station is 1.5 million to 1.7 million gallons of fuel the first year. The convenience market will be open 24 hours per day, seven days a week and the gas pumps will also be accessible 24 hours per day, seven days a week.

Fast Food Drive-Thru Restaurant – A 4,456 s.f. fast food restaurant (McDonald's) with a drive-thru is proposed to the west of the convenience store/gas station. The drive-thru will have two lanes for queueing of 12 vehicles and ordering that will lead to two pick up window. No outdoor seating is proposed at the fast food restaurant. The drive-thru will be open 24 hours per day, seven days a week.

Car Wash – A 3,979 s.f. self-serve car wash is proposed west of the fast food restaurant. The car wash includes a single-lane car wash tunnel. Two queueing lanes are proposed to allow for more vehicle stacking. Adjacent to the car wash tunnel are 31 parking spaces adjacent to self-serve vacuuming machines. Hours of operation of the car wash will be 9:00 AM to 8:00 PM, seven days a week.

Self-Storage -The project includes 38,016 s.f. of self-storage. Self-storage units will be housed in three buildings. One along the western project boundary (21,377 s.f.), which includes an office space, one along the southern boundary (10,558 s.f.) and one in the interior portion of the project site (6,081 s.f.). A total of 286 storage units will be available in seven different sizes ranging from 5 feet by 5 feet up to 10 feet by 30 feet. Some units will be accessed from the exterior and some will be accessed via interior hallways. All units will be accessible 24 hours per day, seven days a week.

Architectural Design – The proposed commercial buildings will vary in height and exterior treatment. The convenience store will be 15 feet high with parapets extending to approximately 22.5 feet in height (**Figures 5a** and **5b**). Building finishes will be cement plaster stucco in a four-color theme with stone accents a mission style clay roof tiling. The metal canopy over the gas pumps will be 20 feet in height and will be painted a color to compliment the convenience store. The fast food restaurant will be a maximum of 20 feet in height. Architectural treatments will be used to break up the bulk of the building and include the use of stucco, aluminum batten, and metal paneling (**Figure 6**). The car wash tunnel will be approximately 15 feet high with a white stucco exterior with blue and orange accenting architectural features. Canopies, parapets and a 31.5- foot tower sign are also incorporated into the car wash design. The underside of the building canopies will have blue light emitting diode (LED) strip lighting to provide a faux neon aesthetic (**Figure 7**). The self-storage buildings would be constructed of concrete masonry with rolling metal access doors.

Landscaping and Lighting – The proposed landscaping plan for the project includes a mix of trees and shrubs with an emphasis on low water use species. Landscaping will cover approximately 13 percent of the project site. A total of 28 trees will be planted around the project perimeter and include a mix of red crape myrtle, Canary Island date palm and African sumac. A variety of shrub species will be planted along the project frontages and also internally within the project site.

Lighting for the project is proposed for safety and security and includes site lighting, exterior wall lighting, canopy lighting and other lighting for architectural enhancement. The pole mounted fixtures will be on a 27-foot high pole with a 3-foot high concrete vase. All lighting fixtures will be LED and will comply with Lake Elsinore Municipal Code Section 17.112.040 Lighting (for Nonresidential Development), which requires all outdoor lighting fixtures in excess of 60 watts to be oriented and shielded to prevent direct illumination above the horizontal plane passing through the luminaire and prevent any glare or illumination on adjacent properties or streets.

Circulation and Parking – Vehicular access for the project site is proposed via one full access driveway at Lincoln Street and two right turn in/out only driveways at Riverside Drive. Fuel deliveries to the station would be via truck/trailer combination and the site has been designed to accommodate the necessary turning radii for entrance and exist of the fuel delivery vehicles.

The project proposes 201 parking spaces distributed throughout the project site. This includes eight (8) ADA-compliant spaces, and four spaces that are oversized to accommodate boat trailers or recreational vehicles (RVs). The project will be required to install electric vehicle charging stations for at least 6 percent of all onsite parking spaces per CalGreen 2019 requirements. Clearly marked ADA-paths of travel through the site are also included in the project design.

Roadway Improvements – The following roadway improvements are included as part of the project design.

Flannery Street

- Construct to City's standard for private streets with a 30-foot half width, and standard cul-de-sac bulb for a local street.

Lincoln Street between Project Driveway and Flannery Street/Robin Drive

- Restripe median to provide two-way left turn lane.

Lincoln Street at Project Driveway

- Construct the northbound approach to consist of one through lane and one two-way left turn lane.
- Construct the southbound approach to consist of one shared through/right turn lane.
- Construct the eastbound approach (project driveway) to consist of one inbound lane and one shared left/right turn lane with stop-control.

Project East Driveway at Riverside Drive

- Construct the southbound approach (project driveway) to consist of one right turn only lane with stop control.
- Construct the eastbound approach to consist of one through lane.
- Construct the westbound approach to consist of one shared through/right turn lane.
- Construct the project western driveway at Riverside Drive
- Construct the southbound approach (project driveway) to consist of one right turn only lane with stop control.
- Construct the eastbound approach to consist of one through lane.
- Construct the westbound approach to consist of one shared through/right turn lane.

Additionally, all roadway design, signing/stripping, and traffic control improvements relating to the project will be constructed in accordance with applicable engineering standards and approved by the City's Engineering Department and California Department of Transportation (Caltrans). Site-adjacent roadways shall be constructed or repaired at their ultimate half-section width, including landscaping and parkway improvements in conjunction with development. Finally, the final grading, landscaping, and street improvement plans shall demonstrate that sight distance standards are met in accordance with applicable City of Lake Elsinore sight distance standards.

Utility Improvements - The project site is within the Elsinore Valley Municipal Water District (EVMWD) service area. For water service, the project will connect to existing EVMWD infrastructure located in Lincoln Avenue (12-inch water line) and in Riverside Drive (10-inch water line). For sewer service, the project will tie into the existing EVMWD 12-inch sewer line in Riverside Drive. The project will also underground the overhead utility lines along the project frontage on Riverside Drive.

Stormwater Management - Stormwater management includes the use of four water quality detention basins along the eastern edge of the project site and one subsurface retention structure. Each basin is sized to manage a specific drainage management area on the project site. The detention basins range from 1,184 s.f. to 2,852 in size. The detention basins proposed for use for the project will have a 24-inch sandy loam top that will act as pre-treatment. Flows will then make their way down to perforated pipes set in a wide gravel trench that will allow for further percolation. The detention basins would be planted with materials per the proposed landscape plan. Runoff from the gasoline fueling area slab has been designed to drain to a catch basin connected to a sand/oil separator and sewer line. Future property owners will be responsible for the ongoing maintenance of the detention basins.

Grading - Grading will be required for the project to prepare the site for the new construction. The project will be graded in two phases. The first phase will include all offsite improvements and cover the three lots associated with the future convenience store/gas station, fast food restaurant with drive thru, and the car wash. The second phase would be the remainder of the site. The proposed earthwork activities will balance on site and includes 20,000 cubic yards (cy) of cut and 20,000 cy of fill.

Construction Schedule - Assuming receipt of all necessary approvals, the project would begin construction activities in 2021 and is expected to have an opening date in 2022. The project would be constructed in two phases. Phase one would include all offsite improvements and the grading and construction of the buildings on the lots for the convenience store/gas station, fast-foot restaurant and carwash. The second phase would be for the grading and construction of the lot associated with the self-storage units which will be retained by another owner.

Project Design Features

The proposed Commercial Development includes design features and would adhere to applicable regulatory requirements, as identified in Table 1, which would reduce potential impacts.

Table 1. Project Design Features – Proposed Commercial Development

Aesthetics <ul style="list-style-type: none"> • Implementation of the landscape plan. • Implementation of the proposed architectural treatments.
Air Quality <ul style="list-style-type: none"> • Use of Tier IV diesel construction equipment with diesel particulate filter (DPF) or equivalent • Construction site shall be wet twice daily. • All construction equipment to be maintained per manufacturers specifications.
Greenhouse Gases <ul style="list-style-type: none"> • Provision of a bicycle rack. • Install electric vehicle charging stations for at least 6 percent of all onsite parking spaces per CalGreen 2019 requirements Connectivity to offsite pedestrian facilities (e.g., internal paths of travel and connections to sidewalks). • Accessible to public transit. • Use of low-maintenance, drought-tolerant plants in the landscaping plan. • Compliance with the City’s Water Efficient Landscape Requirements Ordinance.
Hydrology/Water Quality <p>As identified in the Water Quality Management Plan prepared for the project, the following non-structural source control BMPS will be implemented for the project:</p> <ul style="list-style-type: none"> • Education for Property Owners, Operators, Tenants, Occupants, or Employees – Educational materials will be provided in the project-specific WQMP. • Activity Restrictions – It is anticipated that the Conditional Use Permit for the project will restrict the activities occurring on the property.

- Irrigation System and Landscape Maintenance – Irrigation system and landscaping will be maintained by full time maintenance staff for each lot.
- Common Area Litter Control – Litter control will be maintained by full time maintenance staff for each lot.
- Street Sweeping Parking Lots – Parking lots and drive aisles will be periodically swept by maintenance staff.
- Drainage Facility Inspection and Maintenance – Drainage facilities will be inspected and maintained by full time maintenance staff.

The following structural source control BMPs will also be implemented for the project:

- Landscape and Irrigation System Design – Landscape and Irrigation will be designed to incorporate drought-tolerant native plants and will use drip irrigation where feasible.
- Trash Storage Areas - Trash Storage Areas will be designed in accordance with City guidelines and include a cover to protect containers from rainfall.
- All food preparation/cleanup area drains shall be connected to a sanitary sewer, via an approved grease interceptor. No cleanup activities shall occur outside the building.
- Carwash and rinse water will be directed to a self-contained system for filtering and recycling.
- Dry sumps will be placed between each pump island of the fueling area to capture and contain any fuel spills or residue. The fueling area will be raised to prevent any stormwater from draining into the fueling areas.
- Maintenance staff, or contractors, will be trained in fuel and oil spill cleanup that includes dry-cleaning activities only with absorption materials that will be used and discarded in a legal manner.

Noise

- Construction activities will occur during the permissible hours as defined in the Lake Elsinore Municipal Code.
- All construction equipment is equipped with appropriate noise attenuating devices.
- All equipment staging areas shall be located to create the greatest distance between construction-related noise/vibration sources and sensitive receptors nearest the project site during all project construction.
- Idling equipment should be turned off when not in use.

Public Services

- Payment of developer impact fees per Chapter 16.47 of the Lake Elsinore Municipal Code to offset public expenditures for provision of services (police, fire) to the project.
- Payment of school impact fees to Lake Elsinore Unified School District.
- Payment of fees to the City's Park Capital Improvement Fund per Chapter 16.34.060 of the Lake Elsinore Municipal Code.

Transportation/Traffic

- The project will contribute to Citywide and regional transportation improvements through payment of applicable development impact fees.

Project Components – SB 330 Compliance / Specific Plan Amendment

At this time, no development is proposed on Parcel 2. The only requested actions are the approval of the Specific Plan Amendment to change the site land use from Neighborhood Commercial to a Multifamily 2 Residential District within the Canyon Hills Specific Plan.

Any future development on the site would be consistent with the Implementation and Administration procedures detailed in Section 10 of the Canyon Hills Specific Plan and the Development Standards for Multifamily 2 Attached Residential District detailed in Section 8.7 of the Canyon Hills Specific Plan.

III. PREVIOUS ENVIRONMENTAL REVIEW

The 9.07-acre identified for the Specific Plan Amendment action has been included in several environmental review documents as part of the Canyon Hills Specific Plan FEIR and subsequent addenda. The following provides a summary of past environmental review for the Canyon Hills Specific Plan.

In January 1989, the City of Lake Elsinore City Council certified the FEIR for the Cottonwood Hills Specific Plan 88-1 (State Clearinghouse No. 87111606). The name of the Specific Plan Area was later changed to Canyon Hills Specific Plan as part of a subsequent amendment.

In March 2003, the City approved an Addendum to the FEIR (also State Clearinghouse No. 87111606), for the project titled Canyon Hills Specific Plan Amendment No. 1 (SPA No. 1). This amendment also changed the name of the planning area from Cottonwood Hills to Canyon Hills.

In February 2007, the City approved an Addendum to the FEIR (also State Clearinghouse No. 87111606), for the project titled Canyon Hills Specific Plan Amendment No. 2 (SPA No. 2).

On July 27, 2010, the City approved an Addendum to the FEIR (also State Clearinghouse No. 87111606), for the project titled Canyon Hills Specific Plan Amendment No. 3 (SPA No. 3). SPA No. 3 applies only Phases 7 and 8 of the Canyon Hills Specific Plan. Under SPA No. 3, the Canyon Hills Specific Plan area was approved for the construction of up to 695 single-family units for Phase 7 and 915 multifamily and 9.1 acres of commercial development for Phase 8. To date, 456 multifamily units have been constructed for Phase 8 leaving a capacity of 459 multifamily units.

The SB 330 Compliance / Specific Plan Amendment action and future development on the site would be subject to any applicable mitigation measures, as identified in the Canyon Hills Specific Plan FEIR and subsequent addenda.

The Canyon Hills Specific Plan (previously named Cottonwood Hills Specific Plan) EIR and subsequent addenda are incorporated by reference into this Initial Study.

Figure 1. Parcel 1 Project Location (Proposed Commercial)

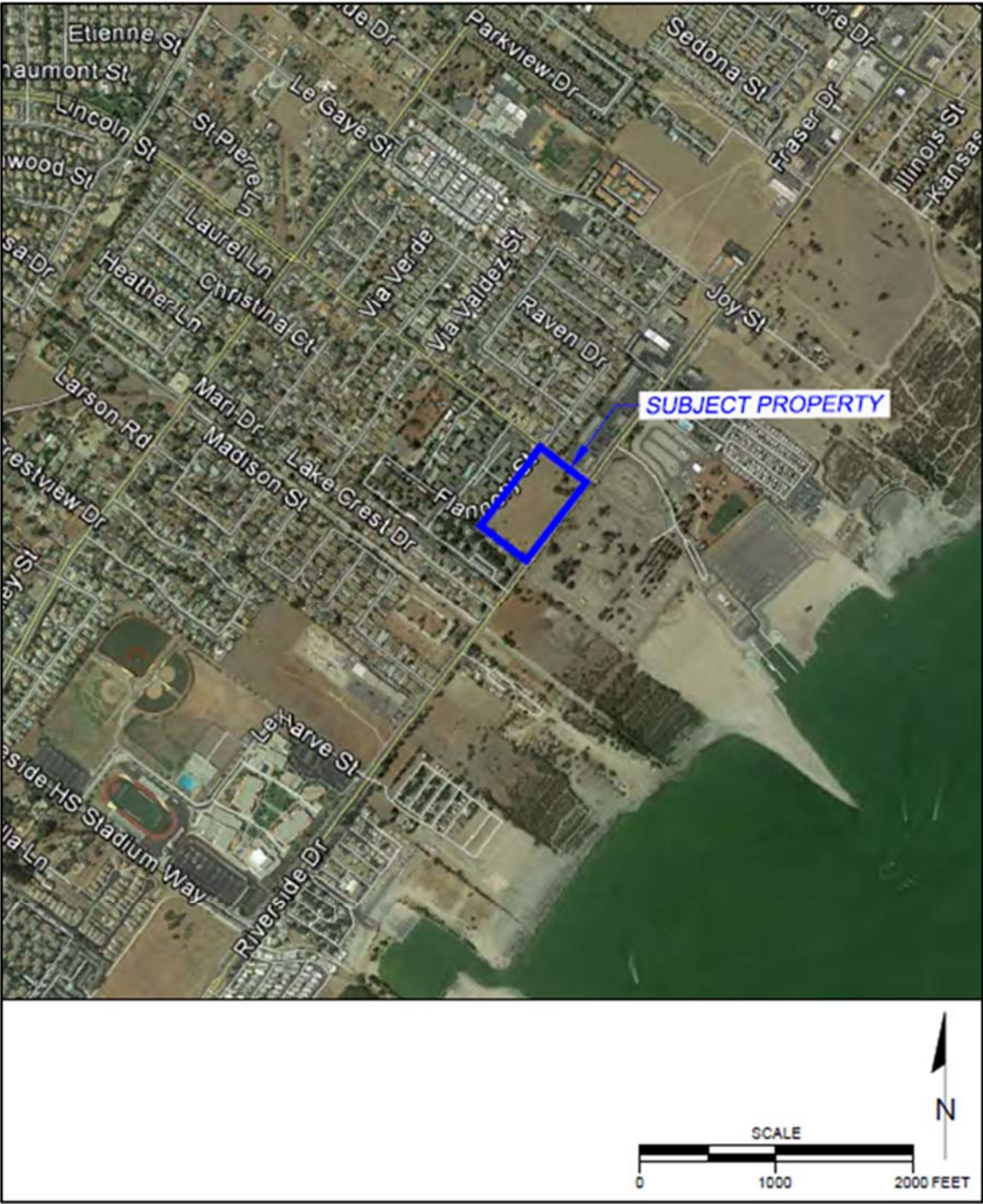
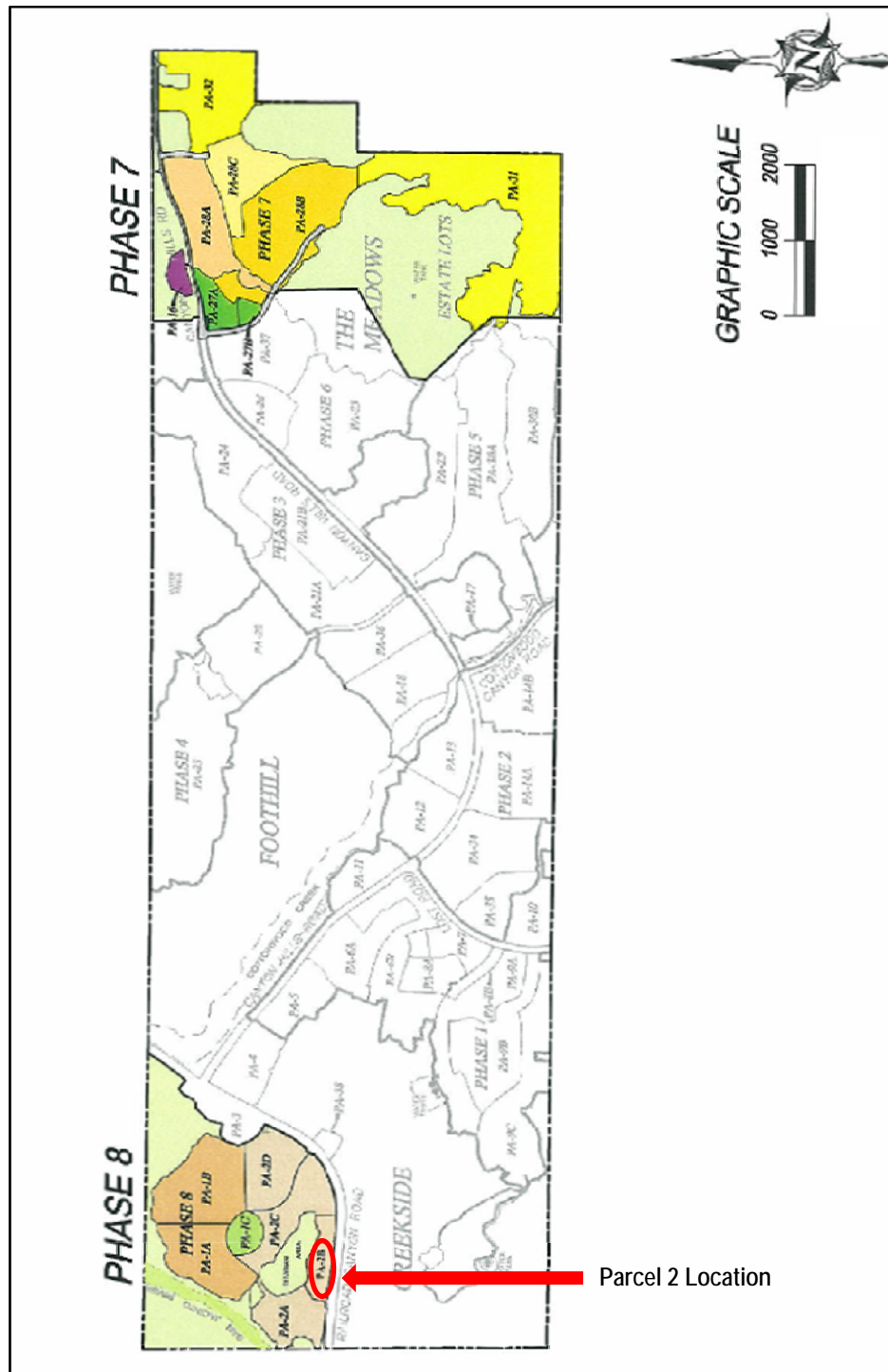
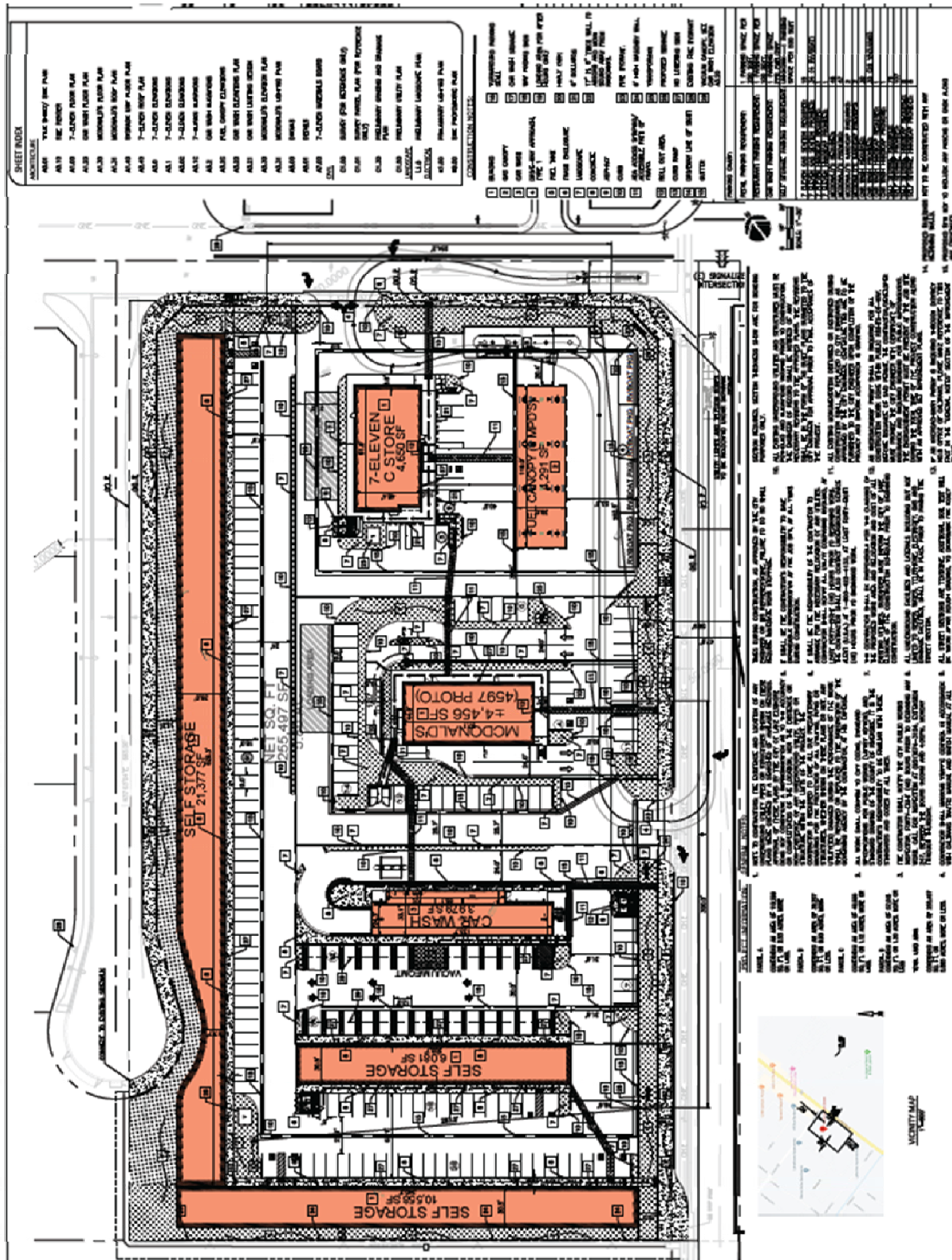


Figure 2. Parcel 2 Project Location (SB 330 Compliance Site/
Amendment to the Canyon Hills Specific Plan)



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Figure 4. Commercial Site Layout



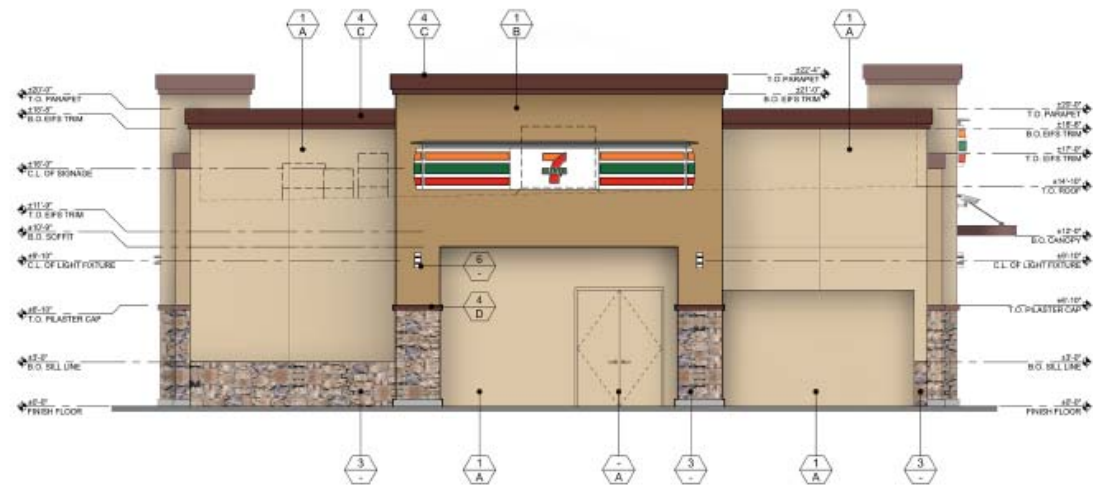
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City of Lake Elsinore
January 2021

Figure 5b. Convenience Store Elevations (Northwest and Southeast)



Northwest Elevation (Facing Lincoln Street)



Southeast Elevation

Figure 6. Fast Food Restaurant Elevations



Figure 7. Car Wash Concept



ENVIRONMENTAL CHECKLIST

I. BACKGROUND

1. **Project Title:** Riverside/Lincoln Commercial
2. **Lead Agency Name and Address:**
City of Lake Elsinore
130 South Main Street
Lake Elsinore, CA 92530
3. **Contact Person and Phone Number:**
Damaris Abraham, Senior Planner
Phone: (951) 674-3124 ext. 913
Email: dabraham@Lake-Elsinore.org
4. **Project Location:** The proposed project covers two noncontiguous parcels. The 6.36-acre parcel is located at the northwest corner of Lincoln Street and Riverside Drive in the City of Lake Elsinore. The 9.07-acre parcel is located at the northwest corner of Railroad Canyon Drive and Tassel Way in the City.
5. **Project Sponsor's Name and Address:**
Parcel 1 – Proposed Commercial
Riverside Lincoln Group, LLC, 1180 S. Beverly Drive, Suite 300, Los Angeles, CA 90035

Parcel 2 – SB 330 Compliance Site/ Amendment to the Canyon Hills Specific Plan
Pardee Homes, 250 Corona Pointe Court, Suite 600, Corona, CA 92579
6. **General Plan Designation:**
Parcel 1 – Proposed Commercial
Current General Plan designation: Residential Mixed Use (RMU)
Proposed General Plan designation: General Commercial (GC)

Parcel 2 – SB 330 Compliance/Specific Plan Amendment
Current General Plan designation: Canyon Hills Specific Plan
Proposed General Plan designation: Canyon Hills Specific Plan
7. **Zoning:**
Parcel 1 – Proposed Commercial Development
Current Zoning designation: RMU (Residential Mixed Use) District
Proposed Zoning designation: C-2 (General Commercial) District

Parcel 2 – SB 330 Compliance / Specific Plan Amendment
Current Zoning designation: Canyon Hills Specific Plan, Neighborhood Commercial (C-1)
Proposed Zoning designation: Canyon Hills Specific Plan, Multifamily 2 Residential District (MF2)
8. **Description of Project:**
The project applicant is requesting approval of a General Plan Amendment, Zone Change, Tentative Parcel Map, Conditional Use Permit, and Commercial Design Review applications to

construct a commercial project consisting of a convenience store (4,650 s.f.) with an 8-pump gas station, a fast food drive-thru restaurant (4,456 s.f.), a self-serve drive-thru car wash (3,979 s.f.), and a self-storage facility (38,016 s.f.). For the purposes of the analysis in this document, this portion of the project will be referred to as the “Proposed Commercial Development.”

Since the proposed project request includes a change in land use that would eliminate the potential for residential development on the site, an alternative site must be identified within the City to accommodate housing replacement to comply with SB 330. The project site currently has a General Plan Land Use designation of Residential Mixed Use and a Residential Mixed Use (RMU) zoning designation, which would allow for up to 152 residential units on the site as part of a mixed use development. The project requests to change the site’s land use and zoning designations to general commercial. A 9.02-acre site within the Canyon Hills Specific Plan has been identified as a replacement site for the potentially lost housing. This site is currently identified as Neighborhood Commercial (C-1) within the Canyon Hills Specific Plan and a Specific Plan Amendment is proposed to change it to a Multifamily 2 Residential District (MF2). In this document, this aspect of the project will be referred to as the “SB 330 Compliance/Specific Plan Amendment.”

9. Surrounding Land Uses and Setting:

The Proposed Commercial Development site is bounded by Lincoln Street on the north, Riverside drive on the east, Flannery Street on the west and the Lake View Apartments on the south. The project vicinity supports a mix of residential, neighborhood commercial and recreation uses.

The SB 330 Compliance/Specific Plan Amendment site is located within the Canyon Hills Specific Plan area. Specifically, the site is located on the northeast corner of the intersection of Railroad Canyon Road and Tassel Way within the Canyon Hills Specific Plan area. The site is bounded by Tassel Way on the east, Railroad Canyon on the south, a riparian area and existing residential development to the north, and residential development to the west.

10. Other Public Agencies Whose Approval is Required: California Department of Transportation (Caltrans), South Coast Air Quality Management District, Elsinore Valley Municipal Water District (EVMWD), Riverside County Department of Environmental Health

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.? In accordance with the requirements of Senate Bill (SB) 18 and Assembly Bill (AB) 52, the City of Lake Elsinore sent a notice to the Native American Heritage Commission (NAHC) to obtain a list of Native American tribes with possible traditional or cultural affiliation to the area. The list of tribes was received by the City of Lake Elsinore on April 29, 2020. Based on the list of tribes provided by the NAHC, the City of Lake Elsinore sent a 90-day notification to potentially affected tribes on May 4, 2020. Of the tribes notified, the Rincon Band of Luiseño Indians, the Pechanga Band of Luiseño Indians, and the Soboba Band of Luiseño Indians requested formal government-to-government consultation under SB 18 and AB 52. Consultation was concluded January 6, 2021 with the Rincon Band of Luiseño Indians. Consultation is still ongoing with the Pechanga Band of Luiseño Indians and the Soboba Band of Luiseño Indians. Mitigation measures have been added to address a concern over the potential for uncovering tribal cultural resources (TCRs) or other tribal-affiliated resources during construction of the project. Please see Section XVIII of the Initial Study Environmental Checklist for more detail.

II. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

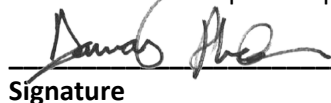
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Mitigated to Below a Level of Significance," as indicated by the checklist on the following pages. All impacts identified for the project will be mitigated to below a level of significance.

(PLACE "X'S" IN APPROPRIATE BOXES BELOW)

- | | |
|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Land Use and Planning |
| <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Air Quality | X Noise |
| X Biological Resources | <input type="checkbox"/> Population and Housing |
| X Cultural Resources | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Geology/ Soils | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Greenhouse Gas Emissions | X Tribal Cultural Resources |
| <input type="checkbox"/> Hazards/ Hazardous Materials | <input type="checkbox"/> Utilities/ Service Systems |
| <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Wildfire |
| | X Mandatory Findings of Significance |

DETERMINATION

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect: 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier ENVIRONMENTAL IMPACT REPORT or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier ENVIRONMENTAL IMPACT REPORT or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.


Signature

January 22, 2021

Date

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS. Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?			X	
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State Scenic Highway?				X
c) Substantially degrade the existing visual character or quality of public view of the site and its surrounding? (Public views are those that are experienced from publicly accessible vantage points). If the project is in an urbanized area, would the project conflict with the applicable zoning and other regulations governing scenic quality?			X	
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?			X	
II. AGRICULTURE AND FORESTRY RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest Legacy Assessment Project and the carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined in Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment that, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X
III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?			X	
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?			X	
c) Expose sensitive receptors to substantial pollutant concentrations?			X	
d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people)?				X

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES. Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?		X		
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				X
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X
V. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?		X		
c) Disturb any human remains, including those interred outside of dedicated cemeteries?		X		
VI. ENERGY. Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X	
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?				X
VII. GEOLOGY AND SOILS. Would the project:				
Directly or indirectly cause 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 or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X	
b) Strong seismic ground shaking?			X	
c) Seismic-related ground failure, including liquefaction?				X
d) Landslides?				X

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Result in substantial soil erosion or the loss of topsoil?			X	
f) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?			X	
g) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			X	
h) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of wastewater?				X
i) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	
VIII. GREENHOUSE GAS EMISSIONS. Would the project:				
a) a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b) b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?			X	
IX. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?			X	
b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard or excessive noise to the public or the environment?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?				X
X. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?			X	

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impeded sustainable groundwater management of the basin?			X	
c) 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 substantial erosion or siltation on- or off-site?			X	
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or through the addition of impervious surfaces in a manner which would substantially increase the rate or amount of runoff in a manner which would result in flooding on- or off-site?			X	
e) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or through the addition of impervious surfaces in a manner which would create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of pollute runoff?			X	
f) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or through the addition of impervious surfaces in a manner which would create or contribute runoff water which would impede flood flows?			X	
g) 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 in flood hazards, tsunami, or seiche zones, risk release of pollutants due to project inundation?			X	
h) 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 conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X	
XI. LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community?				X
b) Cause a significant environmental impact due to a conflict with conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			X	
XII. MINERAL RESOURCES. Would the project:				
a) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?			X	
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?				X

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIII. NOISE. Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		X		
b) Generation of excessive groundborne vibration or groundborne noise levels?			X	
c) For a project located within the vicinity of a private airstrip or 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?				X
XIII. POPULATION AND HOUSING. Would the project:				
a) Induce substantial unplanned 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)?				X
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X
XV. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire protection?			X	
b) Police protection?			X	
c) Schools?			X	
d) Parks?			X	
e) Other public facilities?			X	
XVI. RECREATION.				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of the facility would occur or be accelerated?				X
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?			X	
XVII. TRANSPORTATION/TRAFFIC. Would the project:				
a) Conflict with the program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?			X	
b) Conflict the project conflict with or be inconsistent with CEQA Guidelines section 15064.3(b)?			X	
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
e) Result in inadequate emergency access?			X	

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVIII. TRIBAL CULTURAL RESOURCES. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?		X		
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.		X		
XIX. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			X	
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?			X	
c) 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?			X	
d) Generate solid waste in excess of State or local standards, in excess of the capacity of the local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			X	
e) Comply with federal, state, and local management and reduced statutes and regulations related to solid waste?			X	
XIX. WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazards severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or evacuation plan?				X
b) Due to slope, prevailing wind, and other factors, exacerbate wildlife risk, and thereby expose project occupants to pollutant concentrations from a wildlife or the uncontrolled spread of wildfire?				X
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				X
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides as a result of runoff, post-fire slope instability or drainage changes?				X

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XX. MANDATORY FINDINGS OF SIGNIFICANCE.				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, 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?		X		
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)		X		
c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?		X		

ENVIRONMENTAL ANALYSIS

This section provides an evaluation of the impact categories and questions contained in the Environmental Checklist.

I. AESTHETICS

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

Proposed Commercial Development

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

A scenic vista is a viewpoint that provides expansive views of a highly valued landscape for the benefit of the general public. The visual character of the City is dominated by Lake Elsinore, a 3,000-acre natural lake. Due to the importance of the lake, scenic resources are identified in the City's General Plan by identifying key public vantage points of the lake throughout the City. Sites chosen included the view of the lake from Interstate 15 (I-15), State Route 74 (SR-74), the Lake Elsinore Recreation Area and Campground, the baseball stadium, the boat launch on the eastern edge of the lake and the Aloha Pier lookout and are depicted on Figure 4.11 of the General Plan.

The site for the Proposed Commercial Development is currently vacant and is bounded by Lincoln Street on the north, Riverside Drive on the east, Flannery Street (a private drive) on the west and the Lake View Apartments on the south. Surrounding properties are composed of existing commercial and residential uses.

The site for the Proposed Commercial Development is located approximately 0.4 miles (at its closest point) from Lake Elsinore (water body) and does not propose any building heights in excess of those that are allowed by the City's Zoning Code for the C2 Zone (45 feet). Proposed architectural concepts are presented in Figures 5 through Figure 7. Building heights will vary from 20 to 23 feet in height with the car wash having a 31.5-foot tower sign.

Visual simulations were prepared for the Proposed Commercial Development from two private view points and two public view points. The public viewpoints capture views near the lake from the Launch Pointe area.

Figure 8 presents an overview of the view points and individual simulations from these points are presented as Figures 9 through 12. Views were selected for either adjacency to the project or from public view points that hold aesthetics significance for the City.

Figure 9 (View 1) presents the existing and proposed views from Flannery Street, a private street along the western boundary of the site for the Proposed Commercial Development. This is a private view. Currently, there are unobstructed views of the site. There are no views to the lake from this view point. With implementation of the Proposed Commercial Development, this view would be of the exterior wall

of the self-storage facility. The Proposed Commercial Development will also provide landscaping along this length of the building which includes a mix of trees, shrubs and groundcover which will soften the appearance and provide some visual relief.

Figure 10 (View 2) presents the existing and proposed view from the neighborhood commercial center located to the north of the Proposed Commercial Development site on the opposite side of Lincoln Drive. This is a private view. Currently, the view is of a vacant lot with some mature trees in the foreground. Views to the mountains to the south are obstructed by the intervening vegetation. With implementation of the Proposed Commercial Development, the views of the site would be of a developed commercial center, including the convenience store, fueling pumps/canopy and the fast-food restaurant. Views of the mountains to the south would be opened up with removal of the large mature trees.

Figure 11 (View 3) presents the view from Lincoln Street, east of Riverside Drive near the Launch Pointe Recreation Destination and RV Park. The Proposed Commercial Development would not be visible from this location and there would be no change in views. This is a view from a public roadway. The Proposed Commercial Development site is partially visible from this location and appears as an empty lot with mature trees. The multifamily residences adjacent to the project site are visible. Other elements in this view would capture the viewer's attention, including the large arch entry monument into Launch Pointe and the intersection and vehicular movements at the Riverside/Lincoln intersection. With implementation of the project, the development would be visible. Views to the mountains would also be opened up with removal of the large mature trees.

Figure 12 (View 4) presents the view from Launch Pointe. This is a public view. In both the existing condition and the proposed condition, the Proposed Commercial Development site is not visible.

Figure 8. Visual Simulation Key View Map

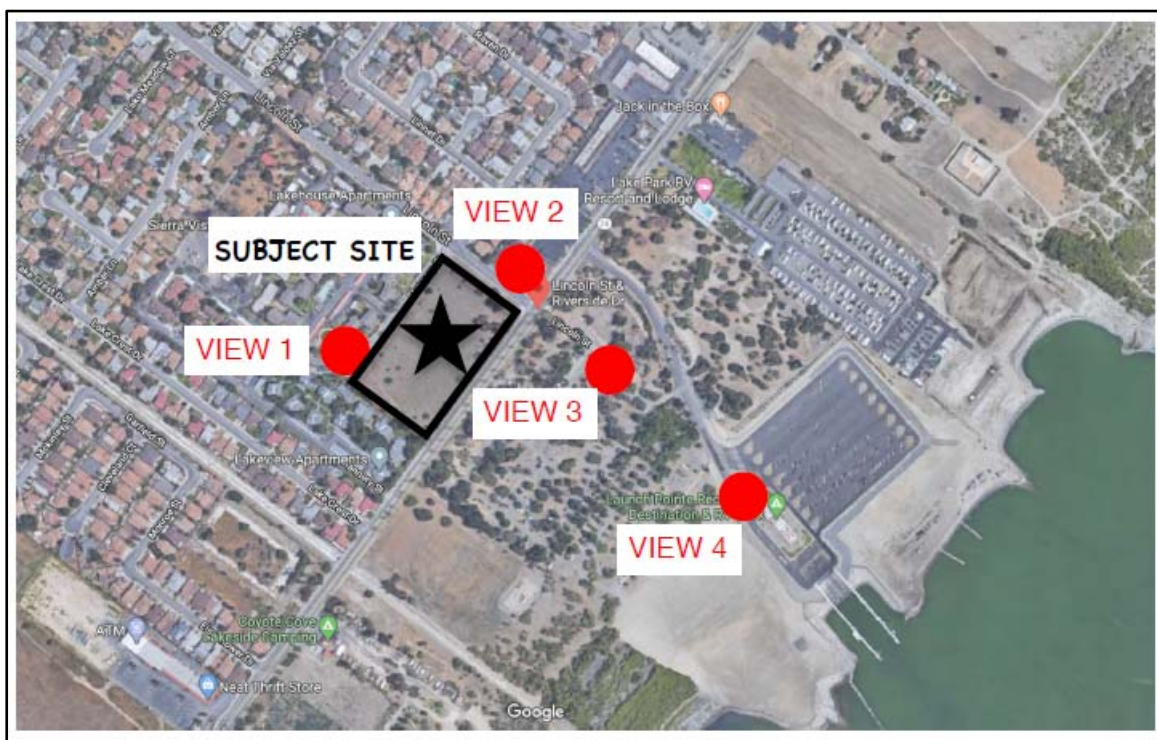


Figure 9. View Point 1 – Flannery Street



Figure 10. View Point 2 - Neighborhood Commercial Center North of Proposed Commercial Development



Figure 11. View Point 3 – Lincoln Street/Launch Pointe Recreation Destination



Figure 12. View Point 4 – Launch Pointe



While the Proposed Commercial Development is located along SR-74 (Riverside Drive), it is located on the northwest side of SR-74 while views to Lake Elsinore are provided to the east. Views from SR-74 (Riverside Drive) to the lake would not be impacted since the proposed buildings are on the opposite of the street from the lake views. Additionally, as shown in Figures 12 and 13, public views from the Launch Pointe area of the lake would not significantly change. Impacts are less than significant for the Proposed Commercial Development.

SB 330 Compliance/Specific Plan Amendment

The Final EIR and subsequent addenda (SCH No. 87111606) for the Canyon Hills Specific Plan addressed site-specific impacts associated with development on the site for the SB 330 Compliance/Specific Plan Amendment, including aesthetics. The proposed Specific Plan Amendment to change the parcel from a Neighborhood Commercial land use to a Multifamily 2 Residential District land use, which would allow for the development of multifamily residential uses instead of a commercial use, would still result in the site being developed. Future development on the SB 330 Compliance/Specific Plan Amendment site would be required to comply with the Implementation and Administration procedures detailed in Section 10 of the Canyon Hills Specific Plan and the Development Standards for Multifamily 2 Attached Residential District detailed in Section 8.7 of the Canyon Hills Specific Plan as well as Lake Elsinore Municipal Code Section 17.44 (Residential Development Standards). There are no aspects of the proposed project which would result in any additional aesthetics impacts beyond what was already analyzed in the certified FEIR and addenda. No new impacts are identified

Mitigation Measures: No mitigation measures are required.

Sources: General Plan, Google Earth, Project Description, Visual Simulations, Canyon Hills Specific Plan FEIR (State Clearinghouse No. 87111606) and subsequent addenda.

- b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State Scenic Highway? No Impact**

Proposed Commercial Development

The California Department of Transportation (Caltrans) currently identifies portions of I-15 and SR-74 as eligible for listing as state scenic highway, but no segments of I-15 and SR-74 have been officially designated. The project site approximately 2.5 miles west of I-15. The Proposed Commercial Development site is adjacent to SR-74 (also known as Riverside Drive), however, the segment of SR-74 adjacent to the Proposed Commercial Development site is not a segment that is considered eligible for listing as a state scenic highway.

The Proposed Commercial Development site is currently vacant land with nonnative grasses and some scattered trees. The cultural resources report prepared for the project (ASM 2020) indicated that there are no historic buildings on the site. The Proposed Commercial Development would not result in any impacts to historic buildings.

The Lake Elsinore Municipal Code includes a City Tree Preservation Ordinance (Ord. 1256) that protects the City's streetscape and trees. The City of Lake Elsinore has also determined that certain species of palm trees in the family Palmaceae are locally significant resources through the City Significant Palm Tree Ordinance (Ord. 1160).

There are existing trees on the Proposed Commercial Development site including one native species (Southern California black walnut) and two non-native species (olive tree and pepper tree). These trees are located in the northeast corner of the site and along the southern boundary of the site. None of the existing trees on the Proposed Commercial Development site are palm species and none of the trees are located in City right-of-way. There are no rock outcroppings on the project site. The Proposed Commercial Development will implement a landscape plan that includes street trees. A total of 28 trees will be planted around the site perimeter and include a mix of red crape myrtle, Canary Island date palm and African sumac. A variety of shrub species will be planted along the project frontages and also internal within the Proposed Commercial Development site.

Implementation of the Proposed Commercial Development would not result in any damage to scenic resources, including trees, rock outcroppings or historic buildings. Further, the project site is not located near an officially designated state scenic highway. No impact is identified for the Proposed Commercial Development.

SB 330 Compliance/Specific Plan Amendment

As noted above, Caltrans currently identifies portions of I-15 and SR-74 as eligible for listing as state scenic highway, but no segments of I-15 and SR-74 have been officially designated. The site for the SB 330 Compliance/Specific Plan Amendment is located approximately 1.7 miles east of I-15. The Final EIR and subsequent addenda (SCH No. 87111606) for the Canyon Hills Specific Plan addressed site-specific impacts associated with development on the site for the SB 330 Compliance/Specific Plan Amendment. The proposed Specific Plan Amendment to change the parcel from a Neighborhood Commercial land use to a Multifamily 2 Residential District land use, which would allow for the development of multifamily residential uses instead of a commercial use, would still result in the site being impacted, it would just be a different type of development. Under both scenarios, the site would be developed. There are no aspects of the proposed project which would result in any additional aesthetics impacts beyond what was already analyzed in the certified FEIR and addenda. No new impacts are identified.

Mitigation Measures: No mitigation measures are required.

Sources: Caltrans; Cultural Resources Report (Appendix C); Lake Elsinore Municipal Code; Canyon Hills Specific Plan FEIR (State Clearinghouse No. 87111606) and subsequent addenda.

- c) Substantially degrade the existing visual character or quality of public views of the site and its surroundings (Public views are those that are experienced from publicly accessible vantage points. If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? Less than Significant Impact**

Proposed Commercial Development

The Proposed Commercial Development site is located in an urbanized area. No structures are being proposed that would diminish the existing visual character of the area or block views to the lake. Building heights range from 20 to 23 feet in height with a 31.5-foot tower sign incorporated into the car wash design. Key views from SR-74 (Riverside Drive) to the lake would not be impacted since the proposed buildings are on the opposite side of the street from the lake views. Additionally, as shown in Figure 11 and 12, public views from the Launch Pointe area of the lake would not significantly change. Impacts are less than significant for the Proposed Commercial Development.

With implementation of the General Plan Amendment and the Zone Change, which are proposed as part of the Proposed Commercial Development, the project would be consistent with the intended land use for the area and meets development standards guiding the visual character of the project site.

In addition, the Proposed Commercial Development would provide street improvements along the site's frontage on Riverside Drive and Lincoln Street, including curbs, and sidewalks. The Proposed Commercial Development will also underground utility lines along the frontage on Riverside Drive. The resulting aesthetic would be more organized, unified, and urban, compared to the existing conditions. The Proposed Commercial Development will also implement a landscape plan which will provide further enhancements to the site. While the Proposed Commercial Development would change the visual quality of the site, it would not degrade the existing visual character or quality of the site or surroundings. Therefore, potential impacts associated with the visual character or quality of the site and its surroundings would be less than significant for the Proposed Commercial Development.

SB 330 Compliance/Specific Plan Amendment

The Final EIR and subsequent addenda (SCH No. 87111606) for the Canyon Hills Specific Plan addressed site-specific impacts associated with development on the site for the SB 330 Compliance/Specific Plan Amendment. The proposed Specific Plan Amendment to change the parcel from a Neighborhood Commercial land use to a Multifamily 2 Residential District land use, which would allow for the development of multifamily residential uses instead of a commercial use, would still result in the site being developed. Future development on the SB 330 Compliance/Specific Plan Amendment site would be required to comply with the Implementation and Administration procedures detailed in Section 10 of the Canyon Hills Specific Plan and the Development Standards for Multifamily 2 Attached Residential District detailed in Section 8.7 of the Canyon Hills Specific Plan as well as Lake Elsinore Municipal Code Section 17.44 (Residential Development Standards). There are no aspects of the proposed project which would result in any additional aesthetics impacts beyond what was already analyzed in the certified FEIR and addenda. No new impacts are identified

Mitigation Measures: No mitigation measures are required.

Sources: Project Description; Site Plan, Canyon Hills Specific Plan FEIR (State Clearinghouse No. 87111606) and subsequent addenda.

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

Proposed Commercial Development

According to the City's General Plan, light and glare impacts to the Mount Palomar Observatory are of concern to the City. Areas of light pollution impacts have been identified through a "ring analysis," where primary impacts to the Observatory are within a 30-mile radius, and secondary impacts are up to 45 miles. According to the General Plan Figure 4.12, the project site is within the 45-mile secondary impacts radius.

The Proposed Commercial Development would introduce lighting to the vacant project site. Accordingly, the new buildings and associated components would include lighting features typical of commercial development, such as security lighting, exterior signage lighting, parking lot lighting, and indoor store lighting. While the project would introduce new sources of light, all lighting fixtures would comply with Lake Elsinore Municipal Code Section 17.112.040 Lighting (for Nonresidential Development). Section 17.112.040 requires all outdoor lighting fixtures in excess of 60 watts to be oriented and shielded to

prevent direct illumination above the horizontal plane passing through the luminaire and prevent any glare or illumination on adjacent properties or streets. Further, this section of the Lake Elsinore Municipal Code encourages the use of low-pressure sodium vapor lighting due to the City's proximity to the Mount Palomar Observatory.

The Proposed Commercial Development will also introduce new sources of daytime glare due to the new building surfaces and vehicles traveling to and from the site. However, the glare created by the Proposed Commercial Development will be consistent with the levels of glare that is emitted by the surrounding development. Additionally, the architectural finishes for the Proposed Commercial Development, which include stucco, stone, and matte-finish metal treatments, are not significantly glare inducing. Thus, the Proposed Commercial Development will not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area. Therefore, impacts are less than significant for the Proposed Commercial Development.

SB 330 Compliance/Specific Plan Amendment

Future development on the SB 330 Compliance/Specific Plan Amendment site would be required to comply with the Implementation and Administration procedures detailed in Section 10 of the Canyon Hills Specific Plan and the Development Standards for Multifamily 2 Attached Residential District detailed in Section 8.7 of the Canyon Hills Specific Plan as well as Lake Elsinore Municipal Code Section 17.44 (Residential Development Standards). Impacts would be less than significant for the SB 330 Compliance/Specific Plan Amendment.

Mitigation Measures: No mitigation measures are required.

Sources: General Plan; Lake Elsinore Municipal Code, Canyon Hills Specific Plan FEIR (State Clearinghouse No. 87111606) and subsequent addenda.

II. AGRICULTURE AND FORESTRY RESOURCES

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

Proposed Commercial Development

The site for the Proposed Commercial Development is not mapped as prime farmland, unique farmland, or farmland of statewide importance, as determined by the Farmland Mapping and Monitoring Program (California Department of Conservation 2017). The project site is identified as Urban and Built-Up Land on the Riverside County Important Farmland Map for Western Riverside County. Therefore, the Proposed Commercial Development would not result in the conversion of prime farmland, unique farmland, or farmland of statewide importance. No impact is identified for the Proposed Commercial Development.

SB 330 Compliance/Specific Plan Amendment

The Final EIR and subsequent addenda (SCH No. 87111606) for the Canyon Hills Specific Plan addressed site-specific impacts associated with development on the site for the SB 330 Compliance/Specific Plan Amendment. The proposed Specific Plan Amendment to change the parcel from a Neighborhood Commercial land use to a Multifamily 2 Residential District land use, which would allow for the development of multifamily residential uses instead of a commercial use, would still result in the site being

impacted, it would just be a different type of development. Under both scenarios, the site would be developed. There are no aspects of the proposed project which would result in any additional impact to farmland beyond what was already analyzed in the certified FEIR and addenda. The site for SB 330 Compliance/Specific Plan Amendment was assumed to be impacted under the Canyon Hills Specific Plan and would remain as such under the proposed project. There are no aspects of the SB 330 Compliance/Specific Plan Amendment that would result in other changes that would result in a conversion of farmland to non-agricultural use.

Mitigation Measures: No mitigation measures are required.

Sources: California Department of Conservation FMMP, Canyon Hills Specific Plan FEIR (State Clearinghouse No. 87111606) and subsequent addenda.

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

Proposed Commercial Development

The site of the Proposed Commercial Development has a current zoning designation of Residential Mixed Use (RMU) and proposes to change the zoning for the project site to General Commercial (C-2). There is no agricultural zoning on the site.

The Proposed Commercial Development site is not located within or adjacent to a Williamson Act contract area. Per the City's General Plan Environmental Impact Report (EIR) (page 3.1-42) there are no Williamson Act agricultural preserves within the City boundary. Therefore, no impact will occur due to conflicts with agricultural zoning or a Williamson Act Contract for the Proposed Commercial Development.

SB 330 Compliance/Specific Plan Amendment

The site proposed for the SB 330 Compliance/Specific Plan Amendment is not zoned for agricultural use nor is it subject to a Williamson Act contract. The Final EIR and subsequent addenda (SCH No. 87111606) for the Canyon Hills Specific Plan addressed site-specific impacts associated with development on the site for the SB 330 Compliance/Specific Plan Amendment. The proposed Specific Plan Amendment to change the parcel from a Neighborhood Commercial land use to a Multifamily 2 Residential District land use, which would allow for the development of multifamily residential uses instead of a commercial use, would still result in the site being impacted, it would just be a different type of development. Under both scenarios, the site would be developed. There are no aspects of the proposed project which would result in any additional impact to agricultural resources beyond what was already analyzed in the certified FEIR and addenda. The site for SB 330 Compliance/Specific Plan Amendment was assumed to be impacted under the Canyon Hills Specific Plan and would remain as such under the proposed project.

Mitigation Measures: No mitigation measures are required.

Sources: General Plan EIR, Canyon Hills Specific Plan FEIR (State Clearinghouse No. 87111606) and subsequent addenda.

- c) **Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined in Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?** No Impact

Proposed Commercial Development

Public Resources Code Section 12220(g) identifies forest land as land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits.

The Proposed Commercial Development site has a zoning designation of Residential Mixed Use (RMU) and proposes to change the zoning for the project site to General Commercial (C-2). There is no land zoned for forest land, timberland, or timberland production. No impact is identified for the Proposed Commercial Development.

SB 330 Compliance/Specific Plan Amendment

The site proposed for the SB 330 Compliance/Specific Plan Amendment is not zoned for forestland or timberland. It is within a Specific Plan Area and is currently identified for a neighborhood commercial use. The Final EIR and subsequent addenda (SCH No. 87111606) for the Canyon Hills Specific Plan addressed site-specific impacts associated with development on the site for the SB 330 Compliance/Specific Plan Amendment. The proposed Specific Plan Amendment to change the parcel from a Neighborhood Commercial land use to a Multifamily 2 Residential District land use, which would allow for the development of multifamily residential uses instead of a commercial use, would still result in the site being impacted, it would just be a different type of development. Under both scenarios, the site would be developed. There are no aspects of the proposed project which would result in any additional impact to forest resources beyond what was already analyzed in the certified FEIR and addenda. The site for SB 330 Compliance/Specific Plan Amendment was assumed to be impacted under the Canyon Hills Specific Plan and would remain as such under the proposed project.

Mitigation Measures: No mitigation measures are required.

Sources: Public Resources Code Section 12220(g); Zoning Map, Canyon Hills Specific Plan FEIR (State Clearinghouse No. 87111606) and subsequent addenda.

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

Proposed Commercial Development

As discussed in Section II.c, above, the project site does not support forests, nor is there any forest land adjacent to the project site. The project site is vacant with some scattered ornamental trees. Therefore, the proposed project would not result in the loss of forest land or the conversion of forest land to non-forest use. No impact is identified for this issue area for the Proposed Commercial Development.

SB 330 Compliance/Specific Plan Amendment

The site proposed for the SB 330 Compliance/Specific Plan Amendment does not support forests or forest land. The Final EIR and subsequent addenda (SCH No. 87111606) for the Canyon Hills Specific Plan addressed site-specific impacts associated with development on the site for the SB 330

Compliance/Specific Plan Amendment. The proposed Specific Plan Amendment to change the parcel from a Neighborhood Commercial land use to a Multifamily 2 Residential District land use, which would allow for the development of multifamily residential uses instead of a commercial use, would still result in the site being impacted, it would just be a different type of development. Under both scenarios, the site would be developed. There are no aspects of the proposed project which would result in any additional impact to forest resources beyond what was already analyzed in the certified FEIR and addenda. The site for SB 330 Compliance/Specific Plan Amendment was assumed to be impacted under the Canyon Hills Specific Plan and would remain as such under the proposed project. There are no aspects of the SB 330 Compliance/Specific Plan Amendment that would result in other changes that would result in the loss of forest land or the conversion of forest land to non-forest use.

Mitigation Measures: No mitigation measures are required.

Sources: Public Resources Code Section 12220(g), Canyon Hills Specific Plan FEIR (State Clearinghouse No. 87111606) and subsequent addenda.

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

Proposed Commercial Development

The project site is located within the Lake View District of the City and is located in a developed portion of the City. There is existing development on both sides of the project site. The project area does not support any agricultural or forest land. Therefore, the project would not involve other changes in the existing environment which, due to their location or nature, could result in conversion of farmland to non-agricultural use or conversion of forest land to non-forest use. No impact is identified for this issue area for the Proposed Commercial Development.

SB 330 Compliance/Specific Plan Amendment

The site proposed for the SB 330 Compliance/Specific Plan Amendment is located in a developed area of the City. The Final EIR and subsequent addenda (SCH No. 87111606) for the Canyon Hills Specific Plan addressed site-specific impacts associated with development on the site for the SB 330 Compliance/Specific Plan Amendment. The proposed Specific Plan Amendment to change the parcel from a Neighborhood Commercial land use to a Multifamily 2 Residential District land use, which would allow for the development of multifamily residential uses instead of a commercial use, would still result in the site being impacted, it would just be a different type of development. Under both scenarios, the site would be developed. There are no aspects of the proposed project which would result in any additional impact related to farmland or forest land conversion beyond what was already analyzed in the certified FEIR and addenda. The site for SB 330 Compliance/Specific Plan Amendment was assumed to be impacted under the Canyon Hills Specific Plan and would remain as such under the proposed project. There are no aspects of the SB 330 Compliance/Specific Plan Amendment that would result in other changes that would result in a conversion of farmland to non-agricultural use or the conversion of forest land to non-forest use.

Mitigation Measures: No mitigation measures are required.

III. AIR QUALITY

An air quality report and health risk screening letter were prepared for the Proposed Commercial Development by Ldn Consulting (LDN) (2020a) (2020b) and are included as **Appendix A1 and Appendix A2** of this document.

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

Proposed Commercial Development

SCAQMD Air Quality Management Plan

The Southern California Association of Governments (SCAG) is the regional planning agency for Los Angeles, Orange, Ventura, Riverside, San Bernardino, and Imperial Counties, and addresses regional issues relating to transportation, economy, community development, and environment. With regard to air quality planning, SCAG has prepared the Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), a long-range transportation plan that uses growth forecasts to project trends over a 20-year period to identify regional transportation strategies to address mobility needs. These growth forecasts form the basis for the land use and transportation control portions of the South Coast Air Quality Management District (SCAQMD) Air Quality Management Plan (AQMP). These documents are utilized in the preparation of the air quality forecasts and consistency analysis included in the AQMP. Both the RTP/SCS and AQMP are based, in part, on projections originating with County and City General Plans.

The two principal criteria for determining conformance to the AQMP are:

1. Whether the project would result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations or delay timely attainment of air quality standards or the interim emission reductions specified in the AQMP.
2. Whether the project would exceed the assumptions in the AQMP or increments based on the year of project buildout and phase.

Criterion 1 - Increase in The Frequency or Severity of Violations

Based on the conclusions of the air quality report prepared for the project (LDN 2020a) short-term regional construction air emissions would not result in significant impacts based on SCAQMD regional thresholds of significance or local thresholds of significance. The ongoing operation of the Proposed Commercial Development would generate air pollutant emissions that are inconsequential on a regional basis and would not result in significant impacts based on SCAQMD thresholds of significance. The Proposed Commercial Development would not exceed the applicable localized significance threshold (LST). The analysis for long-term local air quality impacts showed that local pollutant concentrations would not be projected to exceed the air quality standards. Therefore, a less than significant long-term impact would occur, and no mitigation would be required Proposed Commercial Development.

Based on the information provided above, the Proposed Commercial Development would be consistent with the first criterion.

Criterion 2 - Exceed Assumptions in the AQMP

The SCAQMD AQMP demonstrates that the applicable ambient air quality standards can be achieved within the timeframes required under federal law. Growth projections from local general plans adopted by cities in the district are provided to the SCAG, which develops regional growth forecasts, which are then used to develop future air quality forecasts for the AQMP. Development consistent with the growth projections in the City's General Plan is considered to be consistent with the AQMP.

Peak day emissions generated by construction activities are largely independent of land use assignments, but rather are a function of development scope and maximum area of disturbance. Irrespective of the site's land use designation, development of the site to its maximum potential would likely occur, with disturbance of the entire site occurring during construction activities.

The site for the Proposed Commercial Development is designated as Residential Mixed Use and a General Plan Amendment is requested to change it to Commercial to construct a convenience market/gas station, fast-food restaurant, self-storage, and a car wash. Based upon the air quality report prepared for the Proposed Commercial Development (LDN 2020a), operational emissions will be well below the screening thresholds identified by SCAQMD. Further, as detailed in the traffic report for the Proposed Commercial Development (Ganddini Group 2020) the majority of the fast-food restaurants, convenience market/gas stations, and self-storage facilities serving the City of Lake Elsinore are located along the I-15 Freeway corridor over two miles east of the site. The Proposed Commercial Development is less than 50,000 square feet and is expected to shorten trips by serving the heavily residential areas in the Lake View and Lake View Sphere Districts. Therefore, the Proposed Commercial Development is considered a local-serving retail use and could reduce vehicle miles traveled and therefore reduce emissions. Therefore, potential impacts associated with an inconsistency with the SCAQMD AQMP would be less than significant for the Proposed Commercial Development.

SB 330 Compliance/Specific Plan Amendment

Air quality impacts associated with the Canyon Hills Specific Plan were analyzed in the Final EIR and subsequent addenda (SCH No. 87111606). The proposed Specific Plan Amendment to change the parcel from a Neighborhood Commercial land use to a Multifamily 2 Residential District land use would not result in any additional impact beyond what was already analyzed in the certified FEIR and addenda. The proposed residential units would fall within the anticipated development yield for multifamily residential uses in the Specific Plan, since other residential areas of the Specific Plan have not built out at the maximum allowable densities. No new air quality impacts are identified.

Mitigation Measures: No mitigation measures are required.

Sources: Air Quality Report (Appendix A1), Canyon Hills Specific Plan FEIR (State Clearinghouse No. 87111606) and subsequent addenda.

- b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard? Less Than Significant Impact**

Proposed Commercial Development

Air quality emissions for the Proposed Commercial Development were calculated as part of the air quality study prepared by LDN (2020a). The complete report is included in Appendix A1.

Table 2 shows the state and federal attainment status for criteria pollutants in the South Coast Air Basin (SCAB). As shown, the SCAB is a nonattainment area for the state and federal O₃ standards and for the state PM₁₀ and PM_{2.5} standards.

Table 2. South Coast Air Basin Attainment Status by Pollutant

Pollutant	Average Time	California Standards	Federal Standards
Ozone (O ₃)	1 Hour	Non-attainment	No Federal Standard
	8 Hour		Extreme Nonattainment
Respirable Particulate Matter (PM ₁₀)	24 Hour	Non-attainment	Serious Nonattainment
	Annual Arithmetic Mean	No State Standard	Serious Nonattainment
Fine Particulate Matter PM _{2.5}	24 Hour	No State Standard	Non-attainment
	Annual Arithmetic Mean	Non-attainment	Non-attainment
Carbon Monoxide (CO)	8 hour	Attainment	Attainment Maintenance ⁽¹⁾
	1 hour		
Nitrogen Dioxide (NO ₂)	Annual Arithmetic Mean	No State Standard	Attainment
	1 Hour	Non-attainment	No Federal Standard
Sulfur Dioxide (SO ₂)	Annual Arithmetic Mean	No State Standard	Attainment
	24 Hour	Attainment	Attainment
	1 Hour	Attainment	No Federal Standard
Lead	30 Day Average	Attainment	No Federal Standard
	Calendar Quarter	No State Standard	Attainment

Notes: (1) Maintenance Area (defined by U.S. Department of Transportation) is any geographic region of the United States previously designated nonattainment pursuant to the CAA Amendments of 1990 and subsequently redesignated to attainment subject to the requirement to develop a maintenance plan under section 175A of the CAA, as amended.

SCAQMD has developed regional and localized significance thresholds for regulated pollutants which are presented in **Table 3**. The SCAQMD's CEQA Air Quality Significance Thresholds indicate that any projects in the SCAB with daily emissions that exceed any of the indicated thresholds should be considered as having an individually and cumulatively significant air quality impact. Demonstrating a project's compliance with SCAQMD Screening thresholds are a significant part of demonstrating compliance with SCAQMDs AQMP.

Construction Emissions

Construction activities for the Proposed Commercial Development would include minor site grading and preparation, paving, building construction, and architectural coating application. The proposed earthwork activities will balance on site and includes 20,000 cy of cut and 20,000 cy of fill.

All phases of the Proposed Commercial Development (e.g., grading, paving, and construction) are anticipated to start in late 2021 and be completed in 2022. As a project design feature the project would utilize Tier IV diesel equipment with diesel particulate filters or equivalent and will wet the construction site twice daily.

Table 3. Screening-Level Thresholds for Criteria Pollutants

Pollutant	Total Emissions (lbs per day)
Construction Emissions	
Respirable Particulate Matter (PM ₁₀)	150
Respirable Particulate Matter (PM _{2.5})	55
Nitrogen Oxide (NO _x)	100
Sulfur Oxide (SO _x)	150
Carbon Monoxide (CO)	550
Volatile Organic Compounds (VOCs)	75
Operational Emissions	
Respirable Particulate Matter (PM ₁₀)	150
Respirable Particulate Matter (PM _{2.5})	55
Nitrogen Oxide (NO _x)	55
Sulfur Oxide (SO _x)	150
Carbon Monoxide (CO)	550
Lead and Lead Compounds	3.2
Lead and Lead Compounds	3.2
Volatile Organic Compounds (VOC)	75

Construction equipment anticipated to be used for the Proposed Commercial Development through each phase of construction are identified in Table 3.1 of the air quality report, included as Appendix A1 of this document.

Table 4 presents the anticipated construction emissions for the Proposed Commercial Development, incorporating the identified project design features.

As shown in Table 4, maximum daily emissions would be below the screening thresholds for all criteria pollutants and construction emissions impacts would be less than significant.

Table 4. Construction Emissions - Proposed Commercial Development (lbs/day)

Year	ROG	NO _x	CO	SO ₂	PM ₁₀ (Total)	PM _{2.5} (Total)
2021	0.62	4.22	21.53	0.04	8.34	4.53
2022	24.09	4.26	21.68	0.04	0.82	0.23
Screening Threshold (lbs/day)	75	100	550	150	150	55
Exceeds Screening Threshold?	No	No	No	No	No	No

Source: LDN 2020a

Operational Emissions

Operational impacts associated with the Proposed Commercial Development would include area sources, energy use, mobile sources, waste, and water use. Area sources include consumer products, landscaping, and architectural coatings applied during routine maintenance. Emissions associated with project

operations were estimated based on the project's overall trip generation of 7,026 ADT. An average trip length of three miles was used. **Table 5** provides a summary of the estimated operational emissions for the Proposed Commercial Development. As shown, operational emissions associated with the Proposed Commercial Development would be below the screening level thresholds for all criteria pollutants.

Table 5. Operational Emissions - Proposed Commercial Development (lbs/day)

	ROG	NOx	CO	Sox	PM10	PM2.5
Summer Scenario						
Area Source Emission Estimates	1.11	0.00	0.03	0.00	0.00	0.00
Energy Source Emissions	0.04	0.35	0.30	0.00	0.03	0.03
Operational Vehicle Emissions	11.09	49.62	40.13	0.12	4.77	1.33
Emissions Total with Project Design Features	12.25	49.98	40.45	0.12	4.80	1.36
Screening Level Thresholds	55	55	550	150	150	55
Significant Impact?	No	No	No	No	No	No
Winter Scenario						
Area Source Emission Estimates	1.11	0.00	0.03	0.00	0.00	0.00
Energy Source Emissions	0.04	0.35	0.30	0.00	0.03	0.03
Operational Vehicle Emissions	8.85	48.13	43.09	0.11	4.77	1.33
Emissions Total with Project Design Features	10.00	48.48	43.41	0.11	4.80	1.36
Screening Level Thresholds	55	55	550	150	150	55
Significant Impact?	No	No	No	No	No	No

Source: LDN 2020a

Note: Daily pollutant generation assumes trip distances with CalEEMod 2016.3.2

In summary, since the Proposed Commercial Development would not result in any construction- or operation-related emissions above the significance thresholds, it would not violate any air quality standard or contribute substantially to an existing or projected air quality violation. Impacts would be less than significant.

Localized Significance Thresholds

The SCAQMD also established Localized Significance Thresholds (LSTs) which represent the maximum emissions from a project that will not cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standard at the nearest residence or sensitive receptor.

The SCAQMD states that lead agencies can use the LSTs as another indicator of significance in their air quality impact analyses.

Table 6 shows the modeled estimates for both construction and operations excluding offsite mobile emissions. Furthermore, the worst case LST is at 25 meters from the project centroid and will be utilized for this project. Since this is worst case, if the project complies at 25 meters, it will comply at all locations

beyond this distance. Based on the modeling results, no LST impacts are expected for the Proposed Commercial Development.

Table 6. On-Site Daily Emissions for Comparison to LSTs - Proposed Commercial Development (Unmitigated)

Pollutant	Project without Offsite Mobile Emissions (lbs/day)	Localized Significance Threshold SRA 25 5-Acre (lbs/day)	Significant Impact?
Construction			
CO	21.81	1,965	No
PM ₁₀	10.17	13	No
PM _{2.5}	6.34	8	No
NO _x	40.50	371	No
Operations			
CO	0.33	1,965	No
PM ₁₀	0.03	4	No
PM _{2.5}	0.03	2	No
NO _x	0.35	371	No

Source: LDN 2020a

SB 330 Compliance/Specific Plan Amendment

Air quality impacts associated with the Canyon Hills Specific Plan were analyzed in the Final EIR and subsequent addenda (SCH No. 87111606). The proposed Specific Plan Amendment to change the parcel from a Neighborhood Commercial land use to a Multifamily 2 Residential District land use would not result in any additional impact beyond what was already analyzed in the certified FEIR and addenda. The proposed residential units would fall within the available capacity for residential uses in the Specific Plan, since other residential areas of the Specific Plan have not built out at the maximum allowable densities. No new air quality impacts are identified.

Mitigation Measures: No mitigation measures are required.

Sources: Air Quality Report (Appendix A1), Canyon Hills Specific Plan FEIR (State Clearinghouse No. 87111606) and subsequent addenda.

c) Expose sensitive receptors to substantial pollutant concentrations? Less Than Significant Impact

Proposed Commercial Development

A health risk assessment for construction equipment emissions was included in the air quality report prepared for the Proposed Commercial Development (LDN 2020a) (Appendix A1). Additionally, a health risk screening letter focusing on the future gas station operations was also prepared for the project (LDN 2020b) (Appendix A2).

Sensitive receptors are defined as schools, hospitals, resident care facilities, and day-care centers, as well as residential receptors in the vicinity.

Health Risk Assessment – Fueling Station Operations

The 16 fueling position super convenience market/gas station would install underground double wall fiberglass tanks for unleaded, super unleaded and diesel fuels and all appurtenances such as double wall fiberglass piping, leak detection and vapor recovery systems. The facility would also install an assisted Phase I system to provide maximum vapor balancing which is necessary to transfer the underground tank vapors being displaced as the tank is being filled back to the delivery tanker as it is being emptied. Also, the project would install Phase II system to transfer displaced vapors from vehicle fuel tanks back to the underground storage tanks. All underground tanks will be vented with pressure/vacuum liquid vent valves.

The annual throughput of the site is expected to be between 1.5 million and 1.7 million gallons per year based upon information from the project applicant. To be conservative, this health risk analysis assumes up to 2 million gallons per year.

This health risk analysis prepared for the Proposed Commercial Development used the Gasoline Service Station Industrywide Risk Assessment Guidelines prepared by the Toxics Committee of the California Air Pollution Control Officers Association (CAPCOA 1997) which was prepared with consultation with representatives of twelve air pollution control and air quality management districts, staff of CARB, and the Office of Environmental Health Hazard Assessment (OEHHA). The purpose of these guidelines is to provide the districts with suggested procedures for preparing gasoline station emissions inventories and risk assessments to meet the requirements of the Air Toxics "Hot Spots" Information and Assessment Act of 1987.

For purposes of this health risk analysis, a cancer risk in excess or 10 per one million exposed would require further mitigation.

The nearest sensitive land uses around the Proposed Commercial Development would be single family residential to the north approximately 230 feet to the nearest pump location. The area would be best described as an urban environment. Elevations onsite are roughly 1,280 feet above mean sea level.

Cancer risk calculations are based on a 70-year lifetime exposure. In some limited cases, it may be appropriate to also use between 9 to 40 years exposure in the calculation. The 9-year exposure scenario is based on exposure to children during the first 9 years of life. Some districts use the 9-year exposure scenario to model short term projects. (CAPCOA 2009). For purposes of this analysis, it is reasonable to assume a 30-year duration.

Benzene emissions from the gas station would be from the following sources:

- Loading - Loading emissions will occur when the fuel delivery trucks unload gasoline at the fueling station. These emissions would occur at the time of delivery only and would be reduced since the project will install pressure vacuum valves.
- Breathing - Gasoline vapors are emitted from the storage tank vent pipes due to temperature and pressure changes within the storage tank vapor space
- Refueling - During the refueling process, gasoline vapors are emitted at the vehicle/nozzle interface.

- Spillage - Occasional spillage emissions occur from spills during vehicle fueling operations

For purposes of modeling, AERMOD was used for air quality dispersion modeling and is the preferred and recommended U.S. Environmental Protection Agency (EPA) model for air quality dispersion modeling. A graphical representation of the modeling locations is shown in **Figure 13**.

Figure 13. AERMOD Modeling Representation



Source: LDN 2020b

On Figure 13, the loading and breathing events are represented by point sources (identified as a blue dot) and refueling and spillage events are represented by 16 volume sources (identified as red squares) representing each filling position. The numbered red round circles represent discrete sensitive receptors at nearby residential receptors. The black grid represents an automatically generated gridded receptor matrix used by AERMOD for the software to develop emission contours. Finally, the proposed convenience market and the fast food restaurant are represented by the blue facility outlines. The results of the cancer risk calculations are shown in **Table 7**.

As shown in Table 7, based on these calculations, cancer risks would be less than ten in one million exposed which would not exceed significance thresholds. Impacts would be less than significant for the Proposed Commercial Development.

Table 7. Cancer Risk at Worst-Case Receptors

Receptor	C _i ⁽¹⁾	Cancer Risk	Impact?
R1	0.289	0.614	No
R2	0.191	0.409	No
R3	0.102	0.219	No
R4	0.073	0.161	No

Source: LDN 2020b

Notes: (1) C_i annual inputs from AERMOD multiplied by 2 to represent throughput of 2,000,000 gallons of fuel per year

Health Risk Assessment – Construction Emissions

Based upon the air quality modeling, worst-case onsite PM₁₀ from onsite construction equipment would cumulatively produce 0.00089 tons over the construction duration (280-working days) or an average of 0.000099 grams/second. It should be noted the Proposed Commercial Development would utilize Tier IV equipment with diesel particulate filters.

Utilizing the AERSCREEN dispersion model, the air quality analysis determined that the peak maximum concentration is 0.158 µg/m³ during construction which corresponds to an inhalation cancer risk for 70 years is 1.77 (LDN 2020a). This is below the 10 in one million thresholds. Given this, the construction scenario as analyzed would be considered less than significant for the Proposed Commercial Development.

SB 330 Compliance/Specific Plan Amendment

Air quality impacts associated with the Canyon Hills Specific Plan were analyzed in the Final EIR and subsequent addenda (SCH No. 87111606). The proposed Specific Plan Amendment to change the parcel from a Neighborhood Commercial land use to a Multifamily 2 Residential District land use would not result in any additional impact beyond what was already analyzed in the certified FEIR and addenda. The proposed residential units would fall within the available capacity for residential uses in the Specific Plan, since other residential areas of the Specific Plan have not built out at the maximum allowable densities. No new air quality impacts are identified.

Mitigation Measures: No mitigation measures are required.

Sources: Air Quality Report (Appendix A1); Health Risk Assessment (Appendix A2); Canyon Hills Specific Plan FEIR (State Clearinghouse No. 87111606) and subsequent addenda.

- d) Result in other emissions, such as those leading to odors, adversely affecting a substantial number of people? No Impact**

Proposed Commercial Development

According to the *SCAQMD CEQA Air Quality Handbook* (SCAQMD 1993), land uses typically associated with odor complaints during operation are agricultural operations, wastewater treatment plants, food processing plants, chemical plants, composting facilities, refineries, landfills, dairies, and fiberglass molding plants. The project is not in any of these categories and is not proposing any of these uses.

Potential onsite odor generators would include short term construction odors from activities such as paving and possibly painting. The construction odors would be considered short term and would not be considered an impact. Given this the Proposed Commercial Development will not have a potential to create offensive odors and would therefore not be considered an impact under CEQA. No impact is identified for the Proposed Commercial Development.

SB 330 Compliance/Specific Plan Amendment

Air quality impacts associated with the Canyon Hills Specific Plan were analyzed in the Final EIR and subsequent addenda (SCH No. 87111606). The proposed Specific Plan Amendment to change the parcel from a Neighborhood Commercial land use to a Multifamily 2 Residential District land use would not result in any additional impact beyond what was already analyzed in the certified FEIR and addenda. Residential uses would not be characterized as generating more potential for odor than a neighborhood commercial. The proposed residential units would fall within the available capacity for residential uses in the Specific Plan, since other residential areas of the Specific Plan have not built out at the maximum allowable densities. No new air quality impacts are identified.

Mitigation Measures: No mitigation measures are required.

Sources: Air Quality Report (Appendix A1), Canyon Hills Specific Plan FEIR (State Clearinghouse No. 87111606) and subsequent addenda.

IV. BIOLOGICAL RESOURCES

A biological resources and Multiple Species Habitat Conservation Plan (MSHCP) compliance report was prepared for the Proposed Commercial Development project by HDR (2020) and is included as **Appendix B** of this document. The report preparation included a records search and database review as well as a site visit. HDR Biologist Aaron Newton conducted a site visit on April 20, 2020, to identify general site conditions, vegetation communities, and suitability of habitat for various special-status species. The entire Proposed Commercial Development project site was surveyed on foot. Vegetation communities within the project site were mapped in the field directly onto a 200-scale (1" = 200') aerial photograph. All plant species encountered during the field surveys were identified and recorded following the guidelines adopted by CNPS (2020). Latin and common names of plants follow Jepson eFlora (Jepson Flora Project 2020) or The Vascular Plants of Western Riverside County, California: An Annotated Checklist (Roberts et al. 2004).

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

Proposed Commercial Development

The Proposed Commercial Development site is within the MSHCP planning area and is subject to the requirements of the MSHCP. However, the project site is located outside of the MSHCP's amphibian, burrowing owl, criteria area species, mammal, and narrow endemic plant survey areas and is not adjacent to any land designated for inclusion in the MSHCP Conservation Area.

Threatened and Endangered Species

Appendix B of the biology report (Appendix B of this document) includes a list of federally and/or state-listed threatened or endangered plant and wildlife species that were identified as occurring within the nine United States Geological Survey (USGS) quad database search and their potential for occurrence on the Proposed Commercial Development site. Based on the field survey, the site does not contain suitable habitat to support any federally and/or state-listed plant or wildlife species and none were observed during the site survey.

Other Special Status Species

One special-status species, southern California black walnut, was observed on the Proposed Commercial Development site. This species is an MSHCP Covered Species. Therefore, impacts on this species will be covered through participation in and compliance with the MSHCP. Part of that compliance requires the payment of MSHCP mitigation fees prior to the issuance of a grading permit. This requirement is included as mitigation measure **MM-BIO-2** for the Proposed Commercial Development.

Table 3 of Appendix B of this document provides the potential for occurrence of special-status plant and wildlife species that are not covered under the MSHCP or are not adequately conserved by the MSHCP at this time. If these species were to occur on the Proposed Commercial Development site, additional avoidance, minimization, and/or mitigation measures may be required to avoid significant impacts on biological resources. The only other special-status species not adequately covered by the MSHCP, loggerhead shrike, has low potential to occur on the project site. If loggerhead shrike were to be impacted, it would be a significant biological resources impact (**Impact BIO-1**). Mitigation measure **MM-BIO-1** will be implemented for the Proposed Commercial Development to avoid potential project impacts on nesting loggerhead shrike. No other species are expected to occur on the Proposed Commercial Development site due to a lack of suitable habitat.

Migratory Bird Treaty Act

Utility poles adjacent to the Proposed Commercial Development site may support suitable nesting habitat for raptors. The Mediterranean California naturalized annual and perennial grassland dominated by non-native plants and the mature trees on the site provide suitable nesting and foraging habitat for avian species protected under the Migratory Bird Treaty Act. In addition, the California Department of Fish and Wildlife (CDFW) prohibits the take, possession, or destruction of birds, their nests or eggs under California Fish and Game Code Sections 3500 - 5500. Implementation of mitigation measure MM-BIO-1 will also serve to avoid potential project impacts on birds protected under the Migratory Bird Treaty Act and California Fish and Game Code Sections 3500 - 5500.

SB 330 Compliance/Specific Plan Amendment

The SB 330 Compliance/Specific Plan Amendment site is within a Specific Plan Area and is currently identified for a neighborhood commercial use. The Final EIR and subsequent addenda (SCH No. 87111606) for the Canyon Hills Specific Plan addressed site-specific impacts associated with development on the site, including the potential to impact 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.

The proposed Specific Plan Amendment to change the parcel from a Neighborhood Commercial land use to a Multifamily 2 Residential District land use, which would allow for the development of multifamily residential uses instead of a commercial use, would still result in the site being impacted, it would just be

a different type of development. Under both scenarios, the site would be developed. There are no aspects of the proposed project which would result in any additional impact to biological resources beyond what was already analyzed in the certified FEIR and addenda. The site for SB 330 Compliance/Specific Plan Amendment was assumed to be impacted under the Canyon Hills Specific Plan and would remain as such under the proposed project.

Mitigation Measures:

The following mitigation measures are applicable to the Proposed Commercial Development.

MM-BIO-1: Loggerhead Shrike and MBTA-Protected Species. In order to avoid impacts to nesting birds, vegetation clearing should be scheduled outside of the nesting season (March 15 to August 15). If vegetation clearing is scheduled during the nesting season, a pre-construction survey should be conducted within three days prior to the commencement of these activities to ensure that no birds are nesting within the site. If birds are nesting within the site, a biologist will determine necessary steps (i.e., establishment of a buffer zone) to ensure nesting birds are not affected by project activities.

MM-BIO-2: MSHCP Fee Payment. Prior to issuance of a grading permit, the applicant/developer shall pay the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) development mitigation fee for commercial development in effect at the time the permits are issued.

Sources: Biology Resources/MSHCP Consistency Report (Appendix B); Canyon Hills Specific Plan FEIR (State Clearinghouse No. 87111606) and subsequent addenda.

- b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? No Impact**

Proposed Commercial Development

The Proposed Commercial Development site supports Mediterranean California naturalized annual and perennial grassland habitat, which is not considered sensitive or of special concern to the MSHCP, CDFW or the United States Fish and Wildlife Service (USFWS). No riparian habitats were identified on the site. Therefore, no impact is identified for this issue area for the Proposed Commercial Development.

SB 330 Compliance/Specific Plan Amendment

The SB 330 Compliance/Specific Plan Amendment site is within a Specific Plan Area and is currently identified for a neighborhood commercial use. The Final EIR and subsequent addenda (SCH No. 87111606) for the Canyon Hills Specific Plan addressed site-specific impacts associated with development on the site, including the potential to 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

The proposed Specific Plan Amendment to change the parcel from a Neighborhood Commercial land use to a Multifamily 2 Residential District land use, which would allow for the development of multifamily residential uses instead of a commercial use, would still result in the site being impacted, it would just be a different type of development. Under both scenarios, the site would be developed. There are no aspects of the project which would result in any additional impact to biological beyond what was already analyzed

in the certified FEIR and addenda. The site for SB 330 Compliance/Specific Plan Amendment was assumed to be impacted under the Canyon Hills Specific Plan and would remain as such under the proposed project.

Mitigation Measures: No mitigation measures are required.

Sources: Biology Resources/MSHCP Consistency Report (Appendix B); Canyon Hills Specific Plan FEIR (State Clearinghouse No. 87111606) and subsequent addenda.

- c) Have a substantial adverse effect on federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? No Impact**

Proposed Commercial Development

There are no federally protected wetlands or other jurisdictional features within the Proposed Commercial Development project activity limits. Therefore, the Proposed Commercial Development project will not result in any impacts on potentially jurisdictional wetlands or other potentially jurisdictional features. No impact is identified for this issue area for the Proposed Commercial Development.

SB 330 Compliance/Specific Plan Amendment

The SB 330 Compliance/Specific Plan Amendment site is within a Specific Plan Area and is currently identified for a neighborhood commercial use. The Final EIR and subsequent addenda (SCH No. 87111606) for the Canyon Hills Specific Plan addressed site-specific impacts associated with development on the site, including the potential to have a substantial adverse effect on federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.

The proposed Specific Plan Amendment to change the parcel from a Neighborhood Commercial land use to a Multifamily 2 Residential District land use, which would allow for the development of multifamily residential uses instead of a commercial use, would still result in the site being impacted, it would just be a different type of development. Under both scenarios, the site would be developed. There are no aspects of the proposed project which would result in any additional impact to biological resources beyond what was already analyzed in the certified FEIR and addenda. The site for SB 330 Compliance/Specific Plan Amendment was assumed to be impacted under the Canyon Hills Specific Plan and would remain as such under the proposed project.

Mitigation Measures: No mitigation measures are required.

Sources: Biology Resources/MSHCP Consistency Report (Appendix B); Canyon Hills Specific Plan FEIR (State Clearinghouse No. 87111606) and subsequent addenda.

- d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? No Impact**

Proposed Commercial Development

Habitat used for wildlife movement includes areas used for seasonal migration along corridors, as well as daily movements for foraging and reaching water sources. Migration corridors may include areas of unobstructed movement for deer, riparian corridors providing cover for migrating birds, routes

between breeding waters and upland habitat for amphibians, and between roosting and feeding areas for birds.

The project site is not located within or adjacent to any identified MSHCP Cores or Linkages and does not currently function as a wildlife corridor or linkage or nursery site based upon conditions onsite and in the surrounding areas, which consist of residential and commercial development. In addition, the Mediterranean California naturalized annual and perennial grassland habitat does not function as a nursery site for wildlife. Therefore, the proposed project will not 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. No impact is identified for this issue area for the Proposed Commercial Development.

SB 330 Compliance/Specific Plan Amendment

The SB 330 Compliance/Specific Plan Amendment site is within a Specific Plan Area and is currently identified for a neighborhood commercial use. The Final EIR and subsequent addenda (SCH No. 87111606) for the Canyon Hills Specific Plan addressed site-specific impacts associated with development on the site, including biological resources.

The proposed Specific Plan Amendment to change the parcel from a Neighborhood Commercial land use to a Multifamily 2 Residential District land use, which would allow for the development of multifamily residential uses instead of a commercial use, would still result in the site being impacted, it would just be a different type of development. Under both scenarios, the site would be developed. There are no aspects of the proposed project which would result in any additional impact to biological resources beyond what was already analyzed in the certified FEIR and addenda. The site for SB 330 Compliance/Specific Plan Amendment was assumed to be impacted under the Canyon Hills Specific Plan and would remain as such under the proposed project.

Mitigation Measures: No mitigation measures are required.

Sources: Biology Resources/MSHCP Consistency Report (Appendix B); Canyon Hills Specific Plan FEIR (State Clearinghouse No. 87111606) and subsequent addenda.

- e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? No Impact**

Proposed Commercial Development

The Lake Elsinore Municipal Code includes a City Tree Preservation Ordinance (Ord. 1256) that protects the City's streetscape and trees. The City of Lake Elsinore has also determined that certain species of palm trees in the family Palmaceae are locally significant resources through the City Significant Palm Tree Ordinance (Ord. 1160).

There are existing trees on the Proposed Commercial Development site including one native species (Southern California black walnut) and two non-native species (olive tree and pepper tree). These trees are located in the northeast corner of the site and some along the southern boundary of the site. None of the existing trees on the Proposed Commercial Development site are palm species and none of the trees are located in City right-of-way. There are no rock outcroppings on the project site. The Proposed Commercial Development will implement a landscape plan that includes street trees. A total of 28 trees will be planted around the project perimeter and include a mix of red crape myrtle, Canary Island date

palm and African sumac. A variety of shrub species will be planted along the project frontages and also internal the project site. No impact is identified for this issue area for the Proposed Commercial Development.

SB 330 Compliance/Specific Plan Amendment

The SB 330 Compliance/Specific Plan Amendment site is within a Specific Plan Area and is currently identified for a neighborhood commercial use. The Final EIR and subsequent addenda (SCH No. 87111606) for the Canyon Hills Specific Plan addressed site-specific impacts associated with development on the site, including biological resources.

The proposed Specific Plan Amendment to change the parcel from a Neighborhood Commercial land use to a Multifamily 2 Residential District land use, which would allow for the development of multifamily residential uses instead of a commercial use, would still result in the site being impacted, it would just be a different type of development. Under both scenarios, the site would be developed. There are no aspects of the proposed project which would result in any additional impact to biological resources beyond what was already analyzed in the certified FEIR and addenda. The site for SB 330 Compliance/Specific Plan Amendment was assumed to be impacted under the Canyon Hills Specific Plan and would remain as such under the proposed project.

Mitigation Measures: No mitigation measures are required.

Sources: Biology Resources/MSHCP Consistency Report (Appendix B); Landscape Plan; Lake Elsinore Municipal Code

- f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? No Impact**

Proposed Commercial Development

The Proposed Commercial Development site is within the MSHCP Planning Area. The MSHCP consists of a Criteria Area that assists in facilitating the process by which individual properties are evaluated for inclusion and subsequent conservation. In addition to Criteria Area requirements, the MSHCP requires consistency with Sections 6.1.2 (Protection of Species within Riparian/Riverine Areas and Vernal Pools), 6.1.3 (Protection of Narrow Endemic Plant Species), 6.1.4 (Urban Wildlands Interface), 6.3.2 (Additional Survey Needs and Procedures), Appendix C (Standard Best Management Practices), and 7.5.3 (Construction Guidelines). The MSHCP serves as a comprehensive, multi-jurisdictional Habitat Conservation Plan (HCP), pursuant to Section (a)(1)(B) of the Endangered Species Act (ESA), as well as the Natural Communities Conservation Plan (NCCP) under the State NCCP Act of 2001. The project site is located outside of the MSHCP's amphibian, burrowing owl, criteria area species, mammal, and narrow endemic plant survey areas and is not adjacent to any land designated for inclusion in the MSHCP Conservation Area. The following analysis addresses the project's consistency with the MSHCP.

Consistency with MSHCP Survey Requirements

Criteria Area/Criteria Cell Requirements

The MSHCP has designated certain lands for inclusion in the MSHCP Criteria Area, based on specified habitat characteristics identified within MSHCP Criteria Cells. If a project is located within a Criteria Cell or any other areas designated as Public/Quasi-Public Land, the project proponent is

required to coordinate with the Western Riverside County RCA to negotiate RCA's potential purchase of the land for the purpose of inclusion in the MSHCP Criteria Area. The Proposed Commercial Development site is not located within an MSHCP Criteria Cell, is not within the MSHCP Criteria Area, and is not located within any Public/Quasi-Public Land. Therefore, no further analysis of the Proposed Commercial Development site for inclusion in the MSHCP Criteria Area is required.

Riparian/Riverine and Vernal Pool Requirements

Riparian/riverine areas are lands that contain habitat dominated by trees, shrubs, and persistent emergent plant species that occur close to or depend upon soil moisture from a nearby water source; or areas with fresh water flowing during all or a portion of the year. Unvegetated drainages (ephemeral streams) may be included if alterations to that drainage have the potential to affect Covered Species and Conservation Areas. Vernal pools are seasonal wetlands that occur in depression areas that have exhibit all three wetland indicator parameters (soils, vegetation, and hydrology) during the wetter portion of the growing season, but typically lack hydrology and/or vegetation wetland indicators during the drier portion of the growing season. There are no areas that meet the MSHCP's definition of riparian/riverine areas or vernal pools that occur on the Proposed Commercial Development site.

Narrow Endemic and Criteria Area Plant Species Survey Areas

The MSHCP has two types of designated plant survey areas: Narrow Endemic Plant Species Survey Areas (NEPSSA) and Criteria Area Species Survey Areas (CASSA). Focused plant surveys are required for projects located within the NEPSSA and CASSA if suitable habitat for target plant species occurs on a project site. The Proposed Commercial Development site is not located within an MSHCP NEPSSA or CASSA. Therefore, no further analysis of NEPSSA or CASSA species is required.

Cores and Linkages

A Core is a block of habitat that supports the life history requirements of Covered Species. A Linkage is a connection between Core Areas with adequate size, configuration, and vegetation characteristics to generally provide for "Live-In" habitat and/or provide for genetic flow for identified planning species. The Proposed Commercial Development site is not located within any areas identified for existing or potential use as Cores or Linkages. Because the site does not fall within any of these identified areas, or support habitat that would contribute to a corridor or linkage area, no preservation is required or proposed.

Several wildlife corridors and linkages exist within several miles of the Proposed Commercial Development site. Existing Core E is located less than one mile east of the project site, and Existing Core A is located approximately 1.5 miles south of the project site. Proposed Constrained linkage 3 is located approximately 4.25 miles to the east of the site. While these proposed and existing cores and linkages occur in the general project vicinity, the Proposed Commercial Development site does not contribute to the enhancement of the linkages. In addition, the Proposed Commercial Development site does not currently function as a wildlife corridor or linkage or nursery site based upon conditions onsite and in the surrounding areas, which consist of residential and commercial development.

Urban/Wildlands Interface Requirements

The MSHCP Conservation Area is intended to be assembled from portions of the Criteria Area and existing Public/Quasi-Public Lands. Any development in proximity to the MSHCP Conservation Area may result in edge effects that could adversely affect biological resources within the MSHCP Conservation Area. In order to reduce the impact of developments adjacent to Conservation Areas, Section 6.1.4 of

the MSHCP provides development guidelines in relation to drainage, toxics, lighting, noise, and invasive species. The project is not located adjacent to any Criteria Cells or Public/Quasi-Public Lands and implementation of MSHCP Section 6.1.4 Guidelines is not required.

Based upon the analysis provided in this section, the Proposed Commercial Development will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. The project is consistent with the MSCHP. No impact is identified for this issue area for the Proposed Commercial Development.

SB 330 Compliance/Specific Plan Amendment

The SB 330 Compliance/Specific Plan Amendment site is within a Specific Plan Area and is currently identified for a neighborhood commercial use. The Final EIR and subsequent addenda (SCH No. 87111606) for the Canyon Hills Specific Plan addressed site-specific impacts associated with development on the site, including biological resources.

The proposed Specific Plan Amendment to change the parcel from a Neighborhood Commercial land use to a Multifamily 2 Residential District land use, which would allow for the development of multifamily residential uses instead of a commercial use, would still result in the site being impacted, it would just be a different type of development. Under both scenarios, the site would be developed. There are no aspects of the proposed project which would result in any additional impact to biological resources beyond what was already analyzed in the certified FEIR and addenda. The site for SB 330 Compliance/Specific Plan Amendment was assumed to be impacted under the Canyon Hills Specific Plan and would remain as such under the proposed project.

Mitigation Measures: No mitigation measures are required.

Sources: Biology Resources/MSHCP Consistency Report (Appendix B); Canyon Hills Specific Plan FEIR (State Clearinghouse No. 87111606) and subsequent addenda.

V. CULTURAL RESOURCES

Commercial Development Project

A cultural resources study was prepared for the Proposed Commercial Development project by ASM Affiliates (ASM) (2020). The complete report is included as **Appendix C1** of this document.

Records Search

As part of the cultural resources study prepared for the Proposed Commercial Development project, a record search of the California Historical Resources Information System (CHRIS) at the Eastern Information Center (EIC) at the University of California, Riverside was conducted by ASM on February 24, 2020. The record search area encompassed the project area and a search radius of one mile around it. The California Register of Historic Resources (CRHR) and the National Register of Historic Places (NRHP) were also examined to identify any additional resources within one mile of the Proposed Commercial Development project area. The CHRIS records identified 17 previous reports that addressed areas within a one-mile radius of the project area. None of the identified 17 areas intersect or overlap the project site. CHRIS records also indicate the presence of 14 previously recorded cultural resources within a one-mile radius of the project area. Also, no historical addresses were identified as occurring within the one-mile radius.

Native American Heritage Commission Coordination

On February 21, 2020 a letter was sent to the California Native American Heritage Commission (NAHC) requesting a search of the Sacred Lands File (SLF) for known areas of cultural concern, such as traditional cultural places, sacred sites, archaeological sites, or cultural landscapes that may exist within or within one mile of the project site for the purpose of general Native American consultation under CEQA (not associated with SB 18 or AB 52). ASM received a response from the NAHC dated March 3, 2020 stating that the search of the SLF was positive.

A list of Native American tribes that may have knowledge of traditional cultural places, sacred sites, or cultural landscapes that may exist within or within one mile of the project site was also provided by the NAHC.

Tribal Outreach during Cultural Resources Report Preparation

ASM sent notification letters regarding the Proposed Commercial Development project to all contacts on the list provided by NAHC on March 5, 2020. Three responses were received.

On March 11, 2020, the Agua Caliente Band of Cahuilla Indians indicated that the site is not located within the Tribe's Traditional Use area and they would defer to other tribes in the area.

On March 13, 2020, the Rincon Band of Luiseño Indians responded that the City of Lake Elsinore is considered a Traditional Cultural Place and Traditional Cultural Landscape by the Rincon Band, as it is associated with the Luiseño Creation Story and traditional practices. The Rincon Band has knowledge of several Luiseño Place Names within the City of Lake Elsinore; however, none are in close proximity to the project area. The Rincon Band recommended that an archaeological record search be conducted and asked that a copy of the results be provided to them.

On April 7, 2020, the Soboba Band of Luiseño Indians indicated that while the Proposed Commercial Development project site is outside of the existing reservation, the site does fall within the boundary of the Tribal Traditional Use Areas. They also indicated that the project site is in proximity to known sites, is a shared use area that was used in ongoing trade between the tribes, and is considered to be culturally sensitive by the people of the Soboba. The Soboba requested consultation with the project proponent and Lead Agency.

Senate Bill 18 and Assembly Bill 52 Tribal Consultation

Consistent with the requirements of SB 18 and AB 52, the City reached out to local tribes to inform them of the project. Tribal consultations as a result of SB 18 and AB 52 are addressed later in this document under Section XVIII, Tribal Cultural Resources.

Field Survey Results

The Proposed Commercial Development project site was surveyed by Holly Drake, Associate Archaeologist with ASM, on March 3, 2020. The majority of the ground surface of the site was obscured by vegetation comprised primarily of invasive grasses. Ground surface visibility was limited to approximately five percent throughout the project site. Relatively small, discontinuous patches of bare soil, including the northwestern edge of the project site, areas underneath tree canopies, and a worn pedestrian path were intensively examined for cultural resources during the survey. Areas of exposed soil appeared to be previously disturbed and were found to contain modern glass shards and imported gravel. The intensive visual inspection of the project site provided no evidence for the presence of cultural resources.

SB 330 Compliance/Specific Plan Amendment

The site for the SB 330 Compliance/Specific Plan Amendment has been mass graded and cultural resources monitoring was conducted per the requirements of the Canyon Hills Specific Plan FEIR and subsequent addenda. The results of the monitoring were summarized in the *Cultural Resources Monitoring Report for the Canyon Hills Phase 8 Project* (ECORP 2015). The complete report is included as **Appendix C2** of this document. The site for the SB 330 Compliance/Specific Plan Amendment is within the larger Phase 8 monitoring area. Within this monitoring areas four previously recorded sites were updated with new information, additionally, artifacts were recovered during earth-moving activities.

- a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5? No Impact**

Proposed Commercial Development

A cultural resources study was prepared for the Proposed Commercial Development project by ASM (2020 (Appendix C). The report presents the results of a cultural and historical resources inventory conducted within the project site and within a one-mile radius.

No historic addresses occur within the Proposed Commercial Development site or within the one-mile records search radius outside of the project area. Therefore, the project would not cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5 and no impact is identified for the for the Proposed Commercial Development.

SB 330 Compliance/Specific Plan Amendment

Cultural resource impacts associated with the Canyon Hills Specific Plan were analyzed in the Final EIR and subsequent addenda (SCH No. 87111606). The Final EIR and subsequent addenda (SCH No. 87111606) for the Canyon Hills Specific Plan addressed site-specific impacts associated with development on the site for the SB 330 Compliance/Specific Plan Amendment. The proposed Specific Plan Amendment to change the parcel from a Neighborhood Commercial land use to a Multifamily 2 Residential District land use, which would allow for the development of multifamily residential uses instead of a commercial use, would still result in the site being impacted, it would just be a different type of development. Under both scenarios, the site would be developed. There are no aspects of the proposed project which would result in any additional impact to cultural resources beyond what was already analyzed in the certified FEIR and addenda. Additionally, as detailed above, the project site has been mass graded as part of the Phase 8 development within the Canyon Hills Specific Plan. Cultural resources monitoring was completed and document by ECORP (2015) consistent with the requirements of the Canyon Hills Specific Plan FEIR and subsequent addenda.

Mitigation Measures: No mitigation measures are required.

Sources: Cultural Resources Report (Appendix C1), Phase 8 Cultural Resources Monitoring Report (Appendix C2); Canyon Hills Specific Plan FEIR (State Clearinghouse No. 87111606) and subsequent addenda.

- b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? Less Than Significant with Mitigation Incorporated**

Proposed Commercial Development

As discussed in the cultural resources report prepared for the Proposed Commercial Development project (ASM 2020), all accessible areas of exposed soil were visually examined, and no cultural resources were identified during the archaeological survey of the project site. The majority of the Proposed Commercial Development project site is covered with dense vegetation, and the vegetation density severely limited the ground surface visibility during the pedestrian survey. Therefore, it is possible that additional cultural materials are present that were not visible during the survey. Mitigation measures **MM-CR-1 through MM-CR-7** shall be implemented. These mitigation measures pertain to retaining an archaeologist/Native American Monitor, preparation of a Cultural Resources Monitoring Plan, Sensitivity Training, Authority to Stop and Redirect Excavation, Artifacts of Native American Origin, Inadvertent Discoveries of Subsurface Archaeological/Cultural Resources, and Final Archaeological Report, respectively. With the incorporation of these mitigation measures, which have been developed in coordination with local tribes, any impacts will be reduced to a less than significant level.

SB 330 Compliance/Specific Plan Amendment

Cultural resource impacts associated with the Canyon Hills Specific Plan were analyzed in the Final EIR and subsequent addenda (SCH No. 87111606). The Final EIR and subsequent addenda (SCH No. 87111606) for the Canyon Hills Specific Plan addressed site-specific impacts associated with development on the site for the SB 330 Compliance/Specific Plan Amendment. The proposed Specific Plan Amendment to change the parcel from a Neighborhood Commercial land use to a Multifamily 2 Residential District land use, which would allow for the development of multifamily residential uses instead of a commercial use, would still result in the site being impacted, it would just be a different type of development. Under both scenarios, the site would be developed. There are no aspects of the proposed project which would result in any additional impact to cultural resources beyond what was already analyzed in the certified FEIR and addenda. Additionally, as detailed above, the project site has been mass graded as part of the Phase 8 development within the Canyon Hills Specific Plan. Cultural resources monitoring was completed consistent with the requirements of the Canyon Hills Specific Plan FEIR and subsequent addenda.

Mitigation Measures:

The following mitigation measures are applicable to the Proposed Commercial Development:

MM CR-1: *Unanticipated Resources.* The developer/permit holder or any successor in interest shall comply with the following for the life of this permit. If during ground disturbance activities, unanticipated cultural resources are discovered, the following procedures shall be followed:

1. All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the Project Archaeologist, the Native American tribal representative(s) from consulting tribes (or other appropriate ethnic/cultural group representative), and the Community Development Director or their designee to discuss the significance of the find.
2. The developer shall call the Community Development Director or their designee immediately upon discovery of the cultural resource to convene the meeting.
3. At the meeting with the aforementioned parties, the significance of the discoveries shall be discussed and a decision is to be made, with the concurrence of the Community Development

Director or their designee, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resource.

4. Further ground disturbance shall not resume within the area of the discovery until a meeting has been convened with the aforementioned parties and a decision is made, with the concurrence of the Community Development Director or their designee, as to the appropriate mitigation measures.

MM CR-2: *Archaeologist/Cultural Resources Monitoring Program.* Prior to issuance of grading permits, the applicant/developer shall provide evidence to the Community Development Department that a Secretary of Interior Standards qualified and certified Registered Professional Archaeologist (RPA) has been contracted to implement a Cultural Resource Monitoring Program (CRMP) that addresses the details of all activities that must be completed and procedures that must be followed regarding cultural resources associated with this project. The CRMP document shall be created in coordination with the consulting tribe(s), and provided to the Community Development Director or their designee for review and approval prior to issuance of the grading permit. The CRMP provides direction as to how the project mitigation measures will be implemented. The CRMP requires that impacts on cultural resources will not occur without procedures in place, which would reduce any impacts to less than significant. These measures shall include, but shall not be limited to, the following:

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

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

Unanticipated Resources - In the event that previously unidentified potentially significant cultural resources are discovered, the Archaeological and/or Tribal Monitor(s) shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources. The Project Archaeologist, in consultation with the Tribal monitor(s) shall determine the significance of the discovered resources. The Community Development Director or their designee must concur with the evaluation before construction activities will be allowed to resume in the affected area. Before construction activities are allowed to resume in the affected area, the artifacts shall be recovered, and features recorded using professional archaeological methods

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

MM CR-3: *Cultural Resources Disposition.* In the event that Native American cultural resources are discovered during the course of grading (inadvertent discoveries), the following procedures shall be carried out for final disposition of the discoveries:

One or more of the following treatments, in order of preference, shall be employed with the tribes. Evidence of such shall be provided to the Community Development Department:

1. Preservation-In-Place of the cultural resources, if feasible. Preservation in place means avoiding the resources, leaving them in the place where they were found with no development affecting the integrity of the resources.
2. Relocation of the resources on the Project property. The measures for relocation shall include, at least, the following: Measures and provisions to protect the future reburial area from any future impacts by means of a deed restriction or other form of protection (e.g., conservation easement) in order to demonstrate avoidance in perpetuity.

Relocation shall not occur until all legally required cataloging and basic recordation have been completed, with an exception that sacred items, burial goods, and Native American human remains, as they are excluded. Any reburial process shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV report. The Phase IV Report shall be filed with the City under a confidential cover and not subject to Public Records Request.

3. If relocation is not agreed upon by the Consulting Tribes then the resources shall be curated in a culturally appropriate manner at a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the City. There shall be no destructive or invasive testing on sacred items, burial goods and Native American human remains. Results concerning finds of any inadvertent discoveries shall be included in the Phase IV monitoring report.

MM CR-4: *Tribal Monitoring.* Prior to the issuance of a grading permit, the applicant shall contact the consulting Native American Tribe(s) that have requested monitoring through consultation with the City during the AB 52 and/or the SB 18 process ("Monitoring Tribes"). The applicant shall coordinate with the Tribe(s) to develop individual Tribal Monitoring Agreement(s). A copy of the signed agreement(s) shall be provided to the City of Lake Elsinore Community Development Department, Planning Division prior to the

issuance of a grading permit. The Agreement shall address the treatment of any known tribal cultural resources (TCRs) including the project's approved mitigation measures and conditions of approval; the designation, responsibilities, and participation of professional Tribal Monitors during grading, excavation and ground disturbing activities; project grading and development scheduling; terms of compensation for the monitors; and treatment and final disposition of any cultural resources, sacred sites, and human remains/burial goods discovered on the site per the Tribe(s) customs and traditions and the City's mitigation measures/conditions of approval. The Tribal Monitor will have the authority to stop and redirect grading in the immediate area of a find in order to evaluate the find and determine the appropriate next steps, in consultation with the Project archaeologist.

MM CR-5: Phase IV Report. Upon completion of the implementation phase, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the County website. The report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting.

MM CR-6: Discovery of Human Remains. In the event that human remains (or remains that may be human) are discovered at the project site during grading or earthmoving, the construction contractors, project archaeologist and/or designated Native American Monitor shall immediately stop all activities within 100 feet of the find. The project applicant shall then inform the Riverside County Coroner and the City of Lake Elsinore Community Development Department immediately, and the coroner shall be permitted to examine the remains as required by California Health and Safety Code Section 7050.5(b). Section 7050.5 requires that excavation be stopped in the vicinity of discovered human remains and that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. If human remains are determined to be Native American, the applicant shall comply with the state law relating to the disposition of Native American burials that fall within the jurisdiction of the NAHC (PRC Section 5097). The coroner shall contact the NAHC within 24 hours and the NAHC will make the determination of most likely descendant. The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resource Code Section 5097.98. In the event that the applicant and the MLD are in disagreement regarding the disposition of the remains. State law will apply, and the mediation process will occur with the NAHC, if requested (see PRC Section 5097.98(e) and 5097.94(k)).

According to the California Health and Safety Code, six or more human burial at one location constitutes a cemetery (Section 8100), and disturbance of Native American cemeteries is a felony (Section 7052).

MM CR-7: Non-Disclosure of Reburial Location. It is understood by all parties that unless otherwise required by law, the site of any reburial of Native American human remains or associated grave goods shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, pursuant to the specific exemption set forth in California Government Code 6254 (r), parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code 6254 (r).

Sources: Cultural Resources Report (Appendix C1), Phase 8 Cultural Resources Monitoring Report (Appendix C2); Canyon Hills Specific Plan FEIR (State Clearinghouse No. 87111606) and subsequent addenda.

- c) **Disturb any human remains, including those interred outside of dedicated cemeteries? Less Than Significant with Mitigation Incorporated**

Proposed Commercial Development

There are no cemeteries located within the boundary of the Proposed Commercial Development. In the event human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code (PRC) Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the NAHC, which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC. The MLD may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials. Thus, with adherence to existing regulatory requirements and implementation of mitigation measure **MM-CR-6**, identified above, the Proposed Commercial Development project is not anticipated to disturb any human remains. Therefore, impacts are less than significant with mitigation for the Proposed Commercial Development.

SB 330 Compliance/Specific Plan Amendment

Cultural resource impacts associated with the Canyon Hills Specific Plan were analyzed in the Final EIR and subsequent addenda (SCH No. 87111606). The proposed Specific Plan Amendment to change the parcel from a Neighborhood Commercial land use to a Multifamily 2 Residential District land use would not result in any additional impact beyond what was already analyzed in the certified FEIR and addenda. The proposed residential units would fall within the anticipated development yield for multifamily residential uses in the Specific Plan, since other residential areas of the Specific Plan have not built out at the maximum allowable densities. No new impacts related to solid waste services and policies is identified.

Mitigation Measures: No mitigation measures are required.

Sources: Cultural Resources Report (Appendix C1); Canyon Hills Specific Plan FEIR (State Clearinghouse No. 87111606) and subsequent addenda.

VI. ENERGY

An energy use and conservation analysis was prepared for the Proposed Commercial Development project by Ldn Consulting (2020e). This analysis evaluated both construction and operational energy efficiency as it relates to nonrenewable fuel sources including electricity, natural gas, diesel, and gasoline. The complete report is included as **Appendix D** of this document.

- a) **Would the project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction, or operation? Less Than Significant Impact**

Proposed Commercial Development

The Proposed Commercial Development project would result in the use of electricity, natural gas, petroleum, and other consumption of energy resources during both the construction and operation phases of the project.

Construction

Energy usage for construction equipment is best estimated using total horsepower hours (hp-h) and an assumed thermal efficiency of 30 percent. The most common measure of the energy efficiency of a tractor is referred to here as “specific volumetric fuel consumption” (SVFC), which is given in units of gallons per horsepower-hour (gal/hp-h). SVFC for diesel engines typically ranges from 0.0476 to 0.1110 gal/hp-h. Inverting these numbers yields a range of between 12-21 hp-h/gal. Over the last 30 years, fuel efficiency at maximum power has increased from roughly 14.5 to 16.5 hp-h/gal (VirginiaTech, 2010).

Project construction dates for the Proposed Commercial Development were estimated based on an estimated construction kickoff starting in early 2021 and be completed approximately 13 months later. When considering the equipment, quantity, work time, horsepower (hp), the project would require a total of 668,925.80 hp-h. The Proposed Commercial Development would consume roughly 40,541 gallons of diesel during construction. It should be noted that fuel consumption would go up if diesel construction equipment is poorly maintained. The project shall properly maintain all equipment per manufacture recommendations.

Construction emissions from workers vendors and hauling are based on the estimated vehicle miles traveled (VMT) for the total construction duration within CalEEMod which is 218,577 miles total. Fuel consumption for these vehicles was estimated using the aggregate average fuel efficiency for 2022 (the project’s operational year) using EMFAC2017 model which is 22 miles per gallon. Based on this, the vehicular trips would consume roughly 9,935 gallons during construction.

On-road vehicles are regulated by state and federal regulations and vehicular fleet efficiencies are getting better each year. Additionally, all construction equipment shall be maintained as needed per manufactures recommendations. Based on this, the short-term energy demand during construction of the Proposed Commercial Development would not result in a wasteful or inefficient use of energy.

Operations

Energy – Utility Demand

The State of California has implemented a number of energy-reducing policies largely geared to reducing greenhouse gasses (GHGs). The most notable is Assembly Bill (AB) 32 which was signed in 2006. Since then, the state has implemented two scoping plan updates which are geared to reduce GHG emissions by reducing energy consumption, increasing energy efficiency, and increasing the usage of renewable sources. The state has also taken strong steps in increasing building efficiencies under Title 24, par 6 of California’s Code of Regulations.

The current Title 24 building energy efficiency standards are (2019) which became effective January 1, 2020. In general, non-residential buildings built to the 2019 standards will use roughly 30 percent less energy than those built to the 2016 standards (CEC, 2019).

In addition to the California Energy Commission’s (CEC) efforts, in 2008, the California Building Standards Commission (CBSC) adopted the nation’s first green building standards. The California Green Building Standards Code (Part 11 of Title 24) is commonly referred to as CALGreen and establishes minimum mandatory standards as well as voluntary standards pertaining to the planning and design of sustainable site development, energy efficiency (in excess of the California Energy Code requirements), water conservation, material conservation, and interior air quality. The CALGreen standards took effect in January 2011 and instituted mandatory minimum environmental performance standards for all ground-

up, new construction of commercial, low-rise residential and state-owned buildings and schools and hospitals. The latest updates to CALGreen became effective on January 1, 2020.

The CALGreen standards for non-residential uses include mandatory measures for planning, water and conservation efficiency, as well as environmental quality. The new requirements have electric vehicle charging requirements and light pollution reduction requirements for exterior lighting (CBSC, 2019). Based on CalGreen 2019, the project would be required to provide electric charges at 6 percent of the parking areas.

Furthermore, the state has implemented a number of regulations which force electrical utility providers to increase renewable portfolios or procurement. Specifically, the following policies are noted:

- SB 1078 (2002) established the Renewables Portfolio Standard (RPS) program, which requires an annual increase in renewable generation by the utilities equivalent to at least 1 percent of sales, with an aggregate goal of 20 percent by 2017. This goal was subsequently accelerated, requiring utilities to obtain 20 percent of their power from renewable sources by 2010.
- SB X1-2 (2011) expanded the RPS by establishing that 20 percent of the total electricity sold to retail customers in California per year by December 31, 2013, and 33 percent by December 31, 2020, and in subsequent years will be secured from qualifying renewable energy sources. Under the bill, a renewable electrical generation facility is one that uses biomass, solar thermal, photovoltaic, wind, geothermal, fuel cells using renewable fuels, small hydroelectric generation of 30 megawatts or less, digester gas, municipal solid waste conversion, landfill gas, ocean wave, ocean thermal, or tidal current, and that meets other specified requirements with respect to its location. In addition to the retail sellers previously covered by the RPS, SB X1-2 added local, publicly owned electric utilities to the RPS.
- SB 350 (2015) further expanded the RPS by establishing that 50 percent of the total electricity sold to retail customers in California per year by December 31, 2030 be secured from qualifying renewable energy sources. In addition, SB 350 includes the goal to double the energy efficiency savings in electricity and natural gas final end uses (such as heating, cooling, lighting, or class of energy uses on which an energy-efficiency program is focused) of retail customers through energy conservation and efficiency.
- SB 100 (2018) has further accelerated and expanded the RPS, requiring achievement of a 50 percent RPS by December 31, 2026 and a 60 percent RPS by December 31, 2030. SB 100 also established a new statewide policy goal that calls for eligible renewable energy resources and zero-carbon resources to supply 100 percent of electricity retail sales and 100 percent of electricity procured to serve all state agencies by December 31, 2045.

Based on the greenhouse gas analysis prepared for the Proposed Commercial Development, the project would on average consume 1,320,119.54 kilo British Thermal Units (kBtu) of natural gas and 386,988.60 kilowatt hours (kWh) of electricity each year. Under that analysis, reductions from Title 24 (2019) and RPS were not accounted for which would improve the efficiency of the project in terms of energy consumption. Based on this, electricity use associated with project operation would not result in wasteful, inefficient, or an unnecessary use of energy.

The City receives natural gas from the Southern California Gas Company (The Gas Company) and Electricity from Southern California Edison. Both the Gas Company and Southern California Edison anticipate the

ability to accommodate future growth within the City of Lake Elsinore. Development proposals would be required to formally request “Will Serve” letters on an individual basis. The Proposed Commercial Development would coordinate and obtain “Will Serve” letters from each utility company as required by the City’s General Plan. Based on this, the project would not be expected to generate local impacts based on proposed utility demand.

Energy – Operational Vehicular Usage

The Proposed Commercial Development would also utilize energy from burning fuel from operational vehicles. Based on the traffic study prepared for the project, the proposed project would generate 7,783 trips not including internal capture and pass by reductions (Ganddini Group, 2020).

Additionally, it should be noted that the traffic report indicated that commercial projects such as the Proposed Commercial Development would shorten existing regional trips within the area since the project would be serving the heavily residential areas in the Lake View and Lake View Sphere Districts, whose residents currently travel farther distances for proposed uses (Ganddini Group, 2020). CalEEMod was adjusted to reflect VMT from these residential areas. Based on CalEEMod, the project would generate roughly 2.2 million VMT per year which as noted by the traffic engineer would be a reduction of VMT to the regional area.

Fuel consumption for these vehicles was estimated using the aggregate average fuel efficiency for 2022 (the Project’s operational year) using EMFAC2017 model which is 22 miles per gallon. Given this, the Proposed Commercial Development would require 100,000 gallons of fuel. Energy efficiency for vehicles is also mandated by State specific policies geared to reduce GHG emissions using zero-emission vehicles. These policies are:

- Executive Order (EO) B-16-12 - In March 2012 EO B-16-12 directs state entities under the Governor’s direction and control to support and facilitate development and distribution of Zero Emission Vehicles (ZEVs). This EO also sets a long-term target of reaching 1.5 million zero-emission vehicles on California’s roadways by 2025. On a statewide basis, EO B-16-12 also establishes a GHG emissions reduction target from the transportation sector equaling 80 percent less than 1990 levels by 2050. In furtherance of this EO, the Governor convened an Interagency Working Group on Zero-Emission Vehicles that has published multiple reports regarding the progress made on the penetration of ZEVs in the statewide vehicle fleet.
- California Senate Bill 350 - In 2015, SB 350 – the Clean Energy and Pollution Reduction Act – was enacted into law. As one of its elements, SB 350 establishes a statewide policy for widespread electrification of the transportation sector, recognizing that such electrification is required for achievement of the state’s 2030 and 2050 reduction targets (see Public Utilities Code Section 740.12).

The Proposed Commercial Development will be required to install electric vehicle charging stations for at least 6 percent of all onsite parking spaces per CalGreen 2019 requirements. This is consistent with SB 350 and would allow employees and customers to utilize electric vehicle charging.

These regulations ultimately are geared toward reducing GHG emissions by powering vehicles by electric sources. These sources do produce offsite emissions from electric utility companies and consume electrical energy though the efficiencies of electricity production are much higher than standard gasoline or diesel-powered vehicles.

Based on this, the long-term energy demand during operations of the Proposed Commercial Development would not result in a wasteful or inefficient use of energy. As renewable portfolios increase and as electric vehicle operations become more standardized, energy consumptions and efficiency will decrease. Given this, a less than significant impact under CEQA with respect to energy waste is expected and the Proposed Commercial Development would not result in a wasteful or inefficient use of energy. Furthermore, the project would not conflict with or obstruct the State's or Local plans for renewable energy or energy efficiency.

SB 330 Compliance/Specific Plan Amendment

Utilities and service system impacts associated with the Canyon Hills Specific Plan were analyzed in the Final EIR and subsequent addenda (SCH No. 87111606). The proposed Specific Plan Amendment to change the parcel from a Neighborhood Commercial land use to a Multifamily 2 Residential District land use would not result in any additional impact beyond what was already analyzed in the certified FEIR and addenda. The proposed residential units would fall within the anticipated development yield for multifamily residential uses in the Specific Plan, since other residential areas of the Specific Plan have not built out at the maximum allowable densities. No new impacts related to utilities, including energy use, would occur.

Mitigation Measures: No mitigation measures are required.

Sources: Energy Analysis Memorandum (Appendix D); Canyon Hills Specific Plan FEIR (State Clearinghouse No. 87111606) and subsequent addenda.

- b) Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency? No Impact**

Proposed Commercial Development

The Proposed Commercial Development would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. The applicable energy plan for the project is the City's General Plan. **Table 8** summarizes the projects consistency with the relevant General Plan goals and policies.

Table 8. Project Compliance with Applicable General Plan Policies (Energy)

Policy Number	General Plan Policy	Project Consistency
12.1	Coordinate with the utility agencies to provide for the continued maintenance, development and expansion of electricity, natural gas, and telecommunications systems to serve residents and businesses.	The project applicant is coordinating with the local utility providers and will secure "Will Serve" letters from Southern California Edison and SoCal Gas verifying that the energy utilities are able to accommodate the additional demand for service. The project is consistent with this policy.
12.2	Encourage developers to contact Southern California Edison early in their planning process, especially for large-scale residential and non-residential development or specific plans, to ensure the projected electric loads for these	The project applicant is coordinating with the local utility providers and will secure a "Will Serve" letters from Southern California Edison verifying that the energy utilities are able to accommodate the additional demand for

Policy Number	General Plan Policy	Project Consistency
	projects are factored into SCE's load forecasts for the community.	service. The project is consistent with this 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.	The project is required to be designed to meet the Title 24 Part 6 Building Energy Efficiency Standards that require the incorporation of energy efficient building features. The City requires a Title 24 report to be completed that shows compliance with the current Title 24 requirements, prior to issuance of a building permit. The project is consistent with this policy

As shown in Table 8, the Proposed Commercial Development would be consistent with all applicable energy-related policies from the General Plan. Therefore, no impact is identified for the Proposed Commercial Project related to potential impacts associated with obstructing a state or local plan for renewable energy or energy efficiency.

SB 330 Compliance/Specific Plan Amendment

Utilities and service system impacts associated with the Canyon Hills Specific Plan were analyzed in the Final EIR and subsequent addenda (SCH No. 87111606). The proposed Specific Plan Amendment to change the parcel from a Neighborhood Commercial land use to a Multifamily 2 Residential District land use would not result in any additional impact beyond what was already analyzed in the certified FEIR and addenda. The proposed residential units would fall within the anticipated development yield for multifamily residential uses in the Specific Plan, since other residential areas of the Specific Plan have not built out at the maximum allowable densities. No new impacts related to utilities, including energy use, would occur.

Mitigation Measures: No mitigation measures are required.

Sources: General Plan; Energy Analysis Memorandum (Appendix D); Canyon Hills Specific Plan FEIR (State Clearinghouse No. 87111606) and subsequent addenda.

VII. GEOLOGY AND SOILS

A geotechnical investigation report was prepared for the Proposed Commercial Development by Harrington Geotechnical Engineering (HGE) (2020) and is included as **Appendix E** of this document. The geotechnical investigation included a review of published regional geologic maps and reports and filed exploration via the drilling, logging, and sampling of seven exploratory borings. Two percolation tests to establish infiltration rates were also performed.

- a) **Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. Less than Significant Impact**

Proposed Commercial Development

The City is located in the northern part of the Peninsular Ranges Province and includes parts of two structural blocks, or structural subdivisions of the province. The nearest faults to the project site are associated with the Elsinore Fault system and include the Elsinore Glen Ivy fault (0.6 miles away) and the Elsinore-Temecula fault (3.4 miles away.) Based on mapping and historical seismicity, the seismicity of the Peninsular Range has been generally considered high by the scientific community. The project area is not within an Alquist-Priolo Earthquake Fault Zone.

The site is not within a currently established State of California Earthquake Fault Zone for surface fault rupture hazards. No active faults with the potential for surface fault rupture are known to pass directly beneath the site. Thus, the potential for surface rupture due to faulting occurring beneath the site during the design life of the proposed development is considered low. Additionally, all structures developed as a part of the project will be subject to seismic design criteria in accordance with the California Building Code (CBC), which will reduce potential impacts related to the rupture of an earthquake fault. Adherence to the CBC is a standard condition and is not considered unique mitigation under CEQA. Any impacts are considered less than significant for the Proposed Commercial Development.

SB 330 Compliance/Specific Plan Amendment

Geology and soil impacts associated with the Canyon Hills Specific Plan were analyzed in the Final EIR and subsequent addenda (SCH No. 87111606). The proposed Specific Plan Amendment to change the parcel from a Neighborhood Commercial land use to a Multifamily 2 Residential District land use would not result in any additional geologic impact beyond what was already analyzed in the certified FEIR and addenda. No new impacts are identified.

Mitigation Measures: No mitigation measures are required.

Sources: General Plan EIR; Geotechnical Report (Appendix E); California Department of Conservation; Canyon Hills Specific Plan FEIR (State Clearinghouse No. 87111606) and subsequent addenda.

- b) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Strong seismic ground shaking? Less Than Significant Impact**

Proposed Commercial Development

The project is located in seismically active southern California. The type and magnitude of seismic hazards affecting the site are dependent on the distance to causative faults, the intensity and the magnitude of the seismic event. The nearest faults to the project site are associated with the Elsinore Fault system and include the Elsinore Glen Ivy fault (0.6 miles away) and the Elsinore-Temecula fault (3.4 miles away.) All structures would be designed in accordance with seismic parameters of the latest California Building Code. Therefore, the project would not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking. Impacts would be less than significant for the Proposed Commercial Development.

SB 330 Compliance/Specific Plan Amendment

Geology and soil impacts associated with the Canyon Hills Specific Plan were analyzed in the Final EIR and subsequent addenda (SCH No. 87111606). The proposed Specific Plan Amendment to change the parcel from a Neighborhood Commercial land use to a Multifamily 2 Residential District land use would not result in any additional geologic impact beyond what was already analyzed in the certified FEIR and

addenda. All future development on the site will be required to comply with building codes in effect at the time of development related to seismic design and safety. No new impacts are identified.

Mitigation Measures: No mitigation measures are required.

Sources: General Plan EIR; Geotechnical Report (Appendix E); California Building Code; Canyon Hills Specific Plan FEIR (State Clearinghouse No. 87111606) and subsequent addenda.

- c) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Seismic-related ground failure, including liquefaction? Less than Significant Impact**

Proposed Commercial Development

The site has not been evaluated by California Geological Survey (CGS) for liquefaction hazard potential. The City of Lake Elsinore General Plan indicates that the site is underlain by sediments that are moderately susceptible to liquefaction. Based on this classification and the depth to groundwater, a liquefaction/dry sand settlement assessment was not considered necessary and impact would be less than significant for the Proposed Commercial Development.

SB 330 Compliance/Specific Plan Amendment

Geology and soil impacts associated with the Canyon Hills Specific Plan were analyzed in the Final EIR and subsequent addenda (SCH No. 87111606). The proposed Specific Plan Amendment to change the parcel from a Neighborhood Commercial land use to a Multifamily 2 Residential District land use would not result in any additional geologic impact beyond what was already analyzed in the certified FEIR and addenda. All future development on the site will be required to comply with building codes in effect at the time of development related to seismic design and safety. No new impacts are identified.

Mitigation Measures: No mitigation measures are required.

Sources: Geotechnical Report (Appendix E); General Plan; Canyon Hills Specific Plan FEIR (State Clearinghouse No. 87111606) and subsequent addenda.

- d) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Landslides? No Impact**

Proposed Commercial Development

The project site is generally flat. The geotechnical report prepared for the project (HGE 202) found no known landslides at the site, nor was it found that the site is in the path of any known or potential landslides. Thus, due to the relatively flat topography of the project site and no potential for a landslide, no impact is identified for this issue area for the Proposed Commercial Development.

SB 330 Compliance/Specific Plan Amendment

The site has been mass graded and is relatively flat. Geology and soil impacts associated with the Canyon Hills Specific Plan were analyzed in the Final EIR and subsequent addenda (SCH No. 87111606). The proposed Specific Plan Amendment to change the parcel from a Neighborhood Commercial land use to a Multifamily 2 Residential District land use would not result in any additional geologic impact beyond what was already analyzed in the certified FEIR and addenda. No new impacts are identified.

Mitigation Measures: No mitigation measures are required.

Sources: Geotechnical Report (Appendix E); Canyon Hills Specific Plan FEIR (State Clearinghouse No. 87111606) and subsequent addenda.

e) Result in substantial soil erosion or the loss of topsoil? Less than Significant Impact

Proposed Commercial Development

Construction activities have the potential to result in soil erosion or the loss of topsoil. However, all construction and grading activities would comply with City's grading ordinance (LEMC 15.04) and erosion will be addressed through the implementation of existing State and Federal requirements and minimized through compliance with the National Pollutant Discharge Elimination System (NPDES) general construction permit which requires that a storm water pollution prevention plan (SWPPP) be prepared prior to construction activities and implemented during construction activities. The preparation of a Storm Water Pollution Prevention Plan (SWPPP) will identify Best Management Practices (BMPs) to address soil erosion. Upon compliance with these standard regulatory requirements, the project is not anticipated to result in substantial soil erosion or the loss of topsoil. Therefore, impacts are less than significant for the Proposed Commercial Development.

SB 330 Compliance/Specific Plan Amendment

Geology and soil impacts associated with the Canyon Hills Specific Plan were analyzed in the Final EIR and subsequent addenda (SCH No. 87111606). The proposed Specific Plan Amendment to change the parcel from a Neighborhood Commercial land use to a Multifamily 2 Residential District land use would not result in any additional geologic impact beyond what was already analyzed in the certified FEIR and addenda. Development in the future would require preparation of a SWPPP be prepared prior to construction activities and implemented during construction activities. No new impacts are identified.

Mitigation Measures: No mitigation measures are required.

Sources: Geotechnical Report (Appendix E); LEMC; NPDES; Canyon Hills Specific Plan FEIR (State Clearinghouse No. 87111606) and subsequent addenda.

f) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse? Less than Significant Impact

Proposed Commercial Development

The project site is not located on or adjacent to any known active faults nor is the site underlain by soils that are conducive to landslides. The project site is generally flat.

Liquefaction occurs when loose, saturated sands and silts are subjected to strong ground shaking. The strong ground shaking causes pore-water pressure to rise, soils lose shear strength and temporarily behave as a liquid; potentially resulting in large total and differential ground surface settlements as well as possible lateral spreading during an earthquake.

The geotechnical report indicated that the site has not been evaluated by California Geological Survey (CGS) for liquefaction hazard potential. Section 3.6 of the General Plan indicates that the site is underlain by sediments that are moderately susceptible to liquefaction. Based on this classification and the depth

to groundwater, a liquefaction/dry sand settlement assessment was not considered necessary. Impacts would be considered less than significant for the Proposed Commercial Development.

SB 330 Compliance/Specific Plan Amendment

Geology and soil impacts associated with the Canyon Hills Specific Plan were analyzed in the Final EIR and subsequent addenda (SCH No. 87111606). The proposed Specific Plan Amendment to change the parcel from a Neighborhood Commercial land use to a Multifamily 2 Residential District land use would not result in any additional geologic impact beyond what was already analyzed in the certified FEIR. No new impacts are identified.

Mitigation Measures: No mitigation measures are required.

Sources: Geotechnical Report (Appendix E); General Plan; Canyon Hills Specific Plan FEIR (State Clearinghouse No. 87111606) and subsequent addenda.

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

Proposed Commercial Development

Based on the results of laboratory testing that was conducted as part of the geotechnical investigation (HGE 2020), the Expansion Index for the typical near-surface material is 10. The 2019 California Building Code (Section 1803.5.3) categorizes this material as being non-expansive and special design is not required per Section 1808.6. Therefore, the project site does not contain expansive soils that could create a substantial direct or indirect risk to life and property and impacts are less than significant for the Proposed Commercial Development.

SB 330 Compliance/Specific Plan Amendment

Geology and soil impacts associated with the Canyon Hills Specific Plan were analyzed in the Final EIR and subsequent addenda (SCH No. 87111606). The proposed Specific Plan Amendment to change the parcel from a Neighborhood Commercial land use to a Multifamily 2 Residential District land use would not result in any additional geologic impact beyond what was already analyzed in the certified FEIR and addenda. A site-specific geotechnical report would be prepared prior to any future development on the project site which would determine the potential for expansive soils on the site and would identify any special design considerations. No new impacts are identified.

Mitigation Measures: No mitigation measures are required.

Sources: Geotechnical Report (Appendix E); California Building Code; Canyon Hills Specific Plan FEIR (State Clearinghouse No. 87111606) and subsequent addenda.

- h) Have soils capable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? No Impact**

Proposed Commercial Development

The project does not propose any septic tanks nor alternative wastewater disposal systems. The project would be served by EVMWD for sewer service. Therefore, no impact is identified for this issue area for the Proposed Commercial Development.

SB 330 Compliance/Specific Plan Amendment

Geology and soil impacts associated with the Canyon Hills Specific Plan were analyzed in the Final EIR and subsequent addenda (SCH No. 87111606). The proposed Specific Plan Amendment to change the parcel from a Neighborhood Commercial land use to a Multifamily 2 Residential District land use would not result in any additional geologic impact beyond what was already analyzed in the certified FEIR and addenda. Future development would rely on EVMWD for wastewater service and alternative wastewater disposal systems would not be required. No new impacts are identified.

Mitigation Measures: No mitigation measures are required.

Sources: Project Description; Canyon Hills Specific Plan FEIR (State Clearinghouse No. 87111606) and subsequent addenda.

- i) **Directly or indirectly destroy a unique paleontological resource or site or unique geologic features? Less Than Significant Impact**

Proposed Commercial Development

According to the Riverside County Map My County GIS application, the Proposed Commercial Development project site is located within a paleontological sensitivity area of low potential. Additionally, based upon the geotechnical report prepared for the project (HGE 2020), the site does not support any unique geologic features. Therefore, potential impacts to a unique paleontological resource or unique geologic feature would be less than significant for the Proposed Commercial Development.

SB 330 Compliance/Specific Plan Amendment

The Final EIR and subsequent addenda (SCH No. 87111606) for the Canyon Hills Specific Plan addressed site-specific impacts associated with development on the site for the SB 330 Compliance/Specific Plan Amendment. The proposed Specific Plan Amendment to change the parcel from a Neighborhood Commercial land use to a Multifamily 2 Residential District land use, which would allow for the development of multifamily residential uses instead of a commercial use, would still result in the site being impacted, it would just be a different type of development. Under both scenarios, the site would be developed. There are no aspects of the proposed project which would result in any additional impact to paleontological resources beyond what was already analyzed in the certified FEIR and addenda. The site for SB 330 Compliance/Specific Plan Amendment was assumed to be impacted under the Canyon Hills Specific Plan and would remain as such under the proposed project.

Mitigation Measures: No mitigation measures are required.

Sources: Riverside Map My County GIS Application; Geotechnical Report (Appendix E); Canyon Hills Specific Plan FEIR (State Clearinghouse No. 87111606) and subsequent addenda.

VIII. GREENHOUSE GAS EMISSIONS

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

Proposed Commercial Development

A Greenhouse Gas technical study was prepared for the Proposed Commercial Development by Ldn Consulting (LDN) (2020c) and is included as **Appendix F** of this document.

The City of Lake Elsinore does not have specific City defined greenhouse gas (GHG) thresholds of significance; however, the City does suggest that GHG thresholds recommended by South Coast Air Quality Management District (SCAQMD) should be followed. Within SCAQMD, the district has followed Tier 3 screening standards and Tier 4 Performance standards as the baseline for significance thresholds. Under this methodology, Tier 3 screening values are established at 3,000 MT/year CO₂e for residential/commercial uses and 10,000 MT/year CO₂e for industrial projects. For the purposes of this analysis, if the project's emissions are below 3,000 MT/year CO₂e, GHG emissions would be considered less than significant.

The Proposed Commercial Development would generate GHG emissions through short-term construction activities and long-term operational activities. Construction-related GHG emissions include emissions from heavy construction equipment for grading, paving, building construction, architectural coatings, truck traffic, and worker trips. Operational GHG emissions associated with the project emissions from area sources including landscaping, and architectural coatings as part of routine maintenance, energy use including electricity and natural gas, vehicular traffic, municipal waste, and water use.

Construction Emissions

Construction-related GHG emissions include emissions from construction equipment, truck traffic, and worker trips. Emissions for construction of the project were calculated based on emission factors from the latest CalEEMod 2016.3.2 air quality model. Construction activities for the Proposed Commercial Development would include minor site grading and preparation, paving, building construction, and architectural coating application. The Proposed Commercial Development is expected to start construction in early 2021 and be fully operational in 2022.

Grading will be required for the Proposed Commercial Development to prepare the site for the new construction. The proposed earthwork activities will balance on site and includes 20,000 cy of cut and 20,000 cy of fill. Also, as a design feature of the project, the construction contractor would use Tier IV rated diesel construction equipment to minimize diesel particulates from construction equipment.

Table 4.1 in the GHG report (Appendix F of this document) details the expected construction equipment and duration that was assumed for the GHG analysis. **Table 9** presents the anticipated construction emissions for the project.

Table 9. Project Construction-Related GHG Emissions (MT/Year) – Proposed Commercial Development

Year	Bio-CO ₂	NBio-CO ₂	Total CO ₂	CH ₄	N ₂ O	Total CO ₂ e
2021	0.00	408.31	408.31	0.08	0.00	410.41
2022	0.00	35.79	35.79	0.01	0.00	35.94
Total Construction Emissions						446.36
Yearly Average Construction Emissions (Metric Tons/year over 30 years)						14.88

Source: LDN 2020c

As shown in Table 9, anticipated construction related GHG emissions for the Proposed Commercial Development are estimated at 446.36 MT/year of CO₂e over the life of the project. Per SCAQMD guidance, these emissions are amortized over 30 years and added to operational emissions. This amortized figure estimates project construction would contribute 14.88 MT/year of CO₂e.

Operational Emissions

Once construction is complete, the Proposed Commercial Development would generate GHG emissions from daily operations, which would include sources such as area (or onsite emissions like landscaping), energy, mobile, solid waste and water uses, which are calculated within CalEEMod.

The following design features were assumed to be part of the Proposed Commercial Development design:

- Provision of a bicycle rack.
- Provision of electric vehicle parking spaces.
- Connectivity to offsite pedestrian facilities (e.g., internal paths of travel and connections to sidewalks).
- Accessible to public transit.
- Use of low-maintenance, drought-tolerant plants in the landscaping plan.
- Compliance with the City's Water Efficient Landscape Requirements Ordinance.

No GHG emissions reductions were taken into account for these design features. Although, with the incorporation of these additional features, the anticipated GHG emissions would be lower than stated above.

Projected operational emissions are summarized in **Table 10**. As shown in Table 10, the Proposed Commercial Development including construction, generates 2,284.84 MT/year of CO₂e. This is below the SCAQMD screening thresholds of 3,000 MT CO₂e. Based on this, the Proposed Commercial Development would be categorized as Tier III and because emission do not exceed 3,000 MT CO₂e, GHG impacts would be less than significant for the Proposed Commercial Development.

Table 10. Project Operational Emissions Summary (MT/Year) – Proposed Commercial Development

Source	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e (MT/Year)
Area	0.00	0.01	0.01	0.00	0.00	0.01
Energy	0.00	193.75	193.75	0.01	0.00	194.61
Mobile	0.00	1,964.42	1,964.42	0.26	0.00	1,970.99
Waste	18.06	0.00	18.06	1.07	0.00	44.74
Water	3.38	44.93	48.31	0.35	0.01	59.61
Total Project Operational Emissions (MT/Year)						2,269.96
Amortized Construction Emissions (from Table 9)						14.88
Total Project Emissions						2,284.84

Source: LDN 2020c

SB 330 Compliance/Specific Plan Amendment

Air quality impacts associated with the Canyon Hills Specific Plan were analyzed in the Final EIR and subsequent addenda (SCH No. 87111606). The proposed Specific Plan Amendment to change the parcel from a Neighborhood Commercial land use to a Multifamily 2 Residential District land use would not result in any additional impact beyond what was already analyzed in the certified FEIR and addenda.

The GHG emissions from future multifamily residential uses would have been considered as part of the overall emissions from the Canyon Hills Specific Plan area when GHG planning efforts were undertaken by the City. The proposed residential units would fall within the anticipated development yield for multifamily residential uses in the Specific Plan, since other residential areas of the Specific Plan have not built out at the maximum allowable densities. No new impacts are identified.

Mitigation Measures: No mitigation measures are required.

Sources: Greenhouse Gas Report (Appendix F)

- b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases? Less Than Significant Impact**

Proposed Commercial Development

Based on the results, the Proposed Commercial Development would produce 2,284.84 MT CO₂e which includes both the 30-year annualized construction and operations. This is below the SCAQMD screening thresholds of 3,000 MT CO₂e. The project would not conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing emission of greenhouse gases. Impacts are less than significant for the Proposed Commercial Development.

SB 330 Compliance/Specific Plan Amendment

Air quality impacts associated with the Canyon Hills Specific Plan were analyzed in the Final EIR and subsequent addenda (SCH No. 87111606). The proposed Specific Plan Amendment to change the parcel from a Neighborhood Commercial land use to a Multifamily 2 Residential District land use would not result in any additional impact beyond what was already analyzed in the certified FEIR and addenda.

The GHG emissions from future multifamily residential uses would have been considered as part of the overall emissions from the Canyon Hills Specific Plan area when GHG planning efforts were undertaken by the City. The proposed residential units would fall within the anticipated development yield for multifamily residential uses in the Specific Plan, since other residential areas of the Specific Plan have not built out at the maximum allowable densities. No new impacts are identified.

Mitigation Measures: No mitigation measures are required.

Sources: Greenhouse Gas Report (Appendix F); Canyon Hills Specific Plan FEIR (State Clearinghouse No. 87111606) and subsequent addenda.

IX. HAZARDS AND HAZARDOUS MATERIALS

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

Proposed Commercial Development

Hazardous materials include solids, liquids, or gaseous materials that, because of their quantity, concentration, or physical, chemical, or infectious characteristics could pose a threat to human health or the environment. Hazards include the risks associated with potential explosions, fires, or release of hazardous substances in the event of an accident or natural disaster, which may cause or contribute to an increase in mortality or serious illness or pose substantial harm to human health or the environment.

The project would involve the transport of fuels, lubricants, and various other liquids needed for operation of construction equipment at the site on an as-needed basis by equipment service trucks. In addition, workers would commute to the project site via private vehicles and would operate construction vehicles and equipment on both public and private streets. Materials hazardous to humans, wildlife, and sensitive environments, including diesel fuel, gasoline, equipment fluids, concrete, cleaning solutions and solvents, lubricant oils, adhesives, human waste, and chemical toilets, would be present during project construction. The potential exists for direct impacts to human health from accidental spills of small amounts of hazardous materials from construction equipment; however, a number of federal and state agencies prescribe strict regulations for the safe transportation of hazardous materials. Hazardous material transport, storage and response to upsets or accidents are primarily subject to federal regulation by the United States Department of Transportation (DOT) Office of Hazardous Materials Safety in accordance with Title 49 of the Code of Federal Regulations. California regulations applicable to Hazardous material transport, storage and response to upsets or accidents are codified in Title 13 (Motor Vehicles), Title 8 (Cal/OSHA), Title 22 (Management of Hazardous Waste), Title 26 (Toxics) of the California Code of Regulations (CCR), and the Chapter 6.95 of the Health and Safety Code (Hazardous Materials Release Response Plans and Inventory). Compliance with these restrictions and laws would ensure that potentially significant impacts would not occur during project construction.

The operation of the proposed convenience store, drive-through restaurant and self-storage facility would not be expected to generate hazardous waste or create the routine transport, use, or disposal of hazardous materials. The use would be required to comply with the Lake Elsinore Municipal Code, including Chapter 14.08 – *Stormwater/Urban Runoff Management and Discharge Controls*.

The Proposed Project would involve the installation of Underground Storage Tanks (USTs) to serve the fueling station. Rule 461 of the South Coast Air Quality Management District (SCAQMD) governs the

operation of gasoline stations and requires that all underground storage tanks are equipped with a “CARB certified” enhanced vapor recovery system, all fill tubes are equipped with vapor tight caps, all dry breaks are equipped with vapor tight seals, a spill box shall be installed to capture any gasoline spillage, and all equipment is required to be properly maintained per CARB regulations. All gasoline dispensing units are required to be equipped with a “CARB certified” vapor recovery system, the dispensing system components shall always maintain vapor and liquid tight connections and the breakaway coupling shall be equipped with a poppet valve that shall close when coupling is separated. Rule 461 also provides several additional requirements including detailed maintenance, testing, reporting and recordkeeping requirements for all gas stations.

The gas station would also be subject to permit and inspection by the Hazardous Materials Division of the County Fire Department. Sections 2729 through 2732 of the California Code of Regulations (CCR) provide requirements for the reporting, inventory, and release response plans for hazardous materials. These requirements establish procedures and minimum standards for hazardous material plans, inventory reporting and submittal requirements, emergency planning/response, and training. In addition, all regulated substance handlers are required to register with local fire or emergency response departments per the California Accidental Release Prevention Program (CalARP). Locally, this is overseen by the Riverside County Department of Environmental Health, Hazardous Materials Branch. The division reviews and approves an Emergency/Contingency Plan for regulated facilities. The plan outlines precautions and procedures necessary to protect the facility from accidental release of hazardous materials and provides emergency remediation to minimize effects should an accidental spill occur. Annual updates and review of the plan are required to ensure compliance and adequacy. The Riverside County Department of Environmental Health, Hazardous Materials Branch administers the CalARP Program in the area. The CalARP Program was established to prevent accidental release of substances that pose the greatest risk of immediate harm to the public and the environment. The Program requires facilities to proactively prevent and prepare for chemical accidents. The proposed facility would be subject to Program requirements for regulated substances including preparation of a risk management plan (RMP) to include an off-site consequence analysis, compliance audit, certified program elements, and a seismic assessment. Existing risk management and response requirements would ensure potential risks associated with accidental releases of hazardous materials are minimized. Therefore, potential impacts associated with the risk of exposure of the public and/or the environment to hazardous waste, either used or transported on site, would be less than significant.

The operation of the proposed convenience store, drive-through restaurant and self-storage facility would not be expected to generate hazardous waste or create the routine transport, use, or disposal of hazardous materials. The use would be required to comply with the Lake Elsinore Municipal Code, including Chapter 14.08 – Stormwater/Urban Runoff Management and Discharge Controls. The use of hazardous materials on the Project Site post-construction would consist of those commonly used in a residential setting for routine maintenance and cleaning. Proper handling of the use and disposal of hazardous materials would reduce the potential for exposure. In summary, the project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. Impacts would be less than significant for the Proposed Commercial Development.

SB 330 Compliance/Specific Plan Amendment

Hazards and hazardous material impacts associated with the Canyon Hills Specific Plan were analyzed in the Final EIR and subsequent addenda (SCH No. 87111606). The proposed Specific Plan Amendment to change the parcel from a Neighborhood Commercial land use to a Multifamily 2 Residential District land

use would not result in any additional hazards impact beyond what was already analyzed in the certified FEIR and addenda. No new impacts are identified.

Mitigation Measures: No mitigation measures are required.

Sources: CCR; Code of Federal Regulations; Health and Safety Code; Canyon Hills Specific Plan FEIR (State Clearinghouse No. 87111606) and subsequent addenda.

- b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment? Less Than Significant Impact**

Proposed Commercial Development

A Phase 1 Environmental Site Assessment (ESA) was prepared for the project site by GEM Group, Inc. (GEM) (2019). The complete report is included as **Appendix G** of this document.

Historical Use on the Project Site

Based on a review of historical aerial photographs, as detailed in the Phase 1 ESA for the project, the project site developed with multiple structures along the northeast corner from at least 1938 until 1987 when it appears the structures were demolished. The remainder of the project site was part of an orchard. The onsite orchard appears to have been abandoned and allowed to die prior to the 1980s. The project site appears to have been undeveloped since at least 1987.

Database Search

The project site is not listed in the regulatory databases reviewed. There were no records from various regulatory agencies that identify the potential for adverse environmental impact from the subject and adjoining properties. There are no listed offsite listings with the potential for adverse environmental impact on the project site (GEM 2019).

Recognized Environmental Conditions

A Recognized Environmental Condition (REC) refers to the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. There are no RECs identified at the project site at this time (GEM 2019).

Historical RECs – Historical REC refers to a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). There are no *historical RECs* identified at the project site at this time (GEM 2019).

Controlled RECs – A controlled REC is a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed

to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). There are no controlled RECs identified at the project site at this time (GEM 2019).

Since the project does not contain any potential RECs on site, construction of the project would not create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment. The Proposed Commercial Development would be required to comply with all applicable federal, state and local laws and regulations pertaining to the transport, use, disposal, handling, and storage of hazardous waste during the construction phase to reduce the likelihood and severity of accidents during transit. Proper handling of the use and disposal of hazardous materials associated with the gas station would reduce the potential for exposure. Once the fuel storage tanks are constructed, there would be continued routine maintenance. Rule 461 of the South Coast Air Quality Management District (SCAQMD) governs the operation of gasoline stations and requires that all underground storage tanks are equipped with a “CARB certified” enhanced vapor recovery system, all fill tubes are equipped with vapor tight caps, all dry breaks are equipped with vapor tight seals, a spill box shall be installed to capture any gasoline spillage, and all equipment is required to be properly maintained per CARB regulations.

SB 330 Compliance/Specific Plan Amendment

Hazards and hazardous material impacts associated with the Canyon Hills Specific Plan were analyzed in the Final EIR and subsequent addenda (SCH No. 87111606). The proposed Specific Plan Amendment to change the parcel from a Neighborhood Commercial land use to a Multifamily 2 Residential District land use would not result in any hazards and hazardous materials impact beyond what was already analyzed in the certified FEIR and addenda. No new impacts are identified.

Mitigation Measures: No mitigation measures are required.

Sources: Phase 1 ESA (Appendix G); Canyon Hills Specific Plan FEIR (State Clearinghouse No. 87111606) and subsequent addenda.

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

Proposed Commercial Development

The project site is not located within one-quarter mile of an existing or proposed school. The closest schools to the project site are Machado Elementary (one mile away) Lakeside High School (one mile away) and Withrow Elementary School (1.5 miles away). No hazardous emissions impact to the adjacent school are anticipated and no impact is identified for the Proposed Commercial Development.

SB 330 Compliance/Specific Plan Amendment

Hazards and hazardous material impacts associated with the Canyon Hills Specific Plan were analyzed in the Final EIR and subsequent addenda (SCH No. 87111606). The proposed Specific Plan Amendment to change the parcel from a Neighborhood Commercial land use to a Multifamily 2 Residential District land use would not result in any hazards and hazardous materials impact beyond what was already analyzed in the certified FEIR and addenda. Additionally, there is no existing or proposed school within one-quarter mile of existing or proposed school. No new impacts are identified.

Mitigation Measures: No mitigation measures are required.

Sources: LEUSD; Google Maps; Canyon Hills Specific Plan FEIR (State Clearinghouse No. 87111606) and subsequent addenda.

- d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? No Impact**

Proposed Commercial Development

A Phase 1 Environmental Site Assessment (ESA) was prepared for the project site by GEM in 2019. The complete report is included as **Appendix G** of this document.

The project site is not identified on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. The project site is not listed in the regulatory databases reviewed. There were no records from various regulatory agencies that identify the potential for adverse environmental impact from the subject and adjoining properties. There are no listed offsite listings with the potential for adverse environmental impact on the project site.

Additionally, as discussed above, there are no RECs identified at the project site. An REC refers to the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. No impact is identified for this issue area for the Proposed Commercial Development.

SB 330 Compliance/Specific Plan Amendment

Hazards and hazardous material impacts associated with the Canyon Hills Specific Plan were analyzed in the Final EIR and subsequent addenda (SCH No. 87111606). The proposed Specific Plan Amendment to change the parcel from a Neighborhood Commercial land use to a Multifamily 2 Residential District land use would not result in any new hazards and hazardous materials impact beyond what was already analyzed in the certified FEIR and addenda. No new impacts are identified.

Mitigation Measures: No mitigation measures are required.

Sources: Phase 1 ESA (Appendix G); Canyon Hills Specific Plan FEIR (State Clearinghouse No. 87111606) and subsequent addenda.

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

Proposed Commercial Development

The project is not located within an airport land use plan nor is it located within two miles of a public use airport and as such, will have no safety hazard impacts on people working in the project area. Per Figure 2.7 of the General Plan, the project site is located outside of the airport influence area. No impacts will occur for the Proposed Commercial Development.

SB 330 Compliance/Specific Plan Amendment

Hazards and hazardous material impacts associated with the Canyon Hills Specific Plan were analyzed in the Final EIR and subsequent addenda (SCH No. 87111606). The proposed Specific Plan Amendment to change the parcel from a Neighborhood Commercial land use to a Multifamily 2 Residential District land use would not result in any hazards and hazardous materials impact beyond what was already analyzed in the certified FEIR and addenda. Further, the site is located outside of the Skylark Airport Influence Area. No new impacts are identified.

Mitigation Measures: No mitigation measures are required.

Sources: General Plan; Canyon Hills Specific Plan FEIR (State Clearinghouse No. 87111606) and subsequent addenda.

- f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? Less than Significant Impact**

Proposed Commercial Development

The project will be required to comply with all applicable fire code requirements for construction and access to the site and as such, will be reviewed by the City Fire Department to determine the specific fire requirements applicable to ensure compliance with these requirements. This review will ensure that the project will provide adequate emergency access to and from the site. Further, the City Engineer and the City Fire Department will review any modifications to existing roadways to ensure that adequate emergency access and/or emergency response would be maintained.

Thus, the project does not propose any changes that will impact the City's Emergency Preparedness Plan, or the Riverside County Operational Area Multi-Jurisdictional Local Hazard Mitigation Plan so will not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. Therefore, impacts are less than significant for the Proposed Commercial Development.

SB 330 Compliance/Specific Plan Amendment

Hazards and hazardous material impacts associated with the Canyon Hills Specific Plan were analyzed in the Final EIR and subsequent addenda (SCH No. 87111606). The proposed Specific Plan Amendment to change the parcel from a Neighborhood Commercial land use to a Multifamily 2 Residential District land use would not result in any hazards and hazardous materials impact beyond what was already analyzed in the certified FEIR and addenda. No new impacts are identified.

Mitigation Measures: No mitigation measures are required.

Sources: General Plan EIR; Canyon Hills Specific Plan FEIR (State Clearinghouse No. 87111606) and subsequent addenda.

- g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? No Impact**

Proposed Commercial Development

The project site is located in an urbanized area of the City and is not adjacent to any open space or wildland areas. Per Figure 3.1, Wildfire Susceptibility, of the General Plan, the project site is not located in an area

identified as having a high wildfire susceptibility. Additionally, per CAL FIRE (2009), the project site is identified as being in a zone with Local Responsibility Area with Non-Very High Fire Hazard Severity per CalFire (2009). Therefore, the project would not expose people or structure to a significant risk of loss, injury or death involving wildland fires. No impact is identified for this issue area for the Proposed Commercial Development.

SB 330 Compliance/Specific Plan Amendment

The site for the SB 330 Compliance/Specific Plan Amendment is located in a very high fire hazard severity zone within a Local Responsibility Area (CAL FIRE 2009). Any future development on the site would be subject to the Fuel Modification requirements detailed in Section 7.0 of the Canyon Hills Specific Plan.

Additionally, the public service impacts, including fire response, associated with the Canyon Hills Specific Plan were analyzed in the Final EIR and subsequent addenda (SCH No. 87111606). The proposed Specific Plan Amendment to change the parcel from a Neighborhood Commercial land use to a Multifamily 2 Residential District land use would not result in any additional impact beyond what was already analyzed in the certified FEIR and addenda. The proposed residential units would fall within the anticipated development yield for multifamily residential uses in the Specific Plan, since other residential areas of the Specific Plan have not built out at the maximum allowable densities.

Mitigation Measures: No mitigation measures are required.

Sources: General Plan; CAL FIRE; Canyon Hills Specific Plan FEIR (State Clearinghouse No. 87111606) and subsequent addenda.

X. HYDROLOGY AND WATER QUALITY

A project specific Water Quality Management Plan WQMP was prepared for the project by ATC Design Group (2020) and is included as **Appendix H** of this document.

There are four drainage management areas (DMAs) for the project, each associated with a future parcel on the site. DMA A is 110,251 s.f. and is the lot that will contain the self-storage use. DMA A covers the western most and southern most portions of the site. Stormwater runoff from DMA A will be managed via a combination of retention and biofiltration.

DMA B is 39,237 s.f. and is associated with the future lot for the car wash in the central portion of the project site. Stormwater runoff from DMA B will be managed via a 1,651 s.f. bioretention basin.

DMA C1 is 29,561 s.f. and DMA C2 is 18,396 and both are associated with the future lot for the fast food restaurant with drive-thru and is located in the central portion of the project site. Stormwater runoff from DMA C1 will be managed by a 1,360 s.f. bioretention basin and runoff from DMA C2 will be managed by a 1,184 s.f. bioretention basin.

DMA D is 57,968 s.f. and is associated with the future parcel for the convenience store and gas station. DMA D is located in the northern most portion of the project site. Stormwater runoff from DMA D will be managed by a 2,852 s.f. bioretention basin. The flow of runoff within DMA D has been designed to avoid the fueling area. The fueling area slab has been designed to drain to a catch basin connected to a sand/oil separator and sewer line.

The detention basins proposed for use for the project will have a 24-inch sandy loam top that will act as pre-treatment. Flows will then make their way down to perforated pipes set in a wide gravel trench that will allow for further percolation. Future property owners will be responsible for the ongoing maintenance of the detention basins.

As identified in the Water Quality Management Plan prepared for the project, the following non-structural source control BMPS will be implemented for the project:

- Education for Property Owners, Operators, Tenants, Occupants, or Employees – Educational materials will be provided in the project-specific WQMP.
- Activity Restrictions – It is anticipated that the Conditional Use Permit for the project will restrict the activities occurring on the property.
- Irrigation System and Landscape Maintenance – Irrigation system and landscaping will be maintained by full time maintenance staff for each lot.
- Common Area Litter Control – Litter control will be maintained by full time maintenance staff for each lot.
- Street Sweeping Parking Lots – Parking lots and drive aisles will be periodically swept by maintenance staff.
- Drainage Facility Inspection and Maintenance – Drainage facilities will be inspected and maintained by full time maintenance staff.

The following structural source control BMPs will also be implemented for the project:

- Landscape and Irrigation System Design – Landscape and Irrigation will be designed to incorporate drought-tolerant native plants and will use drip irrigation where feasible.
- Trash Storage Areas - Trash Storage Areas will be designed in accordance with City guidelines and include a cover to protect containers from rainfall.
- All food preparation/cleanup area drains shall be connected to a sanitary sewer, via an approved grease interceptor. No cleanup activities shall occur outside the building.
- Carwash and rinse water will be directed to a self-contained system for filtering and recycling.
- Dry sumps will be placed between each pump island of the fueling area to capture and contain any fuel spills or residue. The fueling area will be raised to prevent any stormwater from draining into the fueling areas.
- Maintenance staff, or contractors, will be trained in fuel and oil spill cleanup that includes dry-cleaning activities only with absorption materials that will be used and discarded in a legal manner.

- a) **Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality? Less than Significant Impact**

Proposed Commercial Development

The Santa Ana Regional Water Quality Control Board (Santa Ana RWQCB) sets water quality standards for all ground and surface waters within the project region. Water quality standards are defined under the

Clean Water Act to include both the beneficial uses of specific water bodies and the levels of water quality that must be met and maintained to protect those uses (water quality objectives).

Construction of the project would include grading, excavation, and other earthmoving activities that have the potential to cause erosion that could subsequently degrade water quality and/or violate water quality standards. As required by the Clean Water Act, the project would comply with the Santa Ana Municipal Separate Storm Sewer (MS4) NPDES Permit. The NPDES MS4 Permit Program, which is administered in the project area by Riverside County and is issued by the Santa Ana Regional RWQCB, regulates storm water and urban runoff discharges from developments to natural and constructed storm drain systems in the City of Lake Elsinore.

Since the project would disturb one or more acres of soil, construction activities would be subject to the Construction General Permit (NPDES General Permit No. CAS000002, Waste Discharge Requirements, Order No. 2009-0009-DWQ, adopted September 2, 2009 and effective as of July 2, 2010) issued by the State Water Resources Control Board (SWRCB). The Construction General Permit requires implementation of a Storm Water Pollution Prevention Plan (SWPPP) for site clearing, grading, and disturbances such as stockpiling or excavation. The SWPPP would generally contain a site map showing the construction perimeter, proposed buildings, storm water collection and discharge points, general pre- and post-construction topography, drainage patterns across the project, and adjacent roadways.

Development of the project would add impervious surfaces through paved areas such as parking lots, sidewalks, and drive aisles as well as rooftops. By increasing the percentage of impervious surfaces on the project site, less water would percolate into the ground and more surface runoff would be generated. Paved areas and streets would collect dust, soil and other impurities that would then be assimilated into surface runoff during rainfall events. Operation of the project has the potential to release pollutants resulting from replacing vacant land with roadways, walkways, and parking lots. These improvements may potentially impact water quality. However, according to the Project Specific Water Quality Management Plan (Appendix H), the impervious area would be 212,214 s.f., or 77.5 percent impervious. All drainage flows would be captured by a subsurface infiltration/detention facility and the project would preserve flow patterns of the existing site. The Preliminary WQMP has been submitted to the City Engineering Department for review. Prior to issuance of a grading or building permit, the Property Owner/Developer would be required to submit a final WQMP to the City for approval. Impacts would be less than significant for the Proposed Commercial Development.

SB 330 Compliance/Specific Plan Amendment

Hydrology and water quality associated with the Canyon Hills Specific Plan were analyzed in the Final EIR and subsequent addenda (SCH No. 87111606). The proposed Specific Plan Amendment to change the parcel from a Neighborhood Commercial land use to a Multifamily 2 Residential District land use would not result in any additional impact beyond what was already analyzed in the certified FEIR and addenda. At the time future development is proposed on the site, site-specific hydrologic and drainage analysis would be required. Future development on the site would be required to meet Construction General Permit (NPDES General Permit No. CAS000002, Waste Discharge Requirements, Order No. 2009-0009-DWQ, adopted September 2, 2009 and effective as of July 2, 2010) issued by the SWRCB. The Construction General Permit requires implementation of a SWPPP for site clearing, grading, and disturbances such as stockpiling or excavation. No new hydrology or water quality impacts are identified.

Mitigation Measures: No mitigation measures are required.

Sources: Water Quality Management Plan (Appendix H); Canyon Hills Specific Plan FEIR (State Clearinghouse No. 87111606) and subsequent addenda.

- b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? Less than Significant Impact**

Proposed Commercial Development

According to General Plan EIR Figure 3.9-2, the project site is located within the Lee Lake Groundwater Management Zone (GMZ). Since the City has a large amount of vacant land, substantial changes to recharge systems could occur from development of the vacant parcels. In order to reduce pollutants, the City has implemented policies to minimize pollutants in the local and regional waterways, which includes water that percolates into the groundwater through Water Resources Policies 4.1, 4.2, and 4.3. Water Resources Policies 4.1 and 4.2 require development projects to acquire a NPDES permit and implement BMPs to reduce pollutants. Water Resources Policy 4.3 requires the City to review future development project's beneficial uses during the environmental review stage. Therefore, potential impacts associated with depletion of or interference with groundwater would be less than significant for the Proposed Commercial Development.

SB 330 Compliance/Specific Plan Amendment

Hydrology and water quality associated with the Canyon Hills Specific Plan were analyzed in the Final EIR and subsequent addenda (SCH No. 87111606). The proposed Specific Plan Amendment to change the parcel from a Neighborhood Commercial land use to a Multifamily 2 Residential District land use would not result in any additional impact beyond what was already analyzed in the certified FEIR and addenda. Both scenarios would create impervious surfaces. At the time future development is proposed on the site, site-specific hydrologic and drainage analysis would be required. Future development on the site would be required to meet Construction General Permit (NPDES General Permit No. CAS000002, Waste Discharge Requirements, Order No. 2009-0009-DWQ, adopted September 2, 2009 and effective as of July 2, 2010) issued by the SWRCB. The Construction General Permit requires implementation of a SWPPP for site clearing, grading, and disturbances such as stockpiling or excavation. No new hydrology or water quality impacts are identified.

Mitigation Measures: No mitigation measures are required.

Sources: General Plan; Water Quality Management Plan (Appendix H); Canyon Hills Specific Plan FEIR (State Clearinghouse No. 87111606) and subsequent addenda.

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

Proposed Commercial Development

The project would preserve the existing drainage pattern on the project. The proposed site conditions would preserve flow patterns on-site. Therefore, development of the project would not significantly alter the existing drainage pattern of the project site or increase the amount of runoff. The project would not involve an alteration of the course of a stream or river. Erosion and siltation impacts potentially resulting

from the project would, for the most part, occur during the project's site preparation and earthmoving phase. However, implementation of the NPDES permit requirements, as they apply to the project site, would reduce potential erosion, siltation, and water quality impacts. Therefore, potential impacts associated with erosion or siltation would be less than significant for the Proposed Commercial Development.

SB 330 Compliance/Specific Plan Amendment

Hydrology and water quality associated with the Canyon Hills Specific Plan were analyzed in the Final EIR and subsequent addenda (SCH No. 87111606). The proposed Specific Plan Amendment to change the parcel from a Neighborhood Commercial land use to a Multifamily 2 Residential District land use would not result in any additional impact beyond what was already analyzed in the certified FEIR and addenda. At the time future development is proposed on the site, site-specific hydrologic and drainage analysis would be required and would include an analysis of surface runoff rate and amounts and future development would be required to be designed as to not result in substantial erosion or siltation on- or off-site. Future development on the site would be required to meet Construction General Permit issued by the SWRCB. The Construction General Permit requires implementation of a SWPPP for site clearing, grading, and disturbances such as stockpiling or excavation. No new hydrology or water quality impacts are identified.

Mitigation Measures: No mitigation measures are required.

Sources: Water Quality Management Plan (Appendix H); Canyon Hills Specific Plan FEIR (State Clearinghouse No. 87111606) and subsequent addenda.

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

Proposed Commercial Development

The project would not substantially alter the existing drainage pattern of the project. In addition, the project would not involve an alteration of the course of a stream or river. Retention/biofiltration and or bioretention BMPs would be installed in Drainage Management Areas (DMA) A, B, C1, C2 and D to capture and treat runoff. Therefore, potential impacts associated with an increase in the rate or amount of surface runoff resulting in flooding would be less than significant for the Proposed Commercial Development.

SB 330 Compliance/Specific Plan Amendment

Hydrology and water quality associated with the Canyon Hills Specific Plan were analyzed in the Final EIR and subsequent addenda (SCH No. 87111606). The proposed Specific Plan Amendment to change the parcel from a Neighborhood Commercial land use to a Multifamily 2 Residential District land use would not result in any additional impact beyond what was already analyzed in the certified FEIR and addenda. At the time future development is proposed on the site, site-specific hydrologic and drainage analysis would be required and would include an analysis of surface runoff rate and amounts and future development would be required to be designed as to not result in flooding on- or off-site. Future development on the site would be required to meet Construction General Permit issued by the SWRCB. The Construction General Permit requires implementation of a SWPPP for site clearing, grading, and disturbances such as stockpiling or excavation. No new hydrology or water quality impacts are identified.

Mitigation Measures: No mitigation measures are required.

(Sources: Project Description; Water Quality Management Plan (Appendix H); Canyon Hills Specific Plan FEIR (State Clearinghouse No. 87111606) and subsequent addenda.

- e) **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 exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? Less than Significant Impact**

Proposed Commercial Development

The retention/biofiltration and bioretention facilities in DMAs A, B, C1, and C2 and D would retain and treat runoff from the project site. Non-structural source control BMPs such as education, activity restrictions, basin inspection, common area landscape maintenance, trash area management and litter control would also contribute towards runoff control and water quality protection.

In addition, the project would be required to comply with the NPDES permit requirements to reduce any potential water quality impacts. The project would not create or contribute runoff water that would exceed the capacity of the drainage systems or provide additional sources of polluted runoff.

The amount of water runoff is not expected to exceed stormwater drainage capacity. The Property Owner/Developer shall prepare a SWPPP for construction activity associated with the project. The SWPPP shall be maintained at the construction site for the entire duration of construction. The objectives of the SWPPP are to identify pollutant sources that may affect the quality of storm water discharge and to implement BMPs to reduce pollutants in storm water discharges during construction and post construction in compliance with NPDES. Projects that comply with NPDES standards would result in a less than significant impact. In addition, storm drains located within the City limits are maintained by the City as well as by the Riverside County Flood Control and Water Conservation District (RCFCWC). Storm runoff within the City is generally intercepted by a network of City facilities and then conveyed into regional facilities. All downstream conveyance channels that would receive runoff from the project are engineered and regularly maintained to ensure flow capacity. Therefore, potential impacts associated with runoff would be less than significant for the Proposed Commercial Development.

SB 330 Compliance/Specific Plan Amendment

Hydrology and water quality associated with the Canyon Hills Specific Plan were analyzed in the Final EIR and subsequent addenda (SCH No. 87111606). The proposed Specific Plan Amendment to change the parcel from a Neighborhood Commercial land use to a Multifamily 2 Residential District land use would not result in any additional impact beyond what was already analyzed in the certified FEIR and addenda. At the time future development is proposed on the site, site-specific hydrologic and drainage analysis would be required. Future development on the site would be required to meet Construction General Permit issued by the SWRCB. The Construction General Permit requires implementation of a SWPPP for site clearing, grading, and disturbances such as stockpiling or excavation. No new hydrology or water quality impacts are identified.

Mitigation Measures: No mitigation measures are required.

Sources: Water Quality Management Plan (Appendix H); Canyon Hills Specific Plan FEIR (State Clearinghouse No. 87111606) and subsequent addenda.

- f) **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 impede or redirect flows? Less than Significant Impact**

Proposed Commercial Development

According to Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM) the project site is within is within Zone X, which describes an area determined to be outside the 0.2 percent annual chance floodplain. The project is designed to include drainage basins that would reduce post-development runoff rates in accordance with the requirements of the City of Lake Elsinore and RCFCWCD. Because the project has been designed to attenuate post-development runoff from the project site, project-related runoff would not substantially increase the rate or amount of surface runoff in downstream areas in a manner that would result in flooding on- or off-site. Additionally, the project would not impede or redirect flood flows. Therefore, potential impacts associated with flood flows would be less than significant for the Proposed Commercial Development.

SB 330 Compliance/Specific Plan Amendment

Hydrology and water quality associated with the Canyon Hills Specific Plan were analyzed in the Final EIR and subsequent addenda (SCH No. 87111606). The proposed Specific Plan Amendment to change the parcel from a Neighborhood Commercial land use to a Multifamily 2 Residential District land use would not result in any additional impact beyond what was already analyzed in the certified FEIR and addenda. At the time future development is proposed on the site, site-specific hydrologic and drainage analysis would be required. Future development on the site would be required to meet Construction General Permit issued by the SWRCB. The Construction General Permit requires implementation of a SWPPP for site clearing, grading, and disturbances such as stockpiling or excavation. No new hydrology or water quality impacts are identified.

Mitigation Measures: No mitigation measures are required.

Sources: FEMA; Water Quality Management Plan (Appendix H); Canyon Hills Specific Plan FEIR (State Clearinghouse No. 87111606) and subsequent addenda.

- g) **In flood hazards, tsunami or seiche zones, risk release of pollutants due to project inundation? Less Than Significant Impact**

Proposed Commercial Development

According FEMA FIRM maps the project site is within is within Zone X, which describes an area determined to be outside the 0.2 percent annual chance floodplain.

The potential for the occurrence of a tsunami is similarly very low because the Pacific Ocean is the closest tsunami-producing open body of water and is located approximately 25 miles from the project site, therefore no impact from a tsunami is anticipated.

Seiches are periodic oscillations in large bodies of water such as lakes, harbors, bays, or reservoirs. The project site is located 0.4 mile from Lake Elsinore. Per the Lake Elsinore General Plan EIR there is the potential for a seiche to occur in Lake Elsinore during an earthquake, although it would take a geologically substantial earthquake to cause a seiche. Seiche potential is highest in large, deep, steep-sided reservoirs or water bodies. Lake Elsinore lacks significant potential for a damaging seiche because it is very shallow,

and because of flood control devices constructed by the U.S. Army Corps of Engineers including the berm fill at the southern end of the lake. Therefore, the likelihood of a seiche impact is low.

In summary, no impact is identified related to the potential release of pollutants due to project inundation in flood hazards, tsunami or seiche zones is less than significant for the Proposed Commercial Development.

SB 330 Compliance/Specific Plan Amendment

According FEMA FIRM map No. 06065C2042G the site is within Zone X, which describes an area determined to be outside the 0.2 percent annual chance floodplain. Hydrology and water quality associated with the Canyon Hills Specific Plan were analyzed in the Final EIR and subsequent addenda (SCH No. 87111606). The proposed Specific Plan Amendment to change the parcel from a Neighborhood Commercial land use to a Multifamily 2 Residential District land use would not result in any additional impact beyond what was already analyzed in the certified FEIR and addenda. No new hydrology or water quality impacts are identified.

Mitigation Measures: No mitigation measures are required.

Sources: FEMA; General Plan EIR; Canyon Hills Specific Plan FEIR (State Clearinghouse No. 87111606) and subsequent addenda.

h) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? Less than Significant Impact

Proposed Commercial Development

The project is located within the Santa Ana River watershed, which is regulated by the Santa Ana RWQCB. The RWQCB has developed a “Water Quality Control Plan” for the Santa Ana River Basin (Basin Plan). The Basin Plan establishes water quality standards for the ground and surface waters of the region. The Basin Plan includes an implementation plan describing the actions by the RWQCB and others that are necessary to achieve and maintain the water quality standards.

The RWQCB regulates waste discharges to minimize and control their effects on the quality of the region’s ground and surface water. Permits are issued under several programs and authorities. The terms and conditions of these discharge permits are enforced through a variety of technical, administrative, and legal means. The RWQCB ensures compliance with the Basin Plan through its issuance of NPDES Permits, issuance of Waste Discharge Requirements (WDR), and Water Quality Certifications pursuant to Section 401 of the Clean Water Act. In conformance with these requirements, the Applicant has prepared a Preliminary WQMP (Appendix H), which demonstrates that the project’s drainage plan would meet all applicable requirements of the Basin Plan, including requirements and conditions of approval associated with NPDES permits, issuance of WDRs, and Water Quality Certifications. Therefore, the project would not conflict with the Basin Plan, and potential impacts associated with implementation of a water quality control plan would be less than significant.

According to General Plan EIR Figure 3.9-2, the Project Site is located within the Lee Lake Groundwater Management Zone (GMZ). Since the City has a large amount of vacant land, substantial changes to recharge systems could occur from development of the vacant parcels. In order to reduce pollutants, the City has implemented policies to minimize pollutants in the local and regional waterways, which includes water that percolates into the groundwater through Water Resources Policies 4.1, 4.2, and 4.3. Water

Resources Policies 4.1 and 4.2 require development projects to acquire a NPDES permit and implement BMPs to reduce pollutants. Water Resources Policy 4.3 requires the City to review future development project's beneficial uses during the environmental review stage. Therefore, the project would not conflict with any sustainable groundwater management plans, and potential impacts associated with implementation of a groundwater management plan would be less than significant for the Proposed Commercial Development.

SB 330 Compliance/Specific Plan Amendment

Hydrology and water quality associated with the Canyon Hills Specific Plan were analyzed in the Final EIR and subsequent addenda (SCH No. 87111606). The proposed Specific Plan Amendment to change the parcel from a Neighborhood Commercial land use to a Multifamily 2 Residential District land use would not result in any additional impact beyond what was already analyzed in the certified FEIR and addenda. At the time future development is proposed on the site, site-specific hydrologic and drainage analysis would be required. Future development on the site would be required to meet Construction General Permit issued by the SWRCB. The Construction General Permit requires implementation of a SWPPP for site clearing, grading, and disturbances such as stockpiling or excavation. No new hydrology or water quality impacts are identified.

Mitigation Measures: No mitigation measures are required.

Sources: General Plan EIR; Water Quality Management Plan (Appendix H); Canyon Hills Specific Plan FEIR (State Clearinghouse No. 87111606) and subsequent addenda.

XI. LAND USE AND PLANNING

a) Physically divide an established community? No Impact

Proposed Commercial Development

The project site is located in the Lake View District. The site is undeveloped but located in a portion of the city which is developed. There are existing commercial and residential uses in the project vicinity. The project will infill an empty parcel and provide a mix of commercial uses which is consistent with, and complimentary to, other uses in the area. The project provides pedestrian connectivity through the site and to adjacent sidewalks. The project will construct a sidewalk along the frontage of Lincoln Street which will further improve connectivity in the neighborhood. The project would not physically divide an established community and no impact is identified for this issue area for the Proposed Commercial Development.

SB 330 Compliance/Specific Plan Amendment

The site for the SB 330 Compliance/Specific Plan Amendment has always been contemplated for development and would be part of the larger Canyon Hills Specific Plan area. Changing the parcel from a Neighborhood Commercial land use to a Multifamily 2 Residential District land use would not result in the physical division of a community. No new land use impacts are identified.

Mitigation Measures: No mitigation measures are required.

Sources: General Plan; Google Maps; Canyon Hills Specific Plan FEIR (State Clearinghouse No. 87111606) and subsequent addenda.

- b) Cause a significant environmental impact due to a conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating and environmental effect? Less than Significant Impact

Proposed Commercial Development

The project site has a General Plan Land Use designation of Residential Mixed Use and a Zoning designation of Residential Mixed Use (RMU). A General Plan Amendment is proposed to change the site's Land Use Designation from Residential Mixed Use (RMU) to General Commercial (GC) and a Zone Change is proposed to change the project site's current zoning designation from Residential Mixed Use (RMU) to General Commercial (C-2). With implementation of the General Plan Amendment, the Zone Change, and the issuance of a Conditional Use Permit for the car wash use, the proposed use would be consistent with land use plans.

The project site is within the Lake View District of the General Plan. Per Section 9.0, Lake View District Plan, of the General Plan, 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." **Table 11** summarizes the project's consistency with the Lake View District Plan.

Table 11. Project Consistency with Applicable Goals and Policies of the Lake View District Plan

Lake View District Applicable Goals and Policies	Project Consistency with Applicable Goals and Policies
Land Use	
<p>Goal 1</p> <p>The primary goal of the Lake View District is to provide a revitalized and healthy mixed-use corridor along Riverside Drive with connections to the lake; to ensure adequate public facilities and services to meet the needs of existing and new development and City-adopted specific plans; and to establish policies that create strong links between existing and future residential communities and supporting commercial, entertainment, or recreational uses.</p>	<p>The project is consistent with this goal. Through the development of a mix of neighborhood commercial uses, the project will add to the revitalization of the Riverside Drive corridor. The proposed uses would meet the needs of existing residents in the project vicinity.</p>
<p>Policy LV 1.1</p> <p>Through the project and CEQA processes strengthen the vitality of the commercial corridor along Riverside Drive and the intersection of Lakeshore Drive and Riverside Drive ("Riverside Gateway").</p>	<p>The project is consistent with this policy.</p> <p>The project will develop commercial uses, including a convenience store with gas station, a drive-thru restaurant, a car wash, and self-storage, which will contribute to the commercial vitality along Riverside Drive.</p>

Lake View District Applicable Goals and Policies	Project Consistency with Applicable Goals and Policies
Urban Design	
<p>Goals 2</p> <p>Promote a residential district to the north that includes a greater variety of residential densities and supporting uses and stronger ties within the Lake View District to nearby areas, and promote a neighborhood commercial district to the southeast with high quality design and compatibility with adjacent commercial, institutional, and residential uses.</p>	<p>The project is consistent with this goal.</p> <p>The project will develop commercial uses, including a convenience store with gas station, a drive-thru restaurant, a car wash, and self-storage, which will contribute to the creation of a neighborhood commercial district. The project incorporates a unique and high-quality architectural design with varying styles for visual interest. Proposed uses would be complimentary to existing commercial uses along the Riverside Drive corridor.</p>
<p>Policy LV 2.2</p> <p>Through the project and CEQA processes ensure compatibility of uses within the mixed use areas of the Lake View District along Riverside Drive and Lakeshore Drive.</p>	<p>The project is consistent with this policy. The project is compatible with the existing commercial uses and will complement the residential uses in the project vicinity.</p>
<p>Policy LV 2.4</p> <p>Through the project and CEQA processes enhance and establish greater pedestrian linkages throughout the Lake View District and neighboring uses, particularly south of Riverside Drive to the Lake Edge Parkway.</p>	<p>The project is consistent with this policy.</p> <p>A sidewalk already exists along the project frontage on Riverside Drive. The project frontage along Lincoln Avenue will be improved to include a sidewalk. ADA-compliant pathways and pedestrian pathways within the project will enhance pedestrian connections within the site and also to the adjacent sidewalks.</p>
<p>Policy LV 2.6</p> <p>Through the project and CEQA processes protect and enhance view corridors of the lake and neighboring mountains from the higher elevations as well as from lower lying elevations elsewhere in the Lake View District.</p>	<p>The project is consistent with this policy.</p> <p>Proposed building heights range from 20 feet to 23 feet with a 31.5-foot tower sign incorporated into the car wash building. Building height limits within the C-2 zone are 45 feet. All of the proposed building heights are below this height and would not impede views to the lake.</p>
Transportation/Circulation	
<p>Goal 4</p> <p>Support the enhancement of Lincoln Street as the main linkage between the northwestern areas of the Lake View District and recreational facilities located southeast of Riverside Drive; enhance Riverside Drive as a mixed use corridor connecting the western and eastern areas of the city; ensure a high quality design of the circulation system that adds to the character of the Lake View District; and enhance Grand Avenue</p>	<p>The project is consistent with this goal.</p> <p>The project will improve the frontage along Lincoln Street to include a sidewalk and landscaping. The project will also make roadway improvements to Lincoln Street, as described in the project description, to enhance vehicular movement.</p>

Lake View District Applicable Goals and Policies	Project Consistency with Applicable Goals and Policies
as another main linkage, connecting to I-15 via Lake Street.	
Goal 5 Support a revitalized Riverside Drive and Lakeshore Drive that are consistent with the mixed use corridor's urban design character.	The project is consistent with this goal. The project will contribute to the revitalization of Riverside Drive by developing a project with visually appealing architecture, frontage improvements and also implementation of a landscape plan.
Policy LV 5.1 Encourage a safe and comprehensive roadway network for vehicular, bicycle, and pedestrian traffic within the Lake View District.	The project is consistent with this policy. The project includes frontage improvements on Riverside Drive and Lincoln Street which will enhance pedestrian movement through the provision of sidewalks. Paths of travel through the project site will also be provided.
Policy LV 5.2 Through the project and CEQA processes improve traffic circulation and landscaping along Riverside Drive and Lakeshore Drive for both vehicular and pedestrian traffic.	The project is consistent with this policy. A sidewalk already existing along the project frontage on Riverside Drive. The final project frontage improvements along Riverside Drive will include the sidewalk and landscaping. Street trees will also be planted. This will enhance the pedestrian experience along this portion of Riverside Drive. The project driveways on Riverside Drive have been designed as right-in/right-out only so as to not negatively impact traffic flows and circulation. The project will have a full access driveway from Lincoln Street.

The project would not cause a significant environmental impact due to a conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating and environmental effect. No impact is identified for this issue area for the Proposed Commercial Development.

SB 330 Compliance/Specific Plan Amendment

The site for the SB 330 Compliance/Specific Plan Amendment has always been contemplated for development and would be part of the larger Canyon Hills Specific Plan area. Changing the parcel from a Neighborhood Commercial land use to a Multifamily 2 Residential District land use would not result in any new impacts. The residential units that could be developed on the site in the future would fall within the development yields contemplated by the Canyon Hills Specific Plan. Future development on the SB 330 Compliance/Specific Plan Amendment site would be required to comply with the Implementation and Administration procedures detailed in Section 10 of the Canyon Hills Specific Plan and the Development Standards for Multifamily 2 Attached Residential District detailed in Section 8.7 of the Canyon Hills Specific Plan as well as Lake Elsinore Municipal Code Section 17.44 (Residential Development Standards). No new land use impacts are identified.

Mitigation Measures: No mitigation measures are required.

Sources: General Plan; Canyon Hills Specific Plan FEIR (State Clearinghouse No. 87111606) and subsequent addenda.

XII. MINERAL RESOURCES

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

Proposed Commercial Development

According to Figure 3.12-1 of the General Plan EIR, the project site is located within the Mineral Resource Zone 3 Area (MRZ-3), or areas containing mineral deposits, the significance of which cannot be evaluated from available data. Based on a review of historical aerial photographs, as detailed in the Phase 1 ESA (GEM 2019) for the project, the project site developed with multiple structures along the northeast corner from at least 1938 until 1987 when it appears the structures were demolished. The remainder of the project site was part of an orchard. The onsite orchard appears to have been abandoned and allowed to die prior to the 1980s. The project site appears to have been undeveloped since at least 1987. No mineral extraction has been documented on the site. Given the size and location of the project site in relationship to surrounding urban uses, it is highly unlikely that any surface mining or mineral recovery operation could feasibly take place in the project area.

Additionally, the City's General Plan delineates mining operations areas by an overlay land use for mining purposes. The project site is not within the Extractive Overlay of the General Plan Land Use Map 9 (General Plan Figure 2.1A). Therefore, the Proposed Commercial Development will have less than significant impacts in regards to the loss of availability of a known mineral resource that would be of value to the region and the residents of the state.

SB 330 Compliance/Specific Plan Amendment

The site proposed for the SB 330 Compliance/Specific Plan Amendment is located in a developed area of the City. The Final EIR and subsequent addenda (SCH No. 87111606) for the Canyon Hills Specific Plan addressed site-specific impacts associated with development on the site for the SB 330 Compliance/Specific Plan Amendment. The proposed Specific Plan Amendment to change the parcel from a Neighborhood Commercial land use to a Multifamily 2 Residential District land use, which would allow for the development of multifamily residential uses instead of a commercial use, would still result in the site being impacted, it would just be a different type of development. Under both scenarios, the site would be developed. There are no aspects of the proposed project which would result in any additional impact to mineral resources beyond what was already analyzed in the certified FEIR and addenda. The site for SB 330 Compliance/Specific Plan Amendment was assumed to be impacted under the Canyon Hills Specific Plan and would remain as such under the proposed project.

Mitigation Measures: No mitigation measures are required.

Sources: General Plan EIR; General Plan Figure 2.1A; Phase I ESA (Appendix G), Canyon Hills Specific Plan FEIR (State Clearinghouse No. 87111606) and subsequent addenda.

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

Proposed Commercial Development

As discussed in Item XII.a above, the City's General Plan delineates mining operations areas by an overlay land use for mining purposes. The project site is not within the Extractive Overlay of the General Plan Land Use Map. Thus, implementation of the project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan. No impacts will occur for the Proposed Commercial Development.

SB 330 Compliance/Specific Plan Amendment

The site proposed for the SB 330 Compliance/Specific Plan Amendment is located in a developed area of the City. The Final EIR and subsequent addenda (SCH No. 87111606) for the Canyon Hills Specific Plan addressed site-specific impacts associated with development on the site for the SB 330 Compliance/Specific Plan Amendment. The proposed Specific Plan Amendment to change the parcel from a Neighborhood Commercial land use to a Multifamily 2 Residential District land use, which would allow for the development of multifamily residential uses instead of a commercial use, would still result in the site being impacted, it would just be a different type of development. Under both scenarios, the site would be developed. There are no aspects of the proposed project which would result in any additional impact to mineral resources beyond what was already analyzed in the certified FEIR and addenda. The site for SB 330 Compliance/Specific Plan Amendment was assumed to be impacted under the Canyon Hills Specific Plan and would remain as such under the proposed project.

Mitigation Measures: No mitigation measures are required.

Sources: General Plan, Canyon Hills Specific Plan FEIR (State Clearinghouse No. 87111606) and subsequent addenda.

XIII. NOISE

A noise assessment was prepared for the Proposed Commercial Development by Ldn Consulting (LDN) (2020d). The complete report is included as **Appendix I** of this document.

- a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? Less Than Significant With Mitigation Incorporated**

Proposed Commercial Development

This section analyzed both the construction and operation noise from the project. As identified in the project design features table in the project description (Table 1) the project will implement the following noise-related construction design features:

- Construction activities will occur during the permissible hours as defined in the Lake Elsinore Municipal Code.
- All construction equipment shall be equipped with appropriate noise attenuating devices.

- All equipment staging areas shall be located to create the greatest distance between construction-related noise/vibration sources and sensitive receptors nearest the project site during all project construction.
- Idling equipment should be turned off when not in use.

Construction Noise

Construction Noise Standards and Methodology

The City has set restrictions to control noise impacts associated with the construction of the project. Section 17.176.080(F), Construction/Demolition indicates that operating or causing the operation of any tools or equipment used in construction, drilling, repair, alteration, or demolition work between the weekday hours of 7:00 PM and 7:00 AM or at any time on weekends or holidays, such that the sound therefrom creates a noise disturbance, except for emergency work by public service utilities or by variance issued by the City is prohibited. The Lake Elsinore Municipal Code requires construction activities to be conducted in such a manner that the maximum (Lmax) noise levels at affected residential and commercial properties will not exceed the mobile and stationary equipment noise standards provided below in **Tables 12 and 13**.

Construction noise represents a short-term impact on the ambient noise levels. Noise generated by construction equipment includes haul trucks, water trucks, graders, dozers, loaders, and scrapers can reach relatively high levels. Grading activities typically represent one of the highest potential sources for noise impacts. The most effective method of controlling construction noise is through local control of construction hours and by limiting the hours of construction to normal weekday working hours.

Table 12. Mobile Equipment Noise Level Limits

Type	Land Use Category	Time Period	Maximum Noise Levels (dBA Lmax) ⁽¹⁾
I	Single-Family Residential	Daytime (7:00 AM - 7:00 PM)	75
		Nighttime (7:00 PM - 7:00 AM)	60
II	Multi-Family Residential	Daytime (7:00 AM - 7:00 PM)	80
		Nighttime (7:00 PM - 7:00 AM)	65
III	Semi-Residential/ Commercial	Daytime (7:00 AM - 7:00 PM)	85
		Nighttime (7:00 PM - 7:00 AM)	70

Source: LND 2020d

Notes: (1) Maximum noise levels for nonscheduled, intermittent, short-term operation (less than 10 days) of mobile equipment, Municipal Code 17.176.080(F).

The U.S. Environmental Protection Agency (EPA) has compiled data regarding the noise generating characteristics of specific types of construction equipment. Noise levels generated by heavy construction equipment can range from 60 dBA to in excess of 100 dBA when measured at 50 feet. However, these noise levels diminish rapidly with distance from the construction site at a rate of approximately 6 dBA per doubling of distance. For example, a noise level of 75 dBA measured at 50 feet from the noise source to the receptor would be reduced to 69 dBA at 100 feet from the source to the receptor, and reduced to 63 dBA at 200 feet from the source.

Table 13. Stationary Noise Level Limits

Type	Receiving Land Use Category	Time Period	Maximum Noise Levels (dBA Lmax) ⁽¹⁾
I	Single-Family Residential	Daytime (7:00 AM - 7:00 PM)	60
		Nighttime (7:00 PM - 7:00 AM)	50
II	Multi-Family Residential	Daytime (7:00 AM - 7:00 PM)	65
		Nighttime (7:00 PM - 7:00 AM)	55
III	Semi-Residential/ Commercial	Daytime (7:00 AM - 7:00 PM)	70
		Nighttime (7:00 PM - 7:00 AM)	60

Source: LND 2020d

Notes: (1) Maximum noise levels for repetitively scheduled and relatively long-term operation (period of 10 days or more) of stationary equipment, Municipal Code 17.176.080(F)

Using a point-source noise prediction model, calculations of the expected construction noise impacts were completed. The essential model input data for these performance equations include the source levels of each type of equipment, relative source to receiver horizontal and vertical separations, the amount of time the equipment is operating in a given day, also referred to as the duty-cycle and any transmission loss from topography or barriers.

The equipment needed for the development will consist of two large bulldozers, two rubber tire dozers, three tractors/loaders, a water truck, a medium sized excavator and a small to medium sized road grader. Based on the EPA noise emissions, empirical data and the amount of equipment needed, worst case noise levels from the construction equipment for site preparation would occur during the grading operations.

Construction Noise Analysis – Grading Operations

Overall construction of the site is anticipated to take just over one year to complete and the grading activities are anticipated to take approximately one month, with building construction occurring for about ten months and then paving and landscaping for the last month. The grading equipment will be spread out over the project site from distances near the property lines to distances of 450 feet. Based upon the site plan the grading operations, on average, will occur more than 200 feet from the property lines. This means that most of the time the average distance from all the equipment to the same property line, is 200 feet or more. As shown in **Table 14**, at an average distance of 200 feet from the construction activities to the nearest property line would result in a noise attenuation of -12 dBA without shielding.

Grading activities typically have the highest noise levels when compared to building construction, utilities, and paving activities. Therefore, the higher noise levels will be utilized in this analysis. Mobile equipment is expected to be used within the project site during the grading, utilities and underground, building construction, and paving phases of construction. To account for the potential mobile equipment construction noise impacts, the Lake Elsinore Municipal Code standards specifically identify maximum noise level limits for equipment noise level impacts at residential properties.

Table 14. Construction Noise Levels

Equipment Type	Quantity Used	Source @ 50 Feet (dBA Lmax)⁽¹⁾	Cumulative Noise Level @ 50 Feet (dBA Lmax)
Tractor/Backhoe	3	72	76.8
Dozer	2	74	74.0
Grader	2	73	76.0
Excavator	1	75	75.0
Water Truck	1	70	70.0
Cumulative Level			82.7
Distance to Sensitive Use			200 feet
Noise Reduction due to Distance			-12.0
Property Line Noise Level			70.7

Source: LDN 2020d

Notes: (1) Includes a duty-cycle/usage factor of 40%

Although project construction is expected to occur at the project site for more than 10 days, the construction will be scheduled with the City through grading and building permits. Per the Lake Elsinore Municipal Code, where technically and economically feasible, construction activities shall be conducted in such a manner that the maximum noise levels at affected properties will not exceed those listed in Table 12 above for mobile equipment and in Table 13 for stationary equipment. As can be seen in Table 14 the mobile equipment is anticipated to comply with the City 75 dBA Lmax threshold and construction-related noise impacts would be less than significant for the Proposed Commercial Development.

Construction Noise Analysis – Stationary Equipment

Stationary equipment typically involves the use of small generators and compressors. These stationary pieces of equipment typically have a sound level of 65-70 dBA hourly due to duty-cycles (turning on and off). Therefore, to comply with the City's stationary 60 dBA Lmax threshold, the equipment should be staged 200 feet or more from the single-family property lines and 150 feet from multifamily property lines to comply with the 65 dBA Lmax threshold. If stationary equipment must be placed within 150 feet of the multifamily property lines, they could generate noise to a level that would cause an impact (**Impact N-1**). Implementation of mitigation measure **MM-N-1** would reduce this impact to below a level of significance for the Proposed Commercial Development.

Transportation Noise Analysis

The off-site Project related roadway segment noise levels were calculated using the methods in the Highway Noise Model published by the Federal Highway Administration (FHWA Highway Traffic Noise Prediction Model, FHWA-RD-77-108, December 1978). The FHWA Model uses the traffic volume, vehicle mix, speed, and roadway geometry to compute the equivalent noise level. A spreadsheet calculation was used which computes equivalent noise levels for each of the time periods used in the calculation of CNEL. Weighting these equivalent noise levels and summing them gives the CNEL for the traffic projections. The noise contours are then established by iterating the equivalent noise level over many distances until the distance to the desired noise contour(s) are found.

Because mobile/traffic noise levels are calculated on a logarithmic scale, a doubling of the traffic noise or acoustical energy results in a noise level increase of 3 dBA. Therefore, the doubling of the traffic volume, without changing the vehicle speeds or mix ratio, results in a noise increase of 3 dBA. Mobile noise levels radiate in an almost oblique fashion from the source and drop off at a rate of 3 dBA for each doubling of distance under hard site conditions and at a rate of 4.5 dBA for soft site conditions. Hard site conditions consist of concrete, asphalt, and hard pack dirt while soft site conditions exist in areas having slight grade changes, landscaped areas, and vegetation.

Community noise level changes greater than 5 dBA are often identified as readily perceivable and considered potential significant, while changes greater than 3 dBA are often identified as audible and can be significant depending on the ambient conditions. Less than 1 dBA will not be discernible to most people. In the range of 1 to 3 dBA, residents who are very sensitive to noise may perceive a slight change. Community noise exposures are typically over a long time period rather than the immediate comparison made in a laboratory situation. Therefore, the level at which changes in community noise levels become discernible is likely greater than 1 dBA and 3 dBA appears to be appropriate for most people. Conservatively, for the purpose of this analysis a project related noise impact would be considered significant if the project increases noise levels for a noise sensitive land use by 3 dBA CNEL and if the project increases noise levels above an unacceptable noise level per the City's General Plan in the area adjacent to the roadway segment.

To determine if direct off-site noise level increases associated with the development of the Project will create noise impacts. The noise levels for the existing conditions were compared with the noise level increase from the Project. Utilizing the Project's traffic assessment (Ganddini Group, 2020) noise levels were developed for the following traffic scenarios:

- Existing: Current day noise conditions without construction of the project.
- Existing Plus Project: Current day noise conditions plus the completion of the project.
- Existing vs. Existing Plus Project: Comparison of the direct project related noise level increases in the vicinity of the project site.

The noise levels at 50 feet for the roadways in the vicinity of the project site are given in **Table 15** for the Existing Scenario and in **Table 16** for the Existing Plus Project Scenario. Note that the values given do not take into account the effect of any noise barriers or topography that may affect ambient noise levels. **Table 17** presents the comparison of the Existing Year with and without project related noise levels. The overall roadway segment noise levels will increase 1.7 dBA CNEL with the development of the project. The project does not create a direct noise increase of more than 3 dBA CNEL on any roadway segment. Therefore, the project's direct contributions to off-site roadway noise increases will not cause any significant impacts to any existing or future noise sensitive land uses.

Table 15. Existing Noise Levels (Proposed Commercial Development)

Roadway	Roadway Segment	ADT ⁽¹⁾	Vehicle Speeds (MPH) ⁽¹⁾	Noise Level @ 50-Feet (dBA CNEL)
Lincoln Street	Machado Street to Riverside Drive	8,200	30	65.4
Riverside Drive	West of Lincoln Street to Lincoln Street	21,900	40	71.5
	Lincoln Street to Joy Street	25,000	40	72.1
	Joy Street to Lakeshore Drive	27,200	40	72.5

Source: LDN 2020d

Notes: (1) ADT and vehicle speeds from project traffic study by Ganddini Group, 2020

Table 16. Existing + Project Noise Levels (Proposed Commercial Development)

Roadway	Roadway Segment	ADT ⁽¹⁾	Vehicle Speeds (MPH) ⁽¹⁾	Noise Level @ 50-Feet (dBA CNEL)
Lincoln Street	Machado Street to Riverside Drive	12,100	30	67.1
Riverside Drive	West of Lincoln Street to Lincoln Street	23,000	40	71.7
	Lincoln Street to Joy Street	27,100	40	72.4
	Joy Street to Lakeshore Drive	29,000	40	72.7

Source: LDN 2020d

Notes: (1) ADT and vehicle speeds from project traffic study by Ganddini Group, 2020

Table 17. Existing vs. Existing + Project Noise Levels (Proposed Commercial Development)

Roadway	Roadway Segment	Existing Noise Level (dBA CNEL)	Existing Plus Project Noise Level (dBA CNEL)	Project Related Noise Increase (dBA CNEL)
Lincoln Street	Machado Street to Riverside Drive	65.4	67.1	1.7
Riverside Drive	West of Lincoln Street to Lincoln Street	71.5	71.7	0.2
	Lincoln Street to Joy Street	72.1	72.4	0.4
	Joy Street to Lakeshore Drive	72.5	72.7	0.3

Source: LDN 2020d

Cumulative Noise Impacts

To determine if cumulative off-site noise level increases associated with the development of the project and other planned or permitted projects in the vicinity will create noise impacts. The noise levels for the near-term Project Buildout and other planned and permitted projects were compared with the existing conditions. Utilizing the project's traffic assessment (Ganddini Group, 2020) noise contours were developed for the following traffic scenarios:

- Existing Plus Cumulative Projects Plus Project: Current day noise conditions plus the completion of the project and the completion of other permitted, planned projects or approved ambient growth factors.

- Existing vs. Existing Plus Cumulative Plus Project: Comparison of the existing noise levels and the related noise level increases from the combination of the project and all other planned or permitted projects in the vicinity of the site.
- The existing noise levels at 50 feet for the roadways in the vicinity of the project site are given in Table 15 for the Existing Scenario. The near-term cumulative noise conditions are provided in **Table 18**. No noise barriers or topography that may affect noise levels were incorporated in the calculations.

Table 18. Existing + Project + Cumulative Noise Levels

Roadway	Roadway Segment	ADT ⁽¹⁾	Vehicle Speeds (MPH) ⁽¹⁾	Noise Level @ 50-Feet (dBA CNEL)
Lincoln Street	Machado Street to Riverside Drive	12,400	30	67.2
Riverside Drive	West of Lincoln Street to Lincoln Street	23,900	40	71.9
	Lincoln Street to Joy Street	28,100	40	72.6
	Joy Street to Lakeshore Drive	30100	40	72.9

Source: LDN 2020d

Notes: (1) ADT and vehicle speeds from project traffic study by Ganddini Group, 2020

Table 19 presents the comparison of the Existing Year and the Near-Term Cumulative noise levels. The overall roadway segment noise levels will increase 1.8 dBA CNEL with the development of the project and proposed cumulative projects. The cumulative noise increase is less than 3 dBA CNEL and the project is not the primary contributor to the overall increase. Therefore, the project's contributions to off-site roadway noise increases will not cause any significant impacts to any existing or future noise sensitive land uses for the Proposed Commercial Development.

Table 19. Existing vs. Existing + Project + Cumulative Noise Levels

Roadway	Roadway Segment	Existing Noise Level (dBA CNEL)	Existing Plus Project Noise Level (dBA CNEL)	Project Related Noise Increase (dBA CNEL)
Lincoln Street	Machado Street to Riverside Drive	65.4	67.2	1.8
Riverside Drive	West of Lincoln Street to Lincoln Street	71.5	71.9	0.4
	Lincoln Street to Joy Street	72.1	72.6	0.5
	Joy Street to Lakeshore Drive	72.5	72.9	0.4

Source: LDN 2020d

Stationary Source Noise Analysis

This section examines the potential stationary noise source impacts associated with the development and operation of the project. The project site is designed for commercial/retail uses and therefore may use noise-producing equipment including rooftop mechanical ventilation units and truck activities. The cumulative noise level from all equipment will vary at the property line depending on the location and orientation of the equipment, the amount of each type of equipment and the size of each type of equipment

The existing residential uses to the west, north and east are closest to the proposed operations. Commercial use is located to the east as well with an RV Park across Riverside Drive to the south. Based on a review of the site plan, the proposed self-storage units will act as barrier to the residential use to the north and west. The main noise source on the eastern portion of the site is the gas station. Therefore, the worst-case potentially affected property line is the RV Park use to the south due to the proposed car wash.

Car Wash

In order to examine the potential stationary noise source impacts associated with the operation of the proposed car wash, reference noise levels were used for a typical air dryer unit (*Source: Ryko ThrustPro Air Dryer with Noise Reduction Unit*). Additionally, sound level measurements of a similar existing car wash were taken for the proposed vacuum unit. The short-term noise measurement was taken at a distance of four-feet using a Larson-Davis Model LxT Type 1 precision sound level meter, programmed, in "slow" mode, to record noise levels in "A" weighted form. The sound level meter was calibrated before and after the monitoring using a Larson-Davis calibrator, Model CAL 200. The reference noise level of the air dryer and the results of the noise measurements at a similar vacuum unit are shown in **Table 20**.

Table 20. Operational Noise Sources (Proposed Commercial Development)

Quantity	Equipment Description	Related Sound Level Distance (ft)	Noise Level (dBA)
1	Air Dryer w/Noise Reduction Unit	10	80.0
1	Vacuum Unit (Unshielded)	4	73.6

Source: LDN 2020d

During the duration of the measurements taken, the total run time for the similar drive thru car wash was approximately five minutes. Depending on the car wash package, this includes a wash cycle of approximately three to four minutes plus the air dryer running for approximately one minute and 30 seconds. During this time, the vacuum unit could also operate for approximately 2-3 minutes.

Therefore, it was determined that at peak demand, a worst-case of 12 car wash operations could occur within an hour. Accounting for the peak hour trip volume of 12 vehicles per hour, a maximum run time of the equipment is shown in **Table 21**. Utilizing the maximum amount, the equipment can be operating, an adjusted noise level for the air dryer was calculated to be 74.8 dBA at 10 feet and the vacuum unit would result in a calculated noise level of 71.4 dBA at a distance of 4 feet. The noise level reductions are shown in Table 21.

Table 21. Run Time Adjusted Noise Levels (Proposed Commercial Development)

Equipment Description	Run Time Per Hour (sec)	Decibel Reduction (dBA)	Adjusted Noise Level (dBA)	Related Sound Level Distance (ft)
Air Dryer w/Noise Reduction Unit	1,080	-5.2	74.8	10
Vacuum Unit (Unshielded)	2,160	-2.2	71.4	4

Source: LDN 2020d

The reductions from the equipment run times were incorporated into the reference noise levels. As stated above, the residential property lines are located over 225 feet and the proposed self-storage buildings

would also block direct line of site, shielding the equipment noise from the residence. The RV Park use is located 200 feet to the south across Riverside Drive. Utilizing the adjusted operational times and distance, the anticipated unshielded noise level was determined to be 40 dBA as can be seen in **Table 22**. Per the applicant, hours of operation of the car wash will be 9 AM to 8 PM. Therefore, the proposed operations of the car wash would not exceed the City's most restrictive daytime threshold of 50 dBA. Therefore, no additional noise reductions would be required.

Table 22. Car Wash Noise Levels at Nearest Property Line (Proposed Commercial Development)

Source	Distance Separation (Feet)	Reference Noise Level (dBA)	Noise Reduction Due to Distance (dBA)	Property Line Noise Level (dBA)
Air Dryer w/Noise Reduction Unit	210	74.8	-26.4	48
Vacuum Unit (Unshielded)	285	71.4	-37.1	34

Source: LDN 2020d

Fast Food Restaurant

To examine the potential stationary noise source impacts associated with the operation of the proposed fast food restaurants, reference noise levels were used for the menu board and speaker post (HME Electronics, Inc., HME SPP2 Speaker Post). The reference noise level of the speaker board is 54 dBA CNEL at 32 feet. The future drive-thru speakers are located 295 feet from the RV Park property line to the south and resulting in an anticipated noise level of approximately 35 dBA. Therefore, the proposed operations would not exceed the City's most restrictive daytime threshold of 50 dBA and the most restrictive nighttime threshold of 40 dBA. Therefore, no additional noise reductions would be required.

Mechanical Ventilation/HVAC Equipment

Rooftop mechanical ventilation units (HVAC) will be installed on the proposed buildings. To evaluate the HVAC noise impacts, the analysis utilized reference noise level measurements taken at a Shopping Center in Murrieta, CA in 2010. The unshielded noise levels for the HVAC units were measured at 65.9 dBA Leq at a distance of 6-feet.

To predict the worst-case future noise environment, a continuous reference noise level of 65.9 dBA at 6-feet was used to represent the roof-top mechanical ventilation system for the proposed uses. Even though the mechanical ventilation system will cycle on and off throughout the day, this approach presents the worst-case noise condition. In addition, these units are designed to provide cooling during the peak summer daytime periods, and it is unlikely that all the units will be operating continuously. The noise levels associated with the roof-top mechanical ventilation system will be limited with the proposed parapet walls on each building that will vary in height but will be roughly 1-foot higher than the HVAC units to shield them both visually and acoustically. Hence, the parapet wall will block the line-of-sight from the adjacent residential units and reduce the noise levels at least 5 decibels. The anticipated noise HVAC noise levels are provided in **Table 23**.

Table 23. Project HVAC Noise Levels at Southern Property Line (Proposed Commercial Development)

Building	Nearest Distance to Observer Location (Feet)	Hourly Reference Noise Level (dBA) ⁽¹⁾	Noise Source Reference Distance (Feet)	Noise Reduction Due to Distance (dBA)	Quantity	Property Line Cumulative Noise Level (dBA)
Storage	250	60.9	3.0	-32.4	4	35
Car Wash	275			-33.2	4	34
Fast Food	290			-33.7	4	33
Gas Station	360			-35.6	4	31
Combined Cumulative Noise Level at Property Line						39

Source: LDN 2020d

Notes: (1) 65.9 dBA minus 5 decibels shielding for rooftop parapet

As shown in Table 23, the proposed HVAC operations would not exceed the City's most restrictive daytime threshold of 50 dBA and the most restrictive nighttime threshold of 40 dBA. Therefore, no additional noise reductions would be required. No impacts are anticipated, and no mitigation is required. Additionally, most of the HVAC units will be located farther from the residential property line as part of the project.

Cumulative Noise Conditions

The cumulative noise levels from all the sources were combined and are provided in **Table 24**. The overall noise level complies with the City's most restrictive daytime threshold of 50 dBA. The only operational noise sources that will occur during the nighttime hours would be from the fast food speakers and the HVAC units. The nighttime cumulative noise levels also comply with the City's most restrictive threshold of 40 dBA and are also provided in Table 24.

SB 330 Compliance/Specific Plan Amendment

Noise impacts associated with the Canyon Hills Specific Plan were analyzed in the Final EIR and subsequent addenda (SCH No. 87111606). The proposed Specific Plan Amendment to change the parcel from a Neighborhood Commercial land use to a Multifamily 2 Residential District land use would not result in any additional impact beyond what was already analyzed in the certified FEIR and addenda. The proposed residential units would fall within the anticipated development yield for multifamily residential uses in the Specific Plan, since other residential areas of the Specific Plan have not built out at the maximum allowable densities. Vehicular trips, and associated noise, would be less with a multi-family development compared to a Neighborhood Commercial use since trip generation is less with a residential use. Residential uses would be compatible with the adjacent residential development. No new noise impacts are identified.

Table 24. Cumulative Noise Levels (Proposed Commercial Development)

Source	Daytime Noise Levels (dBA)	Daytime Threshold (dBA)	Nighttime Noise Levels (dBA)	Nighttime Threshold (dBA)
Air Dryer	48	50	35	40
Vacuum	34		34	
Drive thru	35		34	
HVAC	35		33	
HVAC	34		31	
HVAC	33		35	
HVAC	31		34	
Cumulative	49	50	40	40

Source: LDN 2020d

Mitigation Measures:

The following mitigation measures is required for the Proposed Commercial Development.

MM-N-1: Stationary Equipment for Construction. If the stationary equipment for construction (e.g., generators, compressors) are be placed within 150 of adjacent multifamily residential property lines, the equipment shall be shielded with barriers constructed using materials such as half inch plywood, mass loaded vinyl, or sound blankets to achieve compliance with the City's stationary 65 dBA Lmax threshold.

Sources: Noise Report (Appendix I); Canyon Hills Specific Plan FEIR (State Clearinghouse No. 87111606) and subsequent addenda.

b) Generation of excessive groundborne vibration or groundborne noise levels? Less Than Significant Impact

Proposed Commercial Development

Vibration is a trembling or oscillating motion of the ground. Like noise, vibration is transmitted in waves, but in this case through the ground or solid objects. Unlike noise, vibration is typically felt rather than heard. Vibration can be either natural as in the form of earthquakes, volcanic eruptions, or manmade as from explosions, heavy machinery, or trains. Both natural and manmade vibration may be continuous, such as from operating machinery; or infrequent, as from an explosion.

The Lake Elsinore Municipal Code, Section 17.176.080(G), states that operating or permitting the operation of any device that creates a vibration which is above the vibration perception threshold of any individual at or beyond the property boundary of the source if on private property or at 150 feet from the source if on public space or public right-of- way is prohibited. The Municipal Code defines the vibration perception threshold to be a motion velocity of 0.01 in/sec over the range of one to 100 Hz.

The nearest vibration-sensitive uses are the residences on the western and northern property lines. The main construction activities would be located 100 feet or more from the residential structures with infrequent equipment usage along the property lines. **Table 25** lists the average vibration levels that would be experienced at the nearest vibration sensitive land uses from the temporary construction activities.

**Table 25. Vibration Levels from Construction Activities at Residential Receptors
(Proposed Commercial Development)**

Equipment	Approximate Velocity Level at 25 Feet (VdB)	Approximate RMS Velocity at 25 Feet (in/sec)	Approximate RMS Velocity at 25 Feet (in/sec)
Large Bulldozer	87	0.003	0.01
Jackhammer	79	0.035	0.004
Loaded Trucks	86	0.076	0.01
Small Bulldozer	58	0.089	0.0004
City Criteria			0.01
Significant Impact?			No

Source: LDN 2020d

Notes: PPV at Distance D = PPVref x (25/D)^{1.5}

As shown in Table 25, construction activities would generate levels of vibration that would not exceed the City criteria for nearby residential uses. Therefore, vibration impacts would be less than significant for the Proposed Commercial Development.

SB 330 Compliance/Specific Plan Amendment

The site has already been mass graded and any additional grading and earthwork activities for future development on the parcel would be similar to what would have been anticipated for a neighborhood commercial use. Noise impacts were analyzed in the Final EIR and subsequent addenda (SCH No. 87111606). The proposed Specific Plan Amendment to change the parcel from a Neighborhood Commercial land use to a Multifamily 2 Residential District land use would not result in any additional impact beyond what was already analyzed in the certified FEIR and addenda. The proposed residential units would fall within the anticipated development yield for multifamily residential uses in the Specific Plan, since other residential areas of the Specific Plan have not built out at the maximum allowable densities. No new impacts related groundborne vibrations and noise levels is identified.

Mitigation Measures: No mitigation measures are required.

Sources: Noise Report (Appendix I); Canyon Hills Specific Plan FEIR (State Clearinghouse No. 87111606) and subsequent addenda.

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

Proposed Commercial Development

The closest private airstrip located in proximity to the project site is located approximately 4.5 miles northwest of Skylark Airport. The Skylark Airport is a private airport that is the hub for air sports in Lake Elsinore and accommodates organizations that utilize the airport for plane use, glider flights, and skydiving. The runway surface at Skylark Airport consists of gravel and sand; as such, this surface generally does not permit optimal conditions for frequent and convenient airport operations. The project site is not within the Skylark Airport Influence Area as depicted in Figure 2.7, Airport Influence Areas of the City's General Plan and as such does not need to be evaluated for airport-related noise impacts. Therefore, the project will not expose people working in the project area to excessive noise levels. No impact will occur for the Proposed Commercial Development.

SB 330 Compliance/Specific Plan Amendment

Noise impacts associated with the Canyon Hills Specific Plan were analyzed in the Final EIR and subsequent addenda (SCH No. 87111606). The proposed Specific Plan Amendment to change the parcel from a Neighborhood Commercial land use to a Multifamily 2 Residential District land use would not result in any additional impact beyond what was already analyzed in the certified FEIR and addenda. The project site is not within the Skylark Airport Influence Area as depicted in Figure 2.7, Airport Influence Areas of the City's General Plan and as such does not need to be evaluated for airport-related noise impacts. Therefore, the project will not expose people working in the project area to excessive noise levels. No new impact is identified.

Mitigation Measures: No mitigation measures are required.

Sources: General Plan EIR; General Plan Figure 2.7 – Airport Influence Areas; Canyon Hills Specific Plan FEIR (State Clearinghouse No. 87111606) and subsequent addenda.

XIV. POPULATION AND HOUSING

a) Induce substantial unplanned 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)? No Impact

Proposed Commercial Development

According to the Department of Finance (DOF) population estimates, the City of Lake Elsinore had a population of 62,949 as of January 1, 2019. The Southern California Association of Governments (SCAG) Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) Adopted Growth Forecast projects an estimated population of 111,400 by the year 2040. According to the SCAG RTP/SCS, Lake Elsinore had an employment base of 11,200 in 2012 and is projected to increase to 31,700 by the year 2040. The project is a commercial project and would not result in the direct development of residential uses. The types of businesses proposed are anticipated be used by the neighboring community. No new or expanded infrastructure is proposed that could accommodate additional growth in the area that is not

already possible with existing infrastructure. No impact is identified for the Proposed Commercial Development.

SB 330 Compliance/Specific Plan Amendment

Population growth associated with the Canyon Hills Specific Plan were analyzed in the Final EIR and subsequent addenda (SCH No. 87111606). The proposed Specific Plan Amendment to change the parcel from a Neighborhood Commercial land use to a Multifamily 2 Residential District land use would not result in any additional population growth beyond what was already analyzed in the certified FEIR and addenda. The proposed residential units would fall within the anticipated development yield for multifamily residential uses in the Specific Plan, since other residential areas of the Specific Plan have not built out at the maximum allowable densities.

Mitigation Measures: No mitigation measures are required.

Sources: SCAG; Canyon Hills Specific Plan FEIR (State Clearinghouse No. 87111606) and subsequent addenda.

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

Proposed Commercial Development

The project site is vacant and does not contain any existing residential units. Therefore, the project would not displace a substantial number of existing housing, necessitating the construction of replacement housing elsewhere.

The project site has a current zoning designation of Residential Mixed Use (RMU). Per Section 17.86.010 of the Lake Elsinore Municipal Code, the intent of the RMU District is to provide a development opportunity to combine both residential and neighborhood retail and service uses, preferably incorporated into a mixed-use project. The project is proposing to change the site's zoning designation to General Commercial District (C-2), which would eliminate the potential for a mixed-use project that includes residential uses on the project site. However, as previous stated, the project would not result in the removal of existing housing stock and no impact is identified for the Proposed Commercial Development.

SB 330 Compliance/Specific Plan Amendment

Implementation of the SB 330/Specific Plan Amendment would address the potential loss of housing under the Proposed Commercial Development. It would allow for the development of multifamily residential units instead of a neighborhood commercial use within a portion of the Canyon Hills Specific Plan. The proposed residential units would fall within the anticipated development yield for multifamily residential uses in the Specific Plan, since other residential areas of the Specific Plan have not built out at the maximum allowable densities.

Mitigation Measures: No mitigation measures are required.

Sources: Zoning Code; Canyon Hills Specific Plan FEIR (State Clearinghouse No. 87111606) and subsequent addenda.

XV. PUBLIC SERVICES

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

a) Fire protection? Less than Significant Impact

Proposed Commercial Development

The City contracts for fire services from the Riverside County Fire Department (RCFD) and the California Department of Forestry and Fire Protection (CalFire). The nearest fire station is Station #85 (McVicker Park), located at 29405 Grand Avenue, approximately 3 miles from the Proposed Commercial Development project site. Implementation of the Proposed Commercial Development project would increase demand on fire protection services due to the construction of a new commercial buildings.

Additionally, Chapter 16.74 of the Lake Elsinore Municipal Code establishes a program for the adoption and administration of development impact fees by the City for the benefit of the citizens whereby as a condition to the issuance of a building permit or certificate of occupancy by the City the property owner or land developer will be required to pay development impact fees or provide other consideration to the City for the purpose of defraying the costs of public expenditures for capital improvements (and operational services to the extent allowed by law) which will benefit such new development. Section 16.74.049 includes a "Fire facilities fee" to mitigate the additional burdens created by new development for City fire facilities. This is a standard requirement and is not considered unique mitigation under CEQA.

Since the Proposed Commercial Development project does not propose new housing, any impacts will be considered incremental and can be offset through the payment of the appropriate development impact fees. The Proposed Commercial Development project will also be required to comply with all applicable fire code requirements for construction and access to the site and as such, will be reviewed by the fire department to determine the specific fire requirements applicable to ensure compliance with these requirements. Thus, the Proposed Commercial Development project will not result in substantial adverse physical impacts related to fire protection. Therefore, impacts are less than significant for the Proposed Commercial Development.

SB 330 Compliance/Specific Plan Amendment

Potential fire service impacts associated with the Canyon Hills Specific Plan were analyzed in the Final EIR and subsequent addenda (SCH No. 87111606). The proposed Specific Plan Amendment to change the parcel from a Neighborhood Commercial land use to a Multifamily 2 Residential District land use would not result in any additional impact beyond what was already analyzed in the certified FEIR and addenda. The proposed residential units would fall within the anticipated development yield for multifamily residential uses in the Specific Plan, since other residential areas of the Specific Plan have not built out at the maximum allowable densities. Therefore, the potential impacts to fire services were adequately analyzed. At the time future residential development is proposed on the site, the project applicant would be required to pay all applicable development fees, a portion of which go towards funding fire services. No new impacts related to fire protection services is identified.

Mitigation Measures: No mitigation measures are required.

Sources: Lake Elsinore Fire Department; Lake Elsinore Municipal Code, Canyon Hills Specific Plan FEIR (State Clearinghouse No. 87111606) and subsequent addenda.

b) Police protection? Less than Significant Impact

Proposed Commercial Development

Police protection services are provided by the Lake Elsinore Police Department (LEPD) under contract by the Riverside County Sheriff's Department (RCSD). The Lake Elsinore Police Department/Sheriff's Station is located at 333 West Limited Street, approximately 3 miles east of the Proposed Commercial Development project site. Chapter 16.74 of the Lake Elsinore Municipal Code establishes a program for the adoption and administration of development impact fees by the City for the purpose of defraying the costs of public expenditures for capital improvements (and operational services to the extent allowed by law) which will benefit such new development. The Proposed Commercial Development project will participate in this development impact fee program to mitigate impacts to police protection resources. Any potential impacts would be considered incremental and can be offset through the payment of the development impact fee. This is a standard requirement and not considered unique mitigation under CEQA. Thus, the project Proposed Commercial Development will not result in substantial adverse physical impacts related to police protection. Therefore, impacts are less than significant for the Proposed Commercial Development.

SB 330 Compliance/Specific Plan Amendment

Police protection and law enforcement impacts associated with the Canyon Hills Specific Plan were analyzed in the Final EIR and subsequent addenda (SCH No. 87111606). The proposed Specific Plan Amendment to change the parcel from a Neighborhood Commercial land use to a Multifamily 2 Residential District land use would not result in any additional impact beyond what was already analyzed in the certified FEIR and addenda. The proposed residential units would fall within the anticipated development yield for multifamily residential uses in the Specific Plan, since other residential areas of the Specific Plan have not built out at the maximum allowable densities. Therefore, the potential impacts to police protection services were adequately analyzed. At the time future residential development is proposed on the site, the project applicant would be required to pay all applicable development fees, a portion of which go towards funding police services. No new impacts related to police services is identified.

Mitigation Measures: No mitigation measures are required.

Sources: Lake Elsinore Police Department; Lake Elsinore Municipal Code, Canyon Hills Specific Plan FEIR (State Clearinghouse No. 87111606) and subsequent addenda.

c) Schools? Less than Significant Impact

Proposed Commercial Development

The Proposed Commercial Development project site is located within the Lake Elsinore Unified School District (LEUSD) which serves most of the City of Lake Elsinore, all of the cities of Canyon Lake and Wildomar, and a portion of unincorporated Riverside County. The Proposed Commercial Development project site is within the attendance boundaries of Withrow Elementary School, Terra Cotta Middle School and Lakeside High School. Since the Proposed Commercial Development project does not propose new

housing, it would not result in a direct generation of new students. The Proposed Commercial Development project would be required to pay school impact fees as levied by the LEUSD, which would provide funding for school facilities. This is a standard requirement and not considered unique mitigation under CEQA. Thus, the Proposed Commercial Development project will not result in substantial adverse physical impacts related to schools. Impacts are less than significant for the Proposed Commercial Development.

SB 330 Compliance/Specific Plan Amendment

School impacts associated with the Canyon Hills Specific Plan were analyzed in the Final EIR and subsequent addenda (SCH No. 87111606). The proposed Specific Plan Amendment to change the parcel from a Neighborhood Commercial land use to a Multifamily 2 Residential District land use would not result in any additional impact beyond what was already analyzed in the certified FEIR and addenda. The proposed residential units would fall within the anticipated development yield for multifamily residential uses in the Specific Plan, since other residential areas of the Specific Plan have not built out at the maximum allowable densities. Therefore, the potential impacts to schools were adequately analyzed. At the time future residential development is proposed on the site, the project applicant would be required to pay all applicable LEUSD school fees prior to occupancy. No new school impacts are identified.

Mitigation Measures: No mitigation measures are required.

Sources: Lake Elsinore Unified School District, Canyon Hills Specific Plan FEIR (State Clearinghouse No. 87111606) and subsequent addenda.

d) Parks? Less than Significant Impact

Proposed Commercial Development

The Proposed Commercial Development project does not propose residential uses; therefore, a direct increase in park uses is not expected as a result of project implementation. Indirect impacts to park facilities from commercial development would be the occasional use of a park during a work break. However, the closest parks to the site are Machado Park and Lincoln Street Park, both located approximately 0.8 mile from the Proposed Commercial Development site. Due to their distance, it is unlikely that employees of the project would use those parks.

Section 16.34.060 in Chapter 16.34 (Required Improvements) of the Lake Elsinore Municipal Code requires that prior to the issuance of a building permit, the applicant pay fees for the purposes set forth in that section. Paragraph D of Section 16.34.060 describes the City's Park Capital Improvement Fund and describes that the City Council has the option to request dedication for park purposes or in lieu thereof, request that the applicant pay a fee for the purpose of purchasing the land and developing and maintaining the City park system.

As is consistent with all commercial projects, the Proposed Commercial Development project would be required to pay park fees to the City for the purpose of establishing, improving, and maintaining park land within the City. Since the project does not propose new housing, any potential impacts would be considered incremental and can be offset through the payment of the appropriate park fees. This is a standard requirement and not considered unique mitigation under CEQA. Thus, the Proposed Commercial Development project will not result in substantial adverse physical impacts related to parks. Therefore, impacts are less than significant.

SB 330 Compliance/Specific Plan Amendment

Park impacts associated with the Canyon Hills Specific Plan were analyzed in the Final EIR and subsequent addenda (SCH No. 87111606). The proposed Specific Plan Amendment to change the parcel from a Neighborhood Commercial land use to a Multifamily 2 Residential District land use would not result in any additional impact beyond what was already analyzed in the certified FEIR and addenda. The proposed residential units would fall within the anticipated development yield for multifamily residential uses in the Specific Plan, since other residential areas of the Specific Plan have not built out at the maximum allowable densities. Therefore, the potential impacts to parks were adequately analyzed. At the time future residential development is proposed on the site, the project design would comply with the Development Standards for Multifamily 2 Attached Residential District detailed in Section 8.7.12 (Open Space) of the Canyon Hills Specific Plan which require 225 s.f. of usable common open space per residential unit, as well as private open space.

Mitigation Measures: No mitigation measures are required.

Sources: General Plan EIR, Lake Elsinore Municipal Code, Canyon Hills Specific Plan FEIR (State Clearinghouse No. 87111606) and subsequent addenda.

e) Other public facilities? Less than Significant Impact

Proposed Commercial Development

The City is part of the Riverside County Library System. The nearest library to the site is the Vick Knight Community Library at 32593 Riverside Drive, approximately 0.5 miles from the project site. Section 16.34.060 in Chapter 16.34 (Required Improvements) of the City's Municipal Code requires that prior to the issuance of a building permit, the Property Owner/Developer pay fees for the purposes set forth in that section. Paragraph B of Section 16.34.060 describes the City's Library Mitigation Fee and states that an in-lieu fee for future construction of library improvements shall be paid to the City to assure the necessary library facilities are provided the community. Since the Proposed Commercial Development project does not propose new housing, any impacts would be considered incremental and can be offset through the payment of the appropriate library mitigation fees. Therefore, potential impacts associated with libraries would be less than significant for the Proposed Commercial Development.

SB 330 Compliance/Specific Plan Amendment

Public facility impacts associated with the Canyon Hills Specific Plan were analyzed in the Final EIR and subsequent addenda (SCH No. 87111606). The proposed Specific Plan Amendment to change the parcel from a Neighborhood Commercial land use to a Multifamily 2 Residential District land use would not result in any additional impact beyond what was already analyzed in the certified FEIR and addenda. The proposed residential units would fall within the anticipated development yield for multifamily residential uses in the Specific Plan, since other residential areas of the Specific Plan have not built out at the maximum allowable densities. Therefore, the potential impacts to public facilities were adequately analyzed. At the time future residential development is proposed on the site, the project applicant would be required to pay all applicable developer fees prior to occupancy, a portion of which funds public facilities. No new impacts to public facilities are identified.

Mitigation Measures: No mitigation measures are required.

Sources: General Plan EIR, Lake Elsinore Municipal Code, Canyon Hills Specific Plan FEIR (State Clearinghouse No. 87111606) and subsequent addenda.

XVI. RECREATION

- a) **Would the project increase the use of existing neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of the facility would occur or be accelerated? No Impact**

Proposed Commercial Development

The City of Lake Elsinore Parks and Recreation Master Plan 2008 – 2030 establishes a goal of providing five acres of park space per 1,000 residents. The Proposed Commercial Development project does not propose elements (e.g., residential development) that would result in substantial increased demands for neighborhood or regional parks or other recreational facilities. Indirect impacts to park facilities from commercial development would be the occasional use of a park during a work break. However, the closest parks to the site are Machado Park and Lincoln Street Park, both located approximately 0.8 mile from the project site. Due to their distance, it is unlikely that employees of the project would use those parks.

As described in Item XV.d above, the Proposed Commercial Development project would be required to pay park fees to the City for the purpose of establishing, improving, and maintaining park land within the City. Since the project does not propose new housing, any impacts will be considered incremental and can be offset through the payment of the appropriate park fees. This is a standard requirement and not considered unique mitigation under CEQA.

Thus, the Proposed Commercial Development project will not 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. Therefore, impacts are less than significant for the Proposed Commercial Development.

SB 330 Compliance/Specific Plan Amendment

Park and recreation impacts associated with the Canyon Hills Specific Plan were analyzed in the Final EIR and subsequent addenda (SCH No. 87111606). The proposed Specific Plan Amendment to change the parcel from a Neighborhood Commercial land use to a Multifamily 2 Residential District land use would not result in any additional impact beyond what was already analyzed in the certified FEIR and addenda. The proposed residential units would fall within the anticipated development yield for multifamily residential uses in the Specific Plan, since other residential areas of the Specific Plan have not built out at the maximum allowable densities. Therefore, the potential impacts to parks were adequately analyzed. At the time future residential development is proposed on the site, the project design would comply with the Development Standards for Multifamily 2 Attached Residential District detailed in Section 8.7.12 (Open Space) of the Canyon Hills Specific Plan which require 225 s.f. of usable common open space per residential unit, as well as private open space.

Mitigation Measures: No mitigation measures are required.

Sources: Lake Elsinore Municipal Code, Canyon Hills Specific Plan FEIR (State Clearinghouse No. 87111606) and subsequent addenda.

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

Proposed Commercial Development

The Proposed Commercial Development project involves the construction of a new commercial center with a convenience store, gas station, fast food with drive-thru, car wash and self-storage. As discussed in Section XVI.a, above, the Proposed Commercial Development project will be required to pay park fees to the City for the purpose of establishing, improving, and maintaining park land within the City. This is a standard requirement and not considered unique mitigation under CEQA. Thus, the Proposed Commercial Development project does not include recreational facilities and does not require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. Therefore, impacts are less than significant for the Proposed Commercial Development.

SB 330 Compliance/Specific Plan Amendment

Park impacts associated with the Canyon Hills Specific Plan were analyzed in the Final EIR and subsequent addenda (SCH No. 87111606). The proposed Specific Plan Amendment to change the parcel from a Neighborhood Commercial land use to a Multifamily 2 Residential District land use would not result in any additional impact beyond what was already analyzed in the certified FEIR and addenda. The proposed residential units would fall within the anticipated development yield for multifamily residential uses in the Specific Plan, since other residential areas of the Specific Plan have not built out at the maximum allowable densities. Therefore, the potential impacts to parks were adequately analyzed. At the time future residential development is proposed on the site, the project design would comply with the Development Standards for Multifamily 2 Attached Residential District detailed in Section 8.7.12 (Open Space) of the Canyon Hills Specific Plan which require 225 s.f. of usable common open space per residential unit, as well as private open space.

Mitigation Measures: No mitigation measures are required.

Sources: Lake Elsinore Municipal Code, Canyon Hills Specific Plan FEIR (State Clearinghouse No. 87111606) and subsequent addenda.

XVII. TRANSPORTATION

- a) **Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities? Less Than Significant Impact**

Proposed Commercial Development

Public Transit

The vicinity of the Proposed Commercial Development is serviced by the Riverside Transit Agency Route 8 for bus services. The closest bus stop is on Riverside Drive east of Lincoln Street adjacent to the project site and on the west side of Lincoln Street approximately 100 feet north of the site. The Proposed Commercial Development would not result to any impacts to transit service or result in any conflicts with plans addressing transit facilities.

Bicycle Facilities

The City of Lake Elsinore Bikeway Plan is presented in Figure 2.5 of the General Plan. Both Lincoln Street and Riverside Drive adjacent to the Proposed Commercial Development site are Class II Bikeway Paths. Riverside Drive currently has on-street bicycle facilities adjacent to the project site.

Pedestrian Facilities

A sidewalk already exists along the project frontage on Riverside Drive. The Proposed Commercial Development project frontage along Lincoln Avenue will be improved to include a sidewalk. ADA-compliant pathways and pedestrian pathways within the Proposed Commercial Development will enhance pedestrian connections within the site and also to the adjacent sidewalks.

In summary, the Proposed Commercial Development would not conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. No impact is identified for this issue area for the Proposed Commercial Development.

SB 330 Compliance/Specific Plan Amendment

Future development within the SB 330 Compliance/Specific Plan Amendment would adhere to the Circulation Plan (Section 5.0) and the Multifamily Attached Residential 2 District Design Standards (Section 8.7) of the Canyon Hills Specific Plan which address circulation. The proposed SB 330 Compliance/Specific Plan Amendment would not result in any changes related to public transit, bicycle facilities or pedestrian facilities and no impact is identified.

Mitigation Measures: No mitigation measures are required.

- b) Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)? Less than Significant Impact**

Proposed Commercial Development

California Senate Bill 743 (SB 743) directs the State Office of Planning and Research (OPR) to amend the CEQA Guidelines for evaluating transportation impacts to provide alternatives to Level of Service that “promote the reduction of greenhouse gas emissions, the development of multimodal transportation networks, and a diversity of land uses.”

In December 2018, the California Natural Resources Agency certified and adopted the updated CEQA Guidelines package. The amended CEQA Guidelines, specifically Section 15064.3, recommend the use of Vehicle Miles Travelled (VMT) as the primary metric for the evaluation of transportation impacts associated with land use and transportation projects. Currently, agencies may opt-in to applying the updated CEQA guidelines for VMT analysis and implementation is required State-wide by July 1, 2020.

The updated CEQA Guidelines allow for lead agency discretion in establishing methodologies and thresholds provided there is substantial evidence to demonstrate that the established procedures promote the intended goals of the legislation. Where quantitative models or methods are unavailable, Section 15064.3 allows agencies to assess VMT qualitatively using factors such as availability of transit and proximity to other destinations.

The Technical Advisory on Evaluating Transportation Impacts in CEQA (Technical Advisory) (OPR 2018) provides technical considerations regarding methodologies and thresholds with a focus on office, residential, and retail developments as these projects tend to have the greatest influence on VMT.

VMT Assessment and Screening

The project VMT impact has been assessed in accordance with guidance from the City of Lake Elsinore Traffic Impact Analysis Preparation Guide (June 23, 2020) [“City of Lake Elsinore guidelines”], which are provided in Appendix A for reference.

The City of Lake Elsinore guidelines include screening criteria for when a project is expected to cause a less than significant impact without conducting more detailed, project-level VMT assessment. The City of Lake Elsinore has established three types of project screening that lead agencies can apply to effectively screen projects from project-level assessment. A project only needs to fulfill one of the following three screening types to qualify for project screening. These screening criteria are summarized below.

Transit Priority Area (TPA) Screening

Projects located within a Transit Priority Area (TPA). A TPA is defined as a half-mile area around an existing major transit stop or an existing stop along a high-quality transit corridor.¹ This presumption may not apply if the project:

- Has a total Floor Area Ratio (FAR) of less than 0.75;
- Includes more parking for use by residents, customers, or employees of the project than required by the jurisdiction (if the jurisdiction requires the project to supply parking);
- Is inconsistent with the applicable Sustainable Communities Strategy (as determined by the lead agency, with input from the Metropolitan Planning Organization); or
- Replaces affordable residential units with a smaller number of moderate or high income residential units.

The Western Riverside Council of Governments (WRCOG) VMT screening tool has been used to determine project type screening for this screening criteria. Based on the WRCOG VMT screening tool, the proposed project is not located within a TPA.

Low VMT-Generating Areas Screening

Residential and office projects located within a low VMT-generating area may be presumed to have a less than significant impact absent substantial evidence to the contrary. Other employment-related and mixed-use projects within a low VMT-generating area may also be presumed to have a less than significant impact if the project can reasonably be expected to generate VMT per service population similar to the existing land uses in the low VMT area.

For this screening in the WRCOG area, the Riverside Transportation Analysis Model (RIVTAM) was used to measure VMT performance for individual jurisdictions and for individual traffic analysis zones (TAZs). TAZs

¹ Pub. Resources Code, § 21064.3 - ‘Major transit stop’ means a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods. Pub. Resources Code, § 21155 (“For purposes of this section, a high quality transit corridor means a corridor with fixed route bus service with service intervals no longer than 15 minutes during peak commute hours.”)

are geographic polygons similar to Census block groups used to represent areas of homogenous travel behavior. Total daily VMT per service population (population plus employment) was estimated for each TAZ. This presumption may not be appropriate if the project land uses would alter the existing built environment in such a way as to increase the rate or length of vehicle trips.

Based on the WRCOG VMT Screening Tool, the Proposed Commercial Development is located within a low VMT-generating area. Additionally, the Proposed Commercial Development does not include any features that would alter the built environment in such a way as to increase the rate or length of vehicle trips. In fact, the Proposed Commercial Development will conduct a General Plan Amendment (GPA) that would remove the residential component land use of the project's parcel replacing it with commercial land uses. The proposed commercial land uses are local-serving and generally produce less VMT per service population than residential land uses. Therefore, the Proposed Commercial Development satisfies the screening criteria for low VMT-generating areas and may be presumed to result in a less than significant VMT impact.

Project Type Screening

Some project types are presumed to have a less than significant transportation impact absent substantial evidence to the contrary as their uses are local serving in nature. Local serving retail generally improves the convenience of shopping close to home and has the effect of reducing vehicle travel. The City of Lake Elsinore guidelines identify the following uses that can be screened from project-level assessment as they are presumed to have a less than significant impact due to their local serving nature:

- Local-serving retail uses less than 50,000 square feet
- Local-serving K-12 schools
- Local parks
- Day care centers
- Local-serving gas stations
- Local-serving banks
- Local serving hotels (e.g., non-destination hotels)
- Student housing projects
- Local-serving community colleges that are consistent with the assumptions noted in the Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS)
- Projects generating less than 110 daily vehicle trips per California OPR VMT Guidance

The Proposed Commercial Development is a local-serving retail project less than 50,000 square feet that also meets the criteria for local-serving gas stations. Therefore, the proposed project satisfies the project type screening criteria and may be presumed to result in a less than significant VMT impact.

In accordance with City of Lake Elsinore guidelines, the Proposed Commercial Development satisfies the VMT screening criteria for low VMT-generating areas and project type screening. Therefore, a detailed, project-level assessment is not warranted, and the Proposed Commercial Development may be presumed to result in a less than significant VMT impact based on the guidelines and thresholds adopted by the City.

SB 330 Compliance/Specific Plan Amendment

The proposed SB 330 Compliance/Specific Plan Amendment which would allow for a multifamily residential use on the site is expected to reduce vehicle miles traveled compared to the existing neighborhood commercial use. Residential uses typically have a lower trip generation rate. Additionally, the proposed residential units would fall within the anticipated development yield for multifamily residential uses in the Specific Plan, since other residential areas of the Specific Plan have not built out at the maximum allowable densities. No new impacts related to solid waste services and policies is identified.

Mitigation Measures: No mitigation measures are required.

Sources: VMT Analysis (Appendix J); Canyon Hills Specific Plan FEIR (State Clearinghouse No. 87111606) and subsequent addenda.

- c) **Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? Less than Significant Impact**

Proposed Commercial Development

The Proposed Commercial Development does not propose any design features that would increase hazards due to geometric design features or incompatible uses. The uses proposed by the project (commercial) are compatible with existing commercial and residential uses in the project vicinity.

The design of the Proposed Commercial Development includes roadway and frontage improvements to Riverside Drive and Lincoln Street which are designed to City standards. The two driveways on Riverside Drive will be right-in/right-out only to minimize traffic conflicts. The Proposed Commercial Development has been designed to safely allow for gasoline fuel deliveries via truck/trailer-style tanker trucks. Thus, the Proposed Commercial Development will not substantially increase hazards due to a design feature or incompatible uses. Impacts are less than significant for this issue area for the Proposed Commercial Development.

SB 330 Compliance/Specific Plan Amendment

Future development within the SB 330 Compliance/Specific Plan Amendment would adhere to the Circulation Plan (Section 5.0) and the Multifamily Attached Residential 2 District Design Standards (Section 8.7) of the Canyon Hills Specific Plan which address circulation. The proposed SB 330 Compliance/Specific Plan Amendment would not substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses and no impact is identified.

Mitigation Measures: No mitigation measures are required.

Source: Project Description; Canyon Hills Specific Plan FEIR (State Clearinghouse No. 87111606) and subsequent addenda.

- d) **Result in inadequate emergency access? Less Than Significant Impact**

Proposed Commercial Development

The project includes three access points: two right-in/right-out driveways on Riverside Drive and a full access driveway on Lincoln Street. The project is required to comply with the City's development review

process including review for compliance with all applicable fire code requirements for construction and access to the site. The project has been reviewed by the City Fire Department for compliance with the specific fire requirements applicable to the project. This will ensure that the project would provide adequate emergency access to and from the site. Thus, implementation of the project will not result in inadequate emergency access. Impacts are less than significant for this issue area for the Proposed Commercial Development.

SB 330 Compliance/Specific Plan Amendment

Future development within the SB 330 Compliance/Specific Plan Amendment would adhere to the Circulation Plan (Section 5.0) and the Multifamily Attached Residential 2 District Design Standards (Section 8.7) of the Canyon Hills Specific Plan which address circulation. At the time a development project is brought forward on the SB 330 Compliance/Specific Plan Amendment site, the design would be reviewed by the Lake Elsinore Fire Department to ensure there is adequate emergency access. No impact is identified.

Mitigation Measures: No mitigation measures are required.

Sources: Project Description; Canyon Hills Specific Plan FEIR (State Clearinghouse No. 87111606) and subsequent addenda.

XVIII. TRIBAL CULTURAL RESOURCES

- a) **Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)? Less than Significant with Mitigation Incorporated**

Senate Bill 18 and Assembly Bill 52 Tribal Consultation

Senate Bill 18 (SB 18) requires local (city and county) governments to consult with California Native American tribes to aid in the protection of traditional tribal cultural places (“cultural places”) through local land use planning. SB 18 requires local governments to consult with tribes prior to making certain planning decisions and to provide notice to tribes at certain key points in the planning process. These consultation and notice requirements apply to adoption and amendment of both general plans (defined in Government Code § 65300 *et seq.*) and specific plans (defined in Government Code § 65450 *et seq.*). Although SB 18 does not specifically mention consultation or notice requirements for adoption or amendment of specific plans, existing state planning law requires local governments to use the same processes for adoption and amendment of specific plans as for general plans (see Government Code § 65453). Therefore, where SB 18 requires consultation and/or notice for a general plan adoption or amendment, the requirement extends also to a specific plan adoption or amendment.

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

process for meaningful consultation that includes:

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

A tribe must submit a written request to the relevant lead agency if it wishes to be notified of projects within its traditionally and culturally affiliated area. The lead agency must provide written, formal notification to the tribes that have requested it within 14 days of determining that a project application is complete or deciding to undertake a project. The tribe must respond to the lead agency within 30 days of receipt of the notification if it wishes to engage in consultation on the Proposed Project, and the lead agency must begin the consultation process within 30 days of receiving the request for consultation. Consultation concludes when either 1) the parties agree to mitigation measures to avoid a significant effect, if one exists, on a tribal cultural resource, or 2) a party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. AB 52 also addresses confidentiality during tribal consultation per Public Resources Code §21082.3(c).

As part of the AB 52 and SB 18 consultation processes required by State law, on April 27, 2020, the City of Lake Elsinore sent a notice to the Native American Heritage Commission (NAHC) to obtain a list of Native American tribes with possible traditional or cultural affiliation to the area. The list of tribes was received by the City of Lake Elsinore on April 29, 2020. Based on the list of tribes provided by the NAHC, the City of Lake Elsinore sent a 90-day notification to potentially affected tribes on May 4, 2020. In response to the 90-day notification, only three tribes responded requesting consultation: the Rincon Band of Luiseño Indians, the Soboba Band of Luiseño Indians, and the Pechanga Band of Luiseño Indians. As a result, the following consultations occurred:

- Rincon Band of Luiseño Indians: The City held consultation meetings with the Rincon Band of Luiseño Indians on June 17, 2020 and on January 6, 2021. As part of the consultation, the Rincon Band of Luiseño Indians did not identify potential TCRs within the project's potential impact limits. However, the Rincon Band of Luiseño Indians did indicate a concern over the potential for uncovering TCRs or other tribal-affiliated resources during construction of the project. In response, City Planning staff provided the Rincon Band of Luiseño Indians with recommended mitigation measures for review to address the potential for subsurface TCRs on the project site. The mitigation measures agreed to by the various tribes that were consulted are provided in **MM-CR-1 through MM-CR-7** in Section V. of this document. The Rincon Band of Luiseño Indians indicated that they were in agreement with the identified mitigation measures, and the AB 52/SB 18 consultation process was concluded on January 6, 2021.
- Soboba Band of Luiseño Indians: The City held consultation meetings with the Soboba Band of Luiseño Indians on June 25, 2020 and on October 8, 2020. As part of the consultation, the Soboba Band of Luiseño Indians did not identify potential TCRs within the project's potential impact limits. However, the Soboba Band of Luiseño Indians did indicate a concern over the potential for uncovering TCRs or other tribal-affiliated resources during construction of the project. In response, City Planning staff provided the Soboba Band of Luiseño Indians with recommended mitigation measures for review to address the potential for subsurface TCRs on the project site. The mitigation measures agreed to by the various tribes that were consulted are provided in **MM-**

CR-1 through MM-CR-7 in Section V. of this document. The AB 52/SB 18 consultation is still ongoing with the Soboba Band of Luiseño Indians.

- Pechanga Band of Luiseño Indians: The City held initial consultation meetings with the Pechanga Band of Luiseño Indians on July 9, 2020 and on January 6, 2021. As part of the consultation, the Pechanga Band of Luiseño Indians did not identify potential TCRs within the project's potential impact limits. However, the Pechanga Band of Luiseño Indians did indicate a concern over the potential for uncovering TCRs or other tribal affiliated resources during construction of the project. In response, City Planning staff provided the Pechanga Band of Luiseño Indians with recommended mitigation measures for review to address the potential for subsurface TCRs on the project site. The mitigation measures agreed to by the various tribes that were consulted are provided in **MM-CR-1 through MM-CR-7** in Section V. of this document. The AB 52/SB 18 consultation is still ongoing with the Pechanga Band of Luiseño Indians.

Potential for Resources

As discussed in the cultural resources report prepared for the project (ASM 2020), all accessible areas of exposed soil were visually examined, and no cultural resources were identified during the archaeological survey of the project site. The majority of the project site is covered with dense vegetation, and the vegetation density severely limited the ground surface visibility during the pedestrian survey. Therefore, it is possible that additional cultural materials are present that were not visible during the survey. Mitigation measures **MM-CR-1 through MM-CR-7** identified in the cultural resource section document (Section V. of this document) shall be implemented. These mitigation measures pertain to retaining an archaeologist/Native American Monitor, preparation of a Cultural Resources Monitoring Plan, Sensitivity Training, Authority to Stop and Redirect Excavation, Artifacts of Native American Origin, Inadvertent Discoveries of Subsurface Archaeological/Cultural Resources, and Final Archaeological Report, respectively. With the incorporation of these mitigation measures, any impacts will be reduced to a less than significant level for this issue area for the Proposed Commercial Development.

SB 330 Compliance/Specific Plan Amendment

The site for the SB 330 Compliance/Specific Plan Amendment has been mass graded and cultural resources monitoring was conducted per the requirements of the Canyon Hills Specific Plan FEIR and subsequent addenda. The results of the monitoring were summarized in the *Cultural Resources Monitoring Report for the Canyon Hills Phase 8 Project* (ECORP 2015). The complete report is included as **Appendix C2** of this document. The site for the SB 330 Compliance/Specific Plan Amendment is within the larger Phase 8 monitoring area. Within this monitoring areas four previously recorded sites were updated with new information, additionally, artifacts were recovered during earth-moving activities.

Mitigation Measures:

See mitigation measures MM-CR-1 through MM-CR-7 in the cultural resources section of this document.

Sources: Cultural Resources Report (Appendix C1)

- b) **Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. Less than Significant with Mitigation Incorporated**

Proposed Commercial Development

The City has not identified any cultural resources to be present on the project site pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In addition, based upon the cultural resources study prepared for the project (ASM 2020) the project site does not contain any known tribal cultural resources that are significant pursuant to these criteria. However, as described in Section V, Cultural Resources, and as identified above, there remains the potential to encounter unidentified resources during project grading activities should construction go deeper than previously disturbed depths. Implementation of mitigation measures **MM-CR-1 through MM-CR-7** identified in the cultural resource section document (Section V. of this document) shall be implemented. These mitigation measures pertain to retaining an archaeologist/Native American Monitor, preparation of a Cultural Resources Monitoring Plan, Sensitivity Training, Authority to Stop and Redirect Excavation, Artifacts of Native American Origin, Inadvertent Discoveries of Subsurface Archaeological/Cultural Resources, and Final Archaeological Report, respectively. With the incorporation of these mitigation measures, any impacts will be reduced to a less than significant level for this issue area for the Proposed Commercial Development.

SB 330 Compliance/Specific Plan Amendment

The site for the SB 330 Compliance/Specific Plan Amendment has been mass graded and cultural resources monitoring was conducted per the requirements of the Canyon Hills Specific Plan FEIR and subsequent addenda. The results of the monitoring were summarized in the *Cultural Resources Monitoring Report for the Canyon Hills Phase 8 Project* (ECORP 2015). The complete report is included as **Appendix C2** of this document. The site for the SB 330 Compliance/Specific Plan Amendment is within the larger Phase 8 monitoring area. Within this monitoring areas four previously recorded sites were updated with new information, additionally, artifacts were recovered during earth-moving activities.

Mitigation Measures:

See mitigation measures MM-CR-1 through MM-CR-7 in the cultural resources section of this document.

Sources: Cultural Resources Report (Appendix C1)

XIX. UTILITIES AND SERVICE SYSTEMS

- a) **Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas or telecommunications facilities, the construction or relocation of which could cause significant environmental effects? Less than Significant Impact**

Proposed Commercial Development

Water

The site for the Proposed Commercial Development is within the Elsinore Valley Municipal Water District (EVMWD) for water service. The project will connect to existing EVMWD infrastructure located in Lincoln Avenue (12-inch water line) and in Riverside Drive (10-inch water line). An upsizing of the existing water lines will not be required to serve the Proposed Commercial Development. All construction work associated with the provision of water service to the site will be within the footprint of the Proposed Commercial Development site or within already disturbed areas (roadways). Impacts would be less than significant for the Proposed Commercial Development.

Wastewater

The Proposed Commercial Development site is within the EVMWD service area for sewer service. The Proposed Commercial Development will connect the existing EVMWD 12-inch sewer line in Riverside Drive. An upsizing of the existing sewer lines will not be required to serve the project. All construction work associated with the provision of sewer service to the site will be within the footprint of the Proposed Commercial Development site or within already disturbed areas (roadways). Impacts would be less than significant for the Proposed Commercial Development.

Stormwater Drainage

Stormwater management includes the use of four water quality detention basins along the eastern edge of the Proposed Commercial Development site. Each basin is sized to manage a specific drainage management area on the project site. The detention basins range from 560 s.f. to 1,490 s.f. in size. The detention basins proposed for use for the Proposed Commercial Development will have a 24 sandy loam top that will act as pre-treatment. Flows will then make their way down to perforated pipes set in a wide gravel trench that will allow for further percolation. Runoff from the gasoline fueling area slab has been designed to drain to a catch basin connected to a sand/oil separator and sewer line. Future property owners will be responsible for the ongoing maintenance of the detention basins. No impacts are identified for the Proposed Commercial Development.

Electric Power/Natural Gas

Electricity service to the project vicinity provided is Southern California Edison (SCE). As part of the Proposed Commercial Development project, the overhead utility line along the site frontage on Riverside Drive will be undergrounded. Natural gas is provided by The Gas Company/SoCal Gas and a 4-inch gas line is located beneath Riverside drive. The Proposed Commercial Development does not propose the use of natural gas, so no natural gas connections will be required. All construction work associated with the provision electricity service to the site will be within the footprint of the project site or within already

disturbed areas (roadways). Impacts would be less than significant for the Proposed Commercial Development.

Telecommunications Facilities

Telephone service is provided by Southern California Telephone Company, Spectrum provides cable TV, broadband, and telephone service. Frontier provides FIOS TV, broadband and telephone service. All construction work associated with the provision telecommunications services to the Proposed Commercial Development site will be within the footprint of the site or within already disturbed areas (roadways). Impacts would be less than significant for the Proposed Commercial Development.

SB 330 Compliance/Specific Plan Amendment

Public services and utilities impacts associated with the Canyon Hills Specific Plan were analyzed in the Final EIR and subsequent addenda (SCH No. 87111606). The proposed Specific Plan Amendment to change the parcel from a Neighborhood Commercial land use to a Multifamily 2 Residential District land use would not result in any additional impact beyond what was already analyzed in the certified FEIR and addenda. The proposed residential units would fall within the anticipated development yield for multifamily residential uses in the Specific Plan, since other residential areas of the Specific Plan have not built out at the maximum allowable densities. No new impacts related new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities are identified.

Mitigation Measures: No mitigation measures are required.

Sources: Project Plans; Canyon Hills Specific Plan FEIR (State Clearinghouse No. 87111606) and subsequent addenda.

- b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years? Less Than Significant Impact**

Proposed Commercial Development

EVMWD obtains its potable water supplies from imported water from Metropolitan Water District (MWD), local surface water from Canyon Lake, and local groundwater from the Elsinore Basin. According to EVMWD's 2015 Urban Water Management Plan (UWMP), EVMWD has determined that its current and anticipated future supplies are sufficient to meet the projected dry-year and multiple dry-year demand. There are sufficient water supplies as well as water shortage contingency plans to protect existing and future water needs within the EVMWD service area. Therefore, potential impacts associated with water supplies would be less than significant for the Proposed Commercial Development

SB 330 Compliance/Specific Plan Amendment

Public services and utilities impacts associated with the Canyon Hills Specific Plan were analyzed in the Final EIR and subsequent addenda (SCH No. 87111606). The proposed Specific Plan Amendment to change the parcel from a Neighborhood Commercial land use to a Multifamily 2 Residential District land use would not result in any additional impact beyond what was already analyzed in the certified FEIR and addenda. The proposed residential units would fall within the anticipated development yield for multifamily residential uses in the Specific Plan, since other residential areas of the Specific Plan have not built out at the maximum allowable densities. No new impacts related to water supply are identified.

Mitigation Measures: No mitigation measures are required.

Sources: EVMWD; Canyon Hills Specific Plan FEIR (State Clearinghouse No. 87111606) and subsequent addenda.

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

The Proposed Commercial Development site is within the EVMWD service area for sewer service. The Proposed Commercial Development project will connect the existing EVMWD 12-inch sewer line in Riverside Drive. An upsizing of the existing sewer lines will not be required to serve the project. All construction work associated with the provision of sewer service to the site will be within the footprint of the site or within already disturbed areas (roadways). Impacts would be less than significant for the Proposed Commercial Development.

SB 330 Compliance/Specific Plan Amendment

Public services and utilities impacts associated with the Canyon Hills Specific Plan were analyzed in the Final EIR and subsequent addenda (SCH No. 87111606). The proposed Specific Plan Amendment to change the parcel from a Neighborhood Commercial land use to a Multifamily 2 Residential District land use would not result in any additional impact beyond what was already analyzed in the certified FEIR and addenda. The proposed residential units would fall within the anticipated development yield for multifamily residential uses in the Specific Plan, since other residential areas of the Specific Plan have not built out at the maximum allowable densities. No new impacts related wastewater service or wastewater treatment are identified.

Mitigation Measures: No mitigation measures are required.

Sources: Water Quality Management Plan (Appendix H); Canyon Hills Specific Plan FEIR (State Clearinghouse No. 87111606) and subsequent addenda.

- d) **Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? Less than Significant Impact**

Proposed Commercial Development

The Proposed Commercial Development project would generate solid waste and recycling material from the proposed commercial operations. Riverside County Waste Management facilitates solid waste disposal services for Riverside County, and the City of Lake Elsinore contracts with CR&R Waste Services for solid waste collection services. Solid waste generated within Lake Elsinore is transported to El Sobrante Landfill, Badlands Landfill, or Lamb Canyon Landfill. According to the CalRecycle Solid Wastes Information System Facility Database, all of these landfills have capacity at this time (CalRecycle 2020a, 2020b, 2020c).

Chapter 14.12 of the Lake Elsinore Municipal Code requires that project construction divert a minimum of 50 percent of construction and demolition debris and the Proposed Commercial Development project will comply with the requirement. The amount of solid waste generated by the project is anticipated to be accommodated by these existing landfills and overall solid waste would be reduced by the provision of recycling. Therefore, impacts are less than significant for the Proposed Commercial Development.

SB 330 Compliance/Specific Plan Amendment

Public services and utilities impacts associated with the Canyon Hills Specific Plan were analyzed in the Final EIR and subsequent addenda (SCH No. 87111606). The proposed Specific Plan Amendment to change the parcel from a Neighborhood Commercial land use to a Multifamily 2 Residential District land use would not result in any additional impact beyond what was already analyzed in the certified FEIR and addenda. The proposed residential units would fall within the anticipated development yield for multifamily residential uses in the Specific Plan, since other residential areas of the Specific Plan have not built out at the maximum allowable densities. No new impacts related to solid waste services and policies is identified.

Mitigation Measures: No mitigation measures are required.

Sources: CalRecycle; Lake Elsinore Municipal Code; Canyon Hills Specific Plan FEIR (State Clearinghouse No. 87111606) and subsequent addenda.

- e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? Less than Significant Impact**

Proposed Commercial Development

The California Integrated Waste Management Act of 1989 (AB 939, Sher, Chapter 1095, Statutes of 1989 as amended [IWMA]) under the Public Resource Code requires that local jurisdictions divert at least 50 percent of all solid waste generated by January 1, 2000, and 50% diversion each year following. As of 2006, the City achieved a 50 percent waste diversion rate. In addition, Chapter 14.12 of the Lake Elsinore Municipal Code requires that project applicant divert a minimum of 50 percent of construction and demolition debris, and the Property Owner/Developer would meet this requirement. The Proposed Commercial Development project would comply with federal, state, and local statutes and regulations related to solid waste. Therefore, potential impacts associated with solid waste would be less than significant for the Proposed Commercial Development.

SB 330 Compliance/Specific Plan Amendment

Public services and utilities impacts associated with the Canyon Hills Specific Plan were analyzed in the Final EIR and subsequent addenda (SCH No. 87111606). The proposed Specific Plan Amendment to change the parcel from a Neighborhood Commercial land use to a Multifamily 2 Residential District land use would not result in any additional impact beyond what was already analyzed in the certified FEIR and addenda. The proposed residential units would fall within the anticipated development yield for multifamily residential uses in the Specific Plan, since other residential areas of the Specific Plan have not built out at the maximum allowable densities. No new impacts related to solid waste services and associated federal, state, and local statutes and regulations associated with solid waste is identified.

Mitigation Measures: No mitigation measures are required.

Sources: Public Resources Code; Lake Elsinore Municipal Code, Canyon Hills Specific Plan FEIR (State Clearinghouse No. 87111606) and subsequent addenda.

XX. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zone, would the project:

- a) Substantially impair an adopted emergency response plan or emergency evacuation plan? No Impact.
- b) Due to slope, prevailing winds, and other factors, exacerbate wildlife risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? No Impact
- c) Require the installation of maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? No Impact
- d) Expose people or structure to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? No Impact

Proposed Commercial Development

The four wildfire thresholds relate specifically to projects located in or near state responsibility areas or lands classified as very high fire severity zones. The Proposed Commercial Development site is located in an urbanized portion of the City. The site is not located in or near a State Responsibility Area nor is it classified as being located in a very high fire severity zone (CAL FIRE 2009). Therefore, the Proposed Commercial Development would not expose people or structure to a significant risk of loss, injury or death involving wildland fires. No impact is identified for this issue area for the Proposed Commercial Development.

SB 330 Compliance/Specific Plan Amendment

The site for the SB 330 Compliance/Specific Plan Amendment is located in a very high fire hazard severity zone within a Local Responsibility Area (CAL FIRE 2009). Any future development on the site would be subject to the Fuel Modification requirements detailed in Section 7.0 of the Canyon Hills Specific Plan.

Additionally, the public service impacts, including fire response, associated with the Canyon Hills Specific Plan were analyzed in the Final EIR and subsequent addenda (SCH No. 87111606). The proposed Specific Plan Amendment to change the parcel from a Neighborhood Commercial land use to a Multifamily 2 Residential District land use would not result in any additional impact beyond what was already analyzed in the certified FEIR and addenda. The proposed residential units would fall within the anticipated development yield for multifamily residential uses in the Specific Plan, since other residential areas of the Specific Plan have not built out at the maximum allowable densities.

Mitigation Measures: No mitigation measures are required.

Sources: CAL FIRE; Canyon Hills Specific Plan FEIR (State Clearinghouse No. 87111606) and subsequent addenda.

MANDATORY FINDINGS OF SIGNIFICANCE

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

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

The biological resources analysis identified potential impacts to loggerhead shrike and to avian species protected under the Migratory Bird Treaty Act (MBTA). Implementation of mitigation measures MM-BIO-1, which requires biological surveys prior to construction during the breeding season, would reduce this impact to below a level of significance. Additionally, the project will pay all applicable MSHCP developer fees.

A cultural resources study was prepared for the project and did not identify any resources on the site (ASM 2020). The City also conducted outreach to tribes consistent with the requirements of SB 18 and AB 52 and a summary of that consultation is discussed in the cultural resources and tribal cultural resources sections of this document. Mitigation measures MM CR-1 through MM CR-7 would be applicable to the project for any additional grading in previously undisturbed areas and also provides guidance for the unanticipated discovery of human remains.

With implementation of MM-BIO-1, MM-BIO-2 and MM-CR-1 through MM-CR-7, potential impacts would be less than significant for the Proposed Commercial Development.

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

The project would result in potentially significant project-specific impacts to biological resources, cultural resources, noise, and tribal cultural resources. However, mitigation measures have been identified that would reduce these impacts to below a level of significance. The air quality, biological resources, greenhouse gas, noise and traffic analyses of this document considered cumulative impacts in their respective analyses. No additional mitigation measures would be required to reduce cumulative impacts to less than significant levels for the Proposed Commercial Development.

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

In the evaluation of environmental impacts in this Initial Study, the potential for adverse direct or indirect impacts to human beings were considered in the response to certain questions in Sections I. Aesthetics, III. Air Quality, VII. Geology and Soils, IX. Hazards and Hazardous Materials, X. Hydrology and Water Quality, XIII. Noise, XIV. Population and Housing, XV. Public Services, XVII. Transportation and XX. Wildfire. As a result of this evaluation, there is no substantial evidence that there are adverse effects on human beings associated with this project. All impacts in these environmental issue areas are less than significant

or mitigated to below a level of significance through implementation of mitigation measures that will be required as a condition of project approval (MM-N-1). Therefore, this project has been determined not to meet this Mandatory Finding of Significance and impacts are less than significant with the incorporation of mitigation for the Proposed Commercial Development.

PREPARERS

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

CONSULTANTS

CEQA Documentation

Sophia Mitchell & Associates, LLC
Sophia Hahl Mitchell, LEED AP, Project Manager
Melyssa Sheeran, Senior Environmental Consultant

Air Quality, Energy, Greenhouse Gas, Health Risk and Noise Assessments

Ldn Consulting, Inc.
Jeremy Loudon, Principal

Biological Resources

HDR, Inc.
Ingrid Eich, Environmental Sciences Section Manager – Biological Sciences
Aaron Newton, Associate Biologist

Cultural Resources

ASM Affiliates
Stephen Harvey, MA, RPA, Senior Archaeologist

Geotechnical Report

Harrington Geotechnical Engineering, Inc.
Joseph L. Welch, P.E., G.E.

Phase 1 Environmental Site Assessment and Limited Site Investigation

GEM Group, Inc.
Michael Erving, Junior Geologist
Jen Moser, P.G., Environmental Professional

Water Quality Management Plan

ATC Design Group
Jim Turpin, P.E.

Traffic

Ganddini Group, Inc.
Bryan Crawford, Senior Transportation Planner
Giancarlo Ganddini, TE, PTP, Founding Principal

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