



COTTAGES AT MISSION TRAIL

INITIAL STUDY/MND ADDENDUM
SCH No. 2008011082

Lead Agency:

City of Lake Elsinore
Justin Kirk, Principal Planner
130 S. Main Street
Lake Elsinore CA 92530

Project Sponsor:

Civic Partners – Elsinore, LLC
7777 Center Avenue, Suite 230
Huntington Beach CA 92647

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1 INTRODUCTION

1.1 SUMMARY OF CONCLUSIONS

This document states the basis for the City of Lake Elsinore's determination that the Cottages at Mission Trail affordable residential project proposed by Civic Partners – Elsinore, LLC falls within the scope of the previously approved Initial Study/Mitigated Negative Declaration (MND) for The Colony project (SCH #2008011082) and that no supplemental or subsequent MND may be required pursuant to Section 21166 of the Public Resources Code. While the project differs in some minor respects from the project description in the Colony Project Initial Study/MND, those changes will not result in any new or substantially more severe impacts than those that have already been analyzed. Further, no new or substantially more severe impacts will result from any changes in circumstances surrounding the proposed project ("modified project," as further described herein), and there is no new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the Colony Project Initial Study/MND was adopted by the City, that would affect the analysis of the potential significant impact, or mitigation measures that were analyzed in the Colony Project Initial Study/MND. Therefore, as explained in greater detail below, no subsequent or supplemental Initial Study/MND is required because all potential effects of the modified project have been analyzed in the Colony Project Initial Study/MND and this Addendum.

1.2 PURPOSE AND SCOPE

Civic Partners – Elsinore, LLC seeks City approval to construct and operate the "modified project," consisting of 143 residential units on 19.43 acres in the City of Lake Elsinore, Riverside County, California. This environmental checklist provides the basis for an Addendum to the previously approved Colony Project Initial Study/MND and serves as the environmental review of the proposed modified project, as required pursuant to the provisions of the California Environmental Quality Act (CEQA) and Public Resources Code Section 21000 et seq., the State CEQA Guidelines. This Addendum augments the analysis in the Initial Study/MND as provided in CEQA Guidelines Section 15164 and provides the basis for the City's determination that no supplemental or subsequent Initial Study/MND is required to evaluate the project. Environmental analysis and mitigation measures and Project Design Features from the Colony Project Initial Study/MND have been incorporated into this Addendum and modified as necessary to address the site-specific conditions of the project.

Pursuant to the provisions of CEQA and the State CEQA Guidelines, the City of Lake Elsinore is the Lead Agency, charged with the responsibility of deciding whether or not to approve the proposed modified project. As part of the decision-making process, the City is required to review and consider the potential environmental effects that could result from construction and operation of the modified project. The analysis in this document discusses the adequacy of the approved Colony Project Initial Study/MND related to the approval of the modified project.

1.3 ENVIRONMENTAL PROCEDURES

Pursuant to CEQA and the State CEQA Guidelines, the City's review of the proposed environmental checklist and Addendum will determine if approval of the discretionary actions requested and

subsequent development could have a significant impact on the environment or cause a change in the conclusions of the Colony Project Initial Study/MND, and disclose any change in circumstances or new information of substantial importance that would substantially change the conclusions of the Colony Project Initial Study/MND. This environmental checklist and Addendum will provide the City of Lake Elsinore with information to document potential impacts of the proposed modified project.

Pursuant to Section 21166 of CEQA and Section 15162 of the State CEQA Guidelines, when an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR or MND shall be prepared for the project unless the lead agency determines, on the basis of substantial evidence, that one or more of the following conditions are met:

- 1) Substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- 2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- 3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous MND was adopted shows any of the following:
 - a) The project will have one or more significant effects not discussed in the previous EIR or MND.
 - b) Significant effects previously examined will be substantially more severe than identified in the previous EIR or MND.
 - c) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponent declines to adopt the mitigation measures or alternatives.
 - d) Mitigation measures or alternatives that are considerably different from those analyzed in the previous EIR or MND would substantially reduce one or more significant effects on the environment, but the project proponent declines to adopt the mitigation measures or alternatives.

Section 15164 of the State CEQA Guidelines states that an Addendum to an EIR or MND shall be prepared if some changes or additions are necessary, but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR/MND have occurred.

This Addendum reviews the changes proposed by the modified project and any changes to the existing conditions that have occurred since the Colony Project Initial Study/MND was adopted. It also reviews any new information of substantial importance that was not known and could not have been known with exercise of reasonable diligence at the time that the Colony Project Initial Study/MND was adopted. It further examines whether, as a result of any changes or any new information, a subsequent MND may be required. This examination includes an analysis of the provisions of Section 21166 of CEQA and Section 15162 of the State CEQA Guidelines and their

applicability to the proposed modified project. This Addendum relies on use of the attached Environmental Analysis, which addresses environmental checklist issues on a section-by-section basis.

An Environmental Checklist is included in Sections 4 and 5. The Environmental Checklist is marked with the findings of the Community Development Director as to the environmental effects of the proposed modified project in comparison with the findings of the Colony Project Initial Study/MND approved in 2008. The Checklist has been prepared pursuant to Section 15168(c)(4) which states that “[w]here the subsequent activities involve site specific operations, the agency should use a written checklist or similar device to document the evaluation of the site and the activity to determine whether the environmental effects of the operation were covered in the” Colony Project Initial Study/MND.

On the basis of the findings of the Colony Project Initial Study/MND and the provisions of the State CEQA Guidelines, the City of Lake Elsinore, as the Lead Agency, determined that, as documented in this Addendum to the previously approved Colony Project Initial Study/MND, no supplemental or subsequent MND is required to review the modified project application.

1.4 PREVIOUS ENVIRONMENTAL DOCUMENTATION

As explained above, on June 25, 2008, the City Council of the City of Lake Elsinore approved the Colony Project Initial Study/MND and its Mitigation Monitoring and Reporting Program (MMRP) to reduce the potential environmental effects associated with implementation of the Colony project to a less than significant level. The Colony Project Initial Study/MND identified five environmental impact areas for which mitigation would reduce potential environmental impacts to a less than significant level (air quality, biological resources, cultural resources, noise, and transportation and traffic). The modified project will implement applicable mitigation measures included in the Colony Project Initial Study/MND. In addition, the Colony project included various Project Design Features (PDFs) that were included in the project to reduce potential impacts, which would also be implemented with the modified project.

This Addendum incorporates by reference the Colony Project Initial Study/MND and the technical documents that relate to the proposed modified project or provide additional information concerning the environmental setting of the proposed project. The information disclosed in this Addendum is based on the following technical studies and/or planning documents:

- City of Lake Elsinore General Plan
- City of Lake Elsinore Municipal Code
- Colony Project Initial Study/MND and adopted resolutions
- Technical studies, personal communications, and web sites listed in Section IV, *References and Organizations Consulted* of the Colony Project Initial Study/MND

The documents are available for review at the Community Development Department, located at 130 South Main Street, Lake Elsinore, Calif. 92530.

2 ENVIRONMENTAL SETTING

2.1 PROJECT LOCATION

The project site is located in the City of Lake Elsinore, which is in the southwestern portion of Riverside County. Figure 2-1, *Regional Map*, shows the project in its regional context. The project site is located west of Interstate 15 (I-15) and south of Highway 74 (Hwy 74) within the central portion of the 3,000-acre East Lake Specific Plan area. Regional access to the project site is provided via I-15 at Railroad Canyon Road and Bundy Canyon Road interchanges. Specifically, the site is located north of Corydon Road, east of Grand Avenue, west of Mission Trail, and south of Stoneham Street. Figure 2-2, *Local Vicinity Map*, shows the modified project in its local context.

The project site is also identified as being within the southeast corner of Section 16, Township 5 South, Range 4 West of the U.S. Geological Survey (USGS) 7.5-minute Lake Elsinore, California topographic quadrangle map. The project site consists of 23 parcels that includes Assessor's Parcel Numbers (APNs) 365-030-004 through -007, -016 through -023, and -027 through -037.

2.2 EXISTING LAND USES

The 19.43-acre project site is a vacant and undeveloped rectangular parcel measuring approximately 650 feet wide by 1,250 feet long. The existing topography within the project boundary is relatively flat with a mild slope descending to the southwest corner of the boundary from an elevation of approximately 1,270 to an elevation of 1,250.7 at the southwestern project boundary.

The site has a General Plan Land Use designation of East Lake Specific Plan (PA 51, 95) and is zoned a combination of Residential-2 and Residential-3.

2.3 SURROUNDING LAND USES

Surrounding land uses include undeveloped land to the north and south. The Lake Elsinore Motorsports Park is located approximately 260 feet to the southwest of the site; however, it is planned to be relocated to approximately 4,000 feet southwest of the project site. Mission Trail (a four-lane arterial roadway) is located to the east; and the existing uses across from Mission Trail include commercial and single-family residential uses.

The currently vacant lands that surround the project site are proposed for development. The areas to the north are proposed for medium density residential; lands to the west are proposed for high density residential; and lands to the south of the project site are proposed for low-medium density residential.

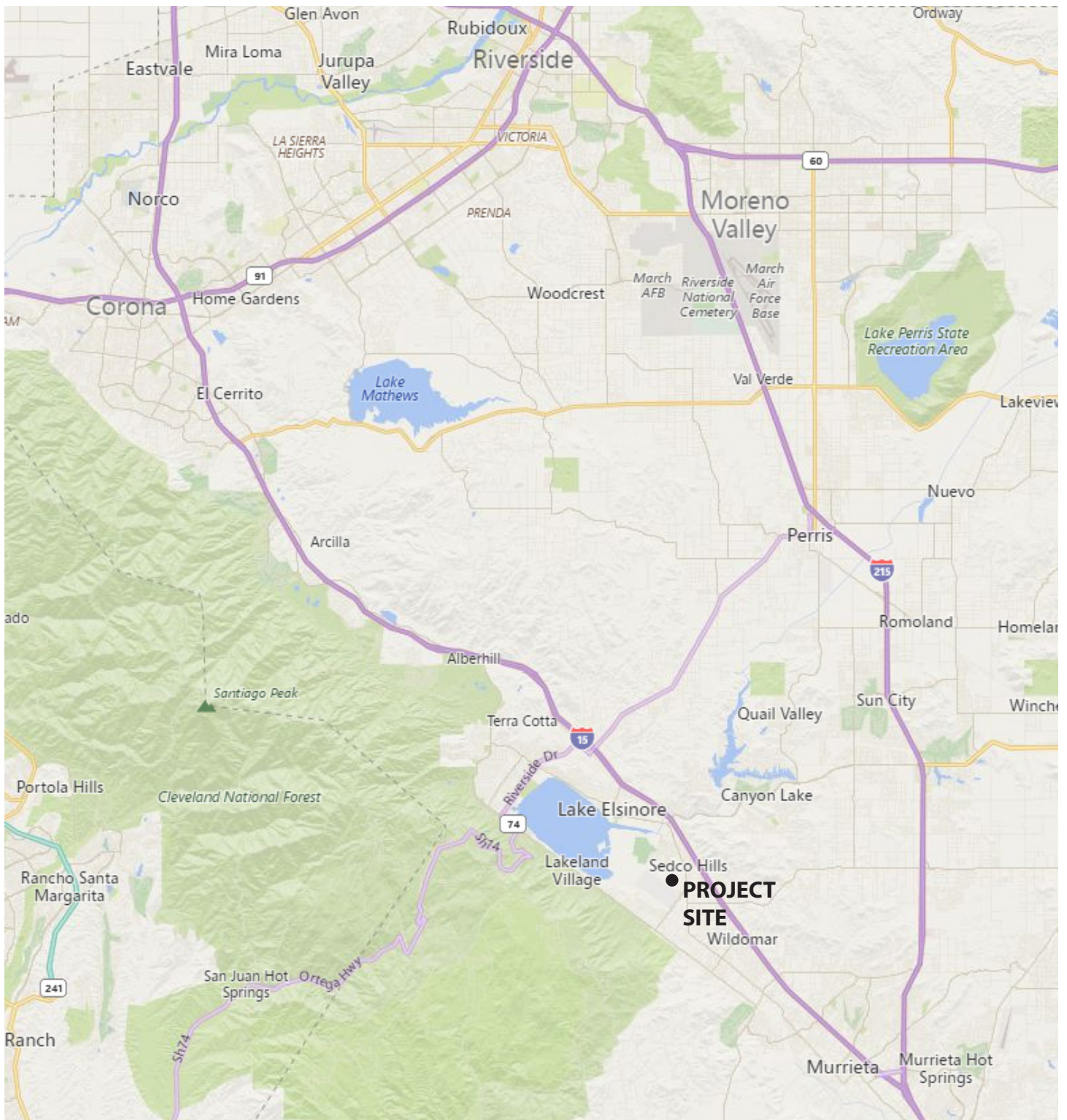




FIGURE 2-2
Local Vicinity Map

3 MODIFIED PROJECT DESCRIPTION

3.1 PROPOSED LAND USE & SITE LAYOUT

The modified project includes construction and operation of 143 for-rent affordable residential units in detached and attached duplex structures. The residential buildings would be two-stories, would provide either two or three bedrooms, and range from approximately 750 to 1,250 square feet in size.

As shown in Figures 3-1, *Site Plan*, and 3-2, *Conceptual Landscape Plan*, the project also includes an approximately 55,000-square-foot (or 1.26-acre) park/recreation area in the center of the site that would include a 2,200-square foot recreation building, children's tot lot, open lawn, picnic area, and meandering walkways. Additionally, the project includes a 6.97-acre open space/detention basin area in the western portion of the project site, which would include a 1,312-foot circular path made of decomposed granite for walking/running.

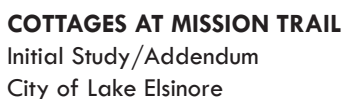
Table 1, *Project Development Summary*, provides a breakdown of the proposed uses. The site plan shows the conceptual arrangement of buildings and parking areas, the size and location of the pedestrian spaces and landscaping, and how the features relate to one another.

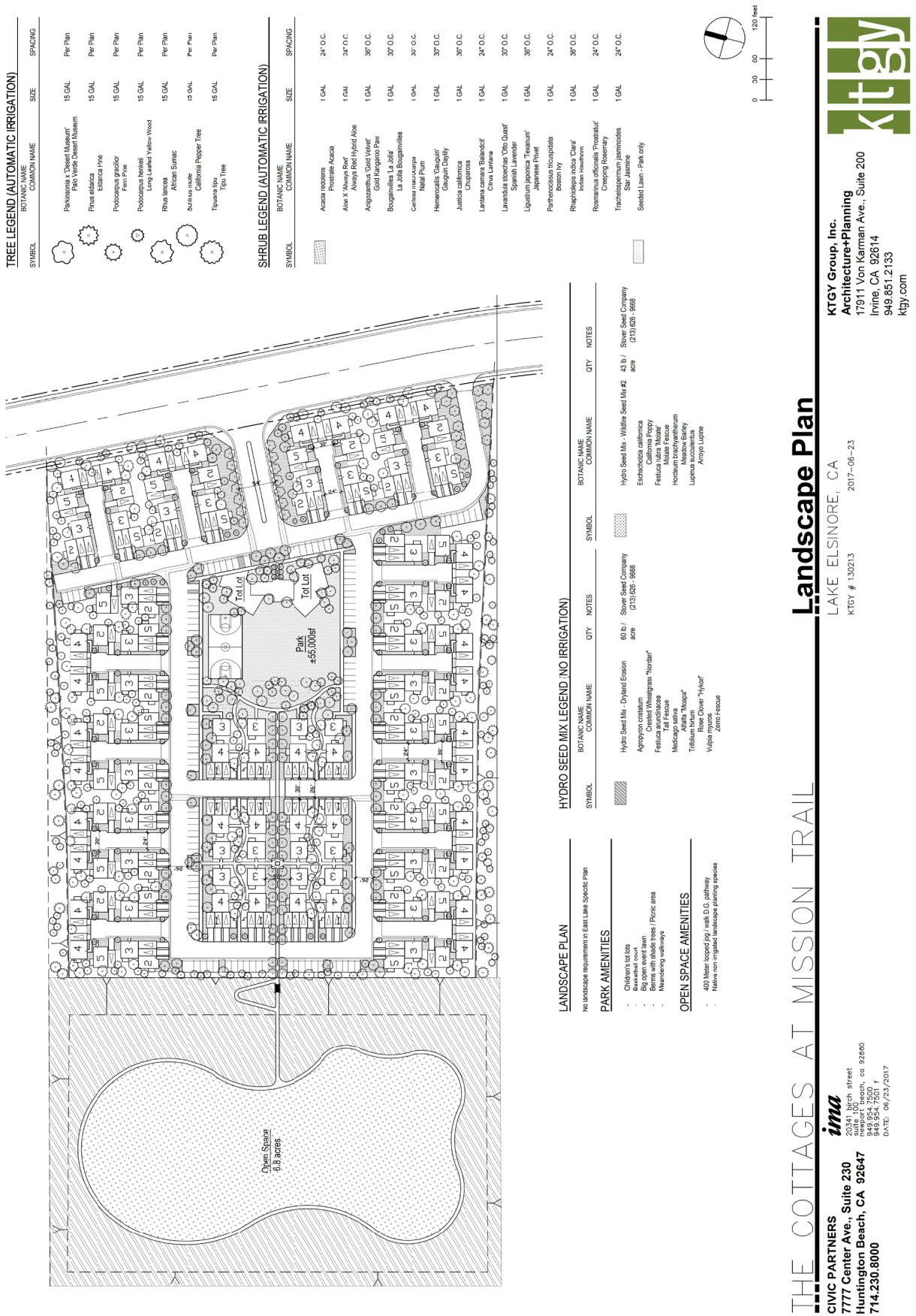
Table 1: Project Development Summary

Site Summary	Units
Gross Site Area	19.43 acres
Residential Development Area	11.20 acres
Park Area	1.26 acres
Open Space Area	6.97 acres
Dwelling Units	143 units
Residential Density	7.4 units per acre
Unit Summary	Number and Percentage of Units
2-Bedroom Units	39 = 27%
3-Bedroom Units	104 = 73%
Total Residential Units	143 = 100%
Park Recreation Building	2,200 square feet
Parking Spaces	Number of Spaces
Garage Spaces	143
Driveway Spaces	87
Open Spaces	103
Total Parking Spaces	333

Access to the project site would be provided by one full-access driveway from Mission Trail and one right-in/right-out access only driveway. An onsite circulation system, with 333 parking spaces provided near the residences throughout the site. The project would install sidewalks along Mission Trail and selected internal streets within the project site. In addition, the project would install (or accommodate for future installation, at the City's discretion) a Class II bicycle lane along Mission Trail.

The proposed residential area would be bound by a 6-foot high masonry block wall on the north, south, and east sides of the project site. The western boundary between the residential area and the open space area would be bound by a 6-foot high tubular steel fence.





The drainage system proposed for the project includes two drainage areas (one in the northern portion of the site and one in the southern portion of the site) that would each contain a storm drain line that would convey runoff to the proposed 6.97-acre open space/detention basin that would be located on the western portion of the project site.

Landscaping proposed for the project includes a variety of 15-gallon trees, including: Palo Verde Desert Museum (*Parkinsonia*), Eldarica Pine (*Pinus eldarica*), Fern Pine (*Podocarpus gracilior*), Long-Leafed Yellow Wood (*Podocarpus henkeii*), African Sumac (*Rhus lancea*), California Pepper Tree (*Schinus molle*), and Tipu tree (*Tipuana tipu*). In addition, the landscaping proposes a large variety of 1-gallon shrubs and grass ground covers.

3.2 PHASING AND CONSTRUCTION

The total construction period is expected to be approximately 24 months. The phasing of project construction is shown in Table 2.

Table 2: Modified Project Construction Activities

Activity	Number of Days
Grading	75 days
Building Construction	370 days
Architectural Coatings	40 days
Paving	40 days

4 Comparison with Prior Approval

The previously approved project for the site included development and operation of 211 attached senior condominiums and a community recreation facility on the 12.20-acres in the eastern portion of the site. The residential buildings were proposed to be four complexes of condominiums with an average density of 11.1 dwelling units per acre (du/ac). The 211 dwelling units were designed to range from 992 to 1,527 square feet. The total building square footage for the project was 271,193. The community recreation park was to include a putting green and a community pool. In addition, the western 7.2-acre portion of the project site was an open space area with a storm water detention basin.

Two access points on Mission Trail were provided. The northerly driveway was the main access, and was designed to be a gate-controlled right-in/right-out access with a deceleration lane. The southerly driveway was an emergency access and also a project exit.

Construction of the approved project was similar to that of the modified project, and the grading was to take place over a two-month period, with approximately 211,000 cubic yards (cy) of cut and 211,000 cy of fill. Therefore, no import or export of material was anticipated.

As shown on Table 3, the modified project would develop 68 fewer dwelling units that would be developed in less dense residential structures. In addition, the modified project would develop a smaller area of the project site (0.95 acre less) than the approved project.

Table 3: Project Comparison Summary

Site Summary	Approved Project	Proposed Modified Project	Change
Gross Site Area	19.43 acres	19.43 acres	No change
Residential Development Area	12.20 acres	11.25 acres	0.95 acre less developed area
Open Space Area	7.20 acres	6.97 acres	0.23 acre less west side open space
Dwelling Units	211 attached condominium units	143 detached and duplex units	68 fewer dwelling units
Residential Density	11.10 units per acre	7.4 units per acre	3.7 fewer dwelling units per acre

4.1 PROJECT DESIGN FEATURES AND APPLICABLE REGULATORY REQUIREMENTS

Project Design Features were included in the adopted project to reduce potential impacts that could occur from the project. These features would also be included in the modified project, and are listed in Table 4.

Table 4: Project Design Features

Aesthetics
Lighting and Glare. All lighting is required to comply with the City of Lake Elsinore lighting ordinance (Municipal Code Section 17.112.040 Lighting) including the siting and direction of light fixtures. All outdoor lighting fixtures in excess of 60 watts shall be oriented and shielded to reduce glare or direct illumination onto adjacent properties or streets. Lighting in accordance with the Mount Palomar Observatory lighting standards is required. Individual lighting for residential structures for front porch and side garage entrances shall be restricted to small wall mounted fixtures that use low wattage (60 watts or less) incandescent or equivalent lighting.
Air Quality
Construction. As a condition of project approval, the project shall adhere to South Coast Air Quality Management District (SCAQMD) Rules; 401(Visible Emissions); 403 (Fugitive Dust Control); 1113 (Architectural Coatings); 431.2 (Low Sulfur Fuel); and 1186/1186.1 (Street Sweepers) during construction-related activities. Contractors shall utilize existing power sources (e.g. power poles) or clean-fuel generators rather than temporary generators where feasible.
Operation. All residential buildings shall be equipped with ENERGY STAR qualified appliances, where applicable, and shall exceed California Title 24 Energy Efficiency standards for water heating and space heating and cooling to the extent feasible. Energy efficient lighting, which exceeds the California Title 24 Energy Efficiency Standards, shall be installed to satisfy interior lighting requirements within all buildings to the extent feasible. Shade producing trees shall be planted at the project site to the extent feasible. Residential buildings shall incorporate fans to assist natural ventilation, centralized water and space conditioning systems, high efficiency individual heating and cooling units, and automatic setback thermostats to the extent feasible.
Biological Resources
The project shall comply with the requirements of the City of Lake Elsinore Palm Tree Preservation Ordinance. The project shall pay appropriate Multiple Species Habitat Conservation fees, including Stephen's Kangaroo Rat fees.
Cultural Resources
If human remains are encountered during project grading, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County

Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a reasonable timeframe. Subsequently, the Native American Heritage Commission shall identify the “most likely descendant.” The most likely descendant shall then make recommendations, and engage in consultations concerning the treatment of the remains as provided in Public Resources Code 5097.98.

Geology and Soils

Construction. All earthwork and grading at the project site shall be performed in accordance with all applicable building code requirements, the California Occupational Safety and Health Administration (Cal/OSHA), and the Grading Code of the City of Lake Elsinore (Section 17.10.070 of the Zoning Code).

Ground Shaking. The project shall implement recommendations outlined in the Geotechnical Evaluation for the proposed project in accordance with the California Building Code requirements for resistance to seismic shaking.

Erosion. During construction, soil erosion shall be controlled and reduced to a less than significant impact through the implementation of a project-specific Erosion Control Plan and a Storm Water Pollution Prevention Plan (SWPPP) in accordance with the current California State Water Resources Control Board Order and NPDES General Permit. The SWPPP shall comply with Best Available Technology (BAT) and Best Conventional Pollutant Control Technology to reduce or eliminate soil erosion from areas of construction activity.

Hazards and Hazardous Materials

The project would comply with existing federal and state standards in place for the handling, storage and transport of hazardous materials.

Hydrology and Water Quality

Hydrology. The project shall implement a project-specific Erosion Control Plan and a Storm Water Pollution Prevention Plan (SWPPP) in accordance with the current California State Water Resources Control Board Order and NPDES General Permit. The SWPPP shall comply with Best Available Technology (BAT) and Best Conventional Pollutant Control Technology (BCT) to reduce or eliminate soil erosion from areas of construction activity.

The project shall obtain a Conditional Letter of Map Revisions (CLOMR) from the Federal Emergency Management Agency (FEMA) for both the Lake and Sedco Hills Creek floodplains prior to any grading, building or map recordation. The CLOMR shall show that all proposed structures will be eligible for removal from the existing Flood-Zone A to a Zone X. The project developer shall be bonded until all structures are officially removed from the Flood-Zone A designation by FEMA.

The project shall obtain a FEMA Letter of Map Report (LOMR) prior to final inspection showing that all structures have been officially removed from the Flood-Zone A and placed into a Zone X.

Water Quality. In accordance with Santa Ana Regional Drainage Area Management Plan (SAR-DAMP) and NPDES requirements, an applicant for a project encompassing more than five acres is required to develop and implement a SWPPP. Regulations [December 1999 Phase II Rule] expanded the NPDES program to include sites that disturb land equal to or greater than one acre and less than five acres. In addition, the City shall ensure that construction activity is in compliance with the State's General Permit for Construction Activities administered by the California RWQCB, located in Riverside (Santa Ana, Region 8). One condition of this permit is the development and implementation of a site-specific SWPPP that identifies BMPs to reduce/eliminate erosion and sedimentation associated with construction.

The objective of the SWPPP is to identify and control storm water discharges due to construction activity and to identify and implement BMPs to reduce pollutants in storm water, both before and after construction. Discharges associated with construction activity are covered under one statewide General Permit. Coverage under the General Permit requires submittal of a Notice of Intent (NOI) to the SWRCB prior to construction, and development and implementation of a defensible SWPPP prior to disturbing a site and for the duration of construction. All construction period non-storm and storm water BMPs shall adhere to the California Stormwater Quality Association Stormwater Best Management Handbook for Construction.

The State's General Permit for Construction Activities regulates construction-related activities, and requires that pollutant discharges into receiving waters be minimized and/or eliminated. This permit also requires that management measures be incorporated into new development to ensure that once construction is completed, the residential land use does not contribute substantially to water quality problems in water bodies that receive storm water and non-storm water runoff from the projects. The proposed project would address post-construction (operational) water quality impacts on a parcel by parcel basis, through construction of underground bio-treatment facilities. These facilities would filter the storm water and convey it into the proposed project's storm drain system before leaving the property. The design features for each parcel's water quality facility shall be outlined in the required Water Quality Management Plan (WQMP) for the proposed project.

The project will be required to comply with all County regulations as they relate to groundwater monitoring, including the provision of additional monitoring wells which would permit the Riverside County Waste Management District (RCWMD) and SARWCQB to fully evaluate potential groundwater impacts. To facilitate monitoring, a buffer zone (greenbelt or roadway) will be planned along the eastern border of the project site such that monitoring well locations would not be located within residential lot property lines. RCWMD will also be required to notify the adjoining landowners of any potential impacts.
Noise City of Lake Elsinore Noise Ordinance. The City of Lake Elsinore standards for stationary source noise impacts does not permit operation of any tools or equipment used in construction, drilling, repair, alteration, or demolition work between the weekday hours of 7:00 p.m. and 7:00 a.m. The project shall adhere to the Lake Elsinore Noise Ordinance governing construction hours.
Public Services Fire. During construction and operation of the proposed project, compliance with all applicable fire code and ordinance requirements would be required and conditioned to the proposed project. The project would comply with the California fire and building codes, and Riverside Fire Department requirements and standards for construction, access, water mains, fire flow, and fire hydrants. In addition, all new development projects are required to contribute to the City's applicable Community Facilities District (CFD) for law enforcement, fire, and paramedic services. Police. The project shall contribute to the City's CFD for law enforcement, fire, and paramedic services. Schools. The project shall pay applicable development fees levied by Lake Elsinore Unified School District (LEUSD) pursuant to the School Facilities Act (Senate Bill [SB] 50, Stats. 1998, c.407) to offset impacts on school facilities resulting from new development. Libraries. The project shall participate in the Riverside County Uniform Mitigation Fee program that collects fees on new residential housing developments to support future facility development and library material purchases.
Utilities and Service Systems Water. Water lines and connections would be installed in accordance with the requirements and specifications of the City and Elsinore Valley Municipal Water District (EVMWD). The project shall incorporate drought-tolerant plants into the landscaping palette and use water-efficient irrigation techniques. The project shall install U.S. Environmental Protection Agency Certified WaterSense labeled or equivalent faucets and high-efficiency toilets and water-conserving shower heads in residences to the extent feasible. Wastewater. Sewer-related infrastructure will be installed in accordance with the requirements and specifications of the City, EVMWD, Riverside County Department of Health, and the Regional Water Quality Control Board (RWQCB). Solid Waste. The proposed project would comply with all applicable federal, state, and local statutes and regulation related to solid waste, including the County's Source Reduction and Recycling Element (SRRE) and Household Hazardous Waste Element (HHWE). Gas. Gas-related infrastructure and necessary extensions would be installed in accordance with the requirements and specifications of the City and the California Public Utilities Commission under existing roads and rights-of-way.

4.2 DISCRETIONARY ACTION REQUESTED

The modified project would require a number of local and state permits and approvals from various agencies with jurisdiction over the project. These include, but may not be limited to the permits and approvals described below.

City of Lake Elsinore

- Approval of Residential Design Review

- Approval of Addendum to The Colony Project MND

Other Public Agencies

- Regional Water Quality Control Board
- U.S. Army Corps of Engineers
- Riverside County Flood Control District and Water Conservation District
- California Department of Fish and Wildlife

5 ENVIRONMENTAL CHECKLIST

5.1 BACKGROUND

Date: September 5, 2017
Project Title: Cottages at Mission Trail
Lead Agency: City of Lake Elsinore 130 South Main Street Lake Elsinore, Calif. 92530
Lead Agency Contact: Justin Kirk, Principal Planner (951) 674-3124 x284
Project Location: 19.43-acre site on the west side of Mission Trail at Olive Street, Lake Elsinore
Project Sponsor's Name and Address: Civic Partners – Elsinore, LLC c/o Jeff Pomeroy 7777 Center Avenue, Suite 230 Huntington Beach, Calif. 92647
General Plan and Zoning Designation: General Plan: East Lake Specific Plan (PA 51, 95) Zoning: Residential-2 and Residential-3
Project Description: The modified project includes the development of 143 for-rent (including 142 affordable) residential units in detached and attached duplex structures. A more detailed description of the modified project is provided in Section 3, <i>Modified Project Description</i> .
Surrounding Land Uses and Setting: Surrounding land uses include undeveloped land to the north and south, an off-road motocross track to the west, and Mission Trail to the east. The existing uses across from Mission Trail include commercial and single-family residential uses.
Other Public Agencies Whose Approval is Required: Ministerial permits are required from the Santa Ana Regional Water Quality Control Board for National Pollutant Discharge Elimination System compliance, U.S. Army Corps of Engineers, Riverside County Flood Control District and Water Conservation District, and California Department of Fish and Wildlife.

5.2 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The subject areas checked below were determined to be new significant environmental effects or to be previously identified effects that have a substantial increase in severity either due to a change

in project, change in circumstances or new information of substantial importance, as indicated by the checklist and discussion on the following pages.

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

5.3 DETERMINATION:

On the basis of this initial evaluation

- ☐ No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous approved ND or MND or certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, the previously adopted ND or MND or previously certified EIR adequately discusses the potential impacts of the project without modification.
- ☒ No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous approved ND or MND or certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, the previously adopted ND, MND or previously certified EIR adequately discusses the potential impacts of the project; however, minor changes require the preparation of an ADDENDUM.

- ☐ Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous ND, MND or EIR due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). However, all new potentially significant environmental effects or substantial increases in the severity of previously identified significant effects are clearly reduced to below a level of significance through the incorporation of mitigation measures agreed to by the project applicant. Therefore, a SUBSEQUENT MND is required.
- ☐ Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous environmental document due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). However, only minor changes or additions or changes would be necessary to make the previous EIR adequate for the project in the changed situation. Therefore, a SUPPLEMENTAL EIR is required.
- ☐ Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous environmental document due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3) such as one or more significant effects not discussed in the previous EIR. Therefore, a SUBSEQUENT EIR is required.

Signature

Date

Printed Name and Title

City of Lake Elsinore

5.4 EVALUATION OF ENVIRONMENTAL IMPACTS

This section is intended to provide evidence to substantiate the conclusions set forth in the Environmental Checklist. The section briefly summarizes conclusions in the Colony Project Initial Study/MND, and discusses the consistency of the Cottages at Mission Trail modified project with the findings contained in the Colony Project Initial Study/MND. Mitigation measures referenced are from the Mitigation Monitoring & Reporting Program adopted as part of the Colony Project Initial Study/MND.

In Section 4 and 5, the Environmental Checklist identifies the environmental effects of the modified project in comparison with the development contemplated in the approved Colony Project Initial Study/MND. This comparative analysis has been undertaken, pursuant to the provisions of the CEQA, to provide the factual basis for determining whether any changes in the project, any changes in the circumstances, or any new information requires additional environmental review or preparation of a subsequent or supplemental MND. Some changes and additions to the Colony Project Initial Study/MND are required for the modified project, but such changes and additions do not involve new significant environmental impacts, a substantial increase in severity of significant impacts previously identified, substantial changes to the circumstances under which the modified project is undertaken involving such new impacts or such a substantial increase in the severity of significant impacts, or new information of substantial importance as meant by CEQA Guidelines Section 15162. As such this Addendum is the appropriate means to document these textual changes. The basis for the findings listed in the Environmental Checklist are explained in Section 6, *Environmental Analysis*.

5.4.1 Terminology Used in the Checklist

For each question listed in the Environmental Checklist, a determination of the level of significance of the impact is provided. Impacts are categorized in the following categories:

Substantial Change in Project or Circumstances Resulting in New Significant Effects. A Subsequent MND is required when 1) substantial project changes are proposed or substantial changes to the circumstances under which the project is undertaken, and 2) those changes result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects, and 3) project changes require major revisions of the MND.¹

New Information Showing Greater Significant Effects than Previous MND. A Subsequent MND is required if new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the MND was adopted, shows 1) the project will have one or more significant effects not discussed in the MND; or 2) significant effects previously examined will be substantially more severe than shown in the MND.²

New Information Identifying New Mitigation or Alternative to Reduce Significant Effect is Declined. A Subsequent MND is required if new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the MND was adopted shows 1) mitigation measures or alternatives previously found not to be feasible would in fact be feasible (or new mitigation measures or alternatives are considerably different) and would substantially reduce one or more significant effects of the project, but the project

¹ CEQA Guidelines. California Code of Regulations (CCR), Title 14, Division 6, Chapter 3, § 15162, as amended.

² CEQA Guidelines. § 15162.

proponents decline to adopt the mitigation measure or alternative.³

With regard to the foregoing three categories, a Supplement to an MND can be prepared if the criterion for a Subsequent MND is met, and only minor additions or changes would be necessary to make the MND adequately apply to the modified project.⁴

Minor Technical Changes or Additions. An Addendum to the MND is required if only minor technical changes or additions are necessary and none of the criteria for a subsequent MND is met.⁵

No Impact. A designation of *no impact* is given when the modified project would have no changes in the environment as compared to the original project analyzed in the MND.

³ CEQA Guidelines. § 15162.

⁴ CEQA Guidelines. § 15163.

⁵ CEQA Guidelines. § 15164.

6 ENVIRONMENTAL ANALYSIS

This section provides evidence to substantiate the conclusions in the environmental checklist. The section will briefly summarize the conclusions of the Colony Project Initial Study/MND, and then discuss whether or not the impacts that could result from the modified project are consistent with the findings contained in the Colony Project Initial Study/MND, or if further analysis is required in a subsequent MND. Mitigation measures referenced herein are from the Colony Project Initial Study/MND.

6.1 AESTHETICS	Subsequent or Supplemental EIR			Addendum to EIR	
Would the project:	Substantial Change in Project or Circumstances Resulting in New Significant Effects	New Information Showing Greater Significant Effects than Previous EIR	New Information Identifying New Mitigation or Alternative to Reduce Significant Effect is Declined	Minor Technical Changes or Additions	No New Impact/No Impact
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway	☐	☐	☐	☐	☒
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☐	☐	☒
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☐	☐	☒

a) Have a substantial adverse effect on a scenic vista?

Summary of Impacts Identified in the Colony Project Initial Study/MND

The Colony Project Initial Study/MND identified that there are no known scenic vistas within or adjacent to the East Lake Specific Plan area; and determined that the Colony project would not result in any changes that would affect scenic vistas. This impact was considered less than significant. In addition, it was identified that all development within the East Lake Specific Plan area would not have a substantial adverse effect on a scenic vista.

Impacts Associated with the Modified Project

No New Impact. The modified project proposes two-story residential structures that are consistent with the residential requirements within the East Lake Specific Plan area. Similar to the approved project, the modified project would develop residential units on the project site; however, the proposed project would limit building heights to two stories, and would reduce the number and density of the residential units on the project site, and would develop a smaller portion of the project

site (a 11.25-acre proposed development area versus a 12.20-acre approved development area). Due to the reduction in development on the project site, views of, from, or around the project site would be reduced in comparison to the approved 211-unit condominium development.

The modified project would not result in an adverse effect on a scenic vista and no mitigation would be required. The modified project is consistent with the impacts identified in the Colony Project Initial Study/MND and the level of impact (less than significant impact) remains unchanged from that cited in the Colony Project Initial Study/MND. The modified project would result in similar visual changes to those previously analyzed.

b) Substantially damage scenic resources, including, trees, rock outcroppings, and historic buildings within a state scenic highway?

Summary of Impacts Identified in the Colony Project Initial Study/MND

The Colony Project Initial Study/MND identified no designated scenic highways in the project vicinity; I-15, located 0.5 mile east of the site, is identified as being eligible for scenic designation. The Colony Project Initial Study/MND also found no rock outcroppings or historic buildings on the site. The Colony Project Initial Study/MND determined that development of the project site would not result any blocking of views of natural features along the eligible scenic highway segment. The impact was considered less than significant.

Impacts Associated with the Modified Project

No New Impact. The modified project proposes residential development that would be less dense than the approved development. Instead of providing larger structures that would provide numerous residential units, the modified project would provide one or two-unit residential structures throughout a smaller portion of the project site (a 11.25-acre development area versus a 12.20-acre development area). Like the approved project, the modified project would continue to provide onsite recreation and a large area of open space. There are no new project features that would increase impacts related to scenic resources within a state scenic highway from those reviewed in the Colony Project Initial Study/MND.

No new or substantially greater impacts would occur with implementation of the modified project when compared to those identified in the Colony Project Initial Study/MND. The level of impact (less than significant impact) remains unchanged from that identified in the Colony Project Initial Study/MND.

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

Summary of Impacts Identified in the Colony Project Initial Study/MND

The Colony Project Initial Study/MND determined that the project was consistent with the design standards outlined in the adopted East Lake Specific Plan and it would blend with future development adjacent to the parcels within the East Lake Specific Plan. The Initial Study/MND also determined that adherence to the Specific Plan design criteria would assure potential visual impacts associated with the development of the project are less than significant.

Impacts Associated with the Modified Project

As described previously in Response 6.1.a, the modified project would limit building heights to two stories, and would reduce the number and density of the residential units on the project site, and would develop a smaller portion of the project site in comparison to the approved project. Because the approved project would develop four large residential buildings, the scale, bulk, and size of the modified project would be reduced in comparison to the approved 211-unit condominium development. In addition, the scale of the modified project would be consistent with the proposed low-medium density residential located south of the project site. Therefore, impacts related to character of the currently undeveloped project site would not increase from the modified project.

No new or substantially greater impacts would occur with implementation of the modified project when compared to those identified in the Colony Project Initial Study/MND. The modified project is consistent with the impacts identified in Colony Project Initial Study/MND and the level of impact (less than significant impact) remains unchanged from that identified in the Colony Project Initial Study/MND.

d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?**Summary of Impacts Identified in the Colony Project Initial Study/MND**

The Colony Project Initial Study/MND concluded that the implementation of the project would increase lighting in the area by replacing undeveloped land with residential land uses. However, the implementation of Municipal Code requirements, particularly related to orientation and shielding of light fixtures to reduce glare and avoid direct illumination, was considered adequate to reduce lighting impacts to a less than significant level. In addition, the project would not include architectural treatments or finishes that would be glare-inducing.

Impacts Associated with the Modified Project

As described previously in Response 6.1.a, the modified project would result in a reduced scale of development than analyzed in the Colony Project Initial Study/MND. There are no new architectural elements or other design features that would significantly increase lighting or glare levels beyond those that were previously expected on the site. The modified project's lighting plan includes LED fixtures that are appropriately shielded and directed to avoid unnecessary or excessive off-site lighting. Standards to minimize lighting and glare impacts, including compliance with Municipal Code Section 17.112.040 Lighting, are incorporated into the Project Design Features.

No new or substantially greater impacts would occur with implementation of the modified project when compared to those identified in the Colony Project Initial Study/MND. The modified project is consistent with the impacts identified in Colony Project Initial Study/MND and the level of impact (less than significant impact) remains unchanged from that identified in the Colony Project Initial Study/MND.

Conclusion

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental MND or other environmental

document to evaluate project impacts or mitigation measures exist regarding aesthetics. There have not been 1) changes to the project that require major revisions of the previous Colony Project Initial Study/MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the project is undertaken that require major revisions of the previous Colony Project Initial Study/MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the Colony Project Initial Study/MND was approved.

Project Design Feature

The following Project Design Feature (as revised) included in the Colony Project Initial Study/MND is applicable to the modified project:

- **Lighting and Glare.** All lighting is required to comply with the City of Lake Elsinore lighting ordinance including the siting and direction of light fixtures. All outdoor lighting fixtures in excess of 60 watts shall be oriented and shielded to reduce glare or direct illumination onto adjacent properties or streets. Lighting in accordance with the Mount Palomar Observatory lighting standards is required. Individual lighting for residential structures for front porch and side garage entrances shall be restricted to small wall mounted fixtures that use low wattage (60 watts or less) incandescent or equivalent lighting.

Mitigation/Monitoring Required

No new impacts nor substantially more severe aesthetic impacts would result from the adoption and implementation of the modified project; therefore, no new or revised mitigation measures are required for aesthetics and visual quality. No refinements related to the modified project are necessary to the Colony Project Initial Study/MND mitigation measures and no new mitigation measures are required.

6.2 AGRICULTURE AND FOREST RESOURCES	Subsequent or Supplemental EIR	Addendum to EIR
In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and the forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:	Substantial Change in Project or Circumstances Resulting in New Significant Effects	New Information Showing Greater Significant Effects than Previous EIR New Information Identifying New Mitigation or Alternative to Reduce Significant Effect is Declined Minor Technical Changes or Additions No New Impact/No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

d) Result in the loss of forest land or conversion of forest land to non-forest use?

- e) **Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?**

Summary of Impacts Identified in the Colony Project Initial Study/MND

The Colony Project Initial Study/MND determined that the site is not mapped as Important Farmland, does not have any Williamson Act contracts, or zoned for agricultural uses. The site also contains no forest land or zoning for forests or timberland. No impacts related to agricultural resources, farmland, or timberland were identified.

Impacts Associated with the Modified Project

No New Impact. The modified project is located on the same site analyzed in the Colony Project Initial Study/MND. No new agricultural activity has been initiated on the site since the Initial Study/MND was adopted. The site continues to lack any agricultural resources, including mapped Farmland, Williamson Act contracts, or agricultural zoning. In addition, the site has no forest land, is not zoned forest land or timberland, and there are no nearby forest land properties that would have the potential to be converted to non-forest use as a result of the project. There is no impact to agriculture or forest resources resulting from the modified project.

Conclusion

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental MND or other environmental document to evaluate modified project impacts or mitigation measures exist regarding agriculture and forest resources. There have not been 1) changes to the project that require major revisions of the previous Colony Project Initial Study/MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the project is undertaken that require major revisions of the previous Colony Project Initial Study/MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the Colony Project Initial Study/MND was adopted.

Project Design Features

The Colony Project Initial Study/MND did not include any Project Design Features applicable to agriculture and forest resources.

Mitigation/Monitoring Required

No new impacts nor substantially more severe agriculture and forest resources impacts would result from the adoption and implementation of the modified project; therefore, no new or revised mitigation measures are required for agriculture and forest resources. No refinements related to the modified project are necessary to the Colony Project Initial Study/MND mitigation measures and no new mitigation measures are required.

6.3 AIR QUALITY	Subsequent or Supplemental EIR			Addendum to EIR	
Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:	Substantial Change in Project or Circumstances Resulting in New Significant Effects	New Information Showing Greater Significant Effects than Previous EIR	New Information Identifying New Mitigation or Alternative to Reduce Significant Effect is Declined	Minor Technical Changes or Additions	No New Impact/No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☐	☒
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☐	☐	☒
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☐	☐	☒
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☐	☐	☒
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☐	☒

The analysis below contains information from the Cottages at Mission Trail Air Quality Impact Analysis, prepared by Urban Crossroads and dated August 31, 2017 (see Appendix A).

a) Conflict with or obstruct implementation of the applicable air quality plan?

Impacts Identified in the Colony Project Initial Study/MND

The Colony Project Initial Study/MND concluded that development of the project site for residential density of 11.1 units per acre is consistent with the land use and zoning regulations for the site and the South Coast Air Quality Management District's (SCAQMD) Air Quality Management Plan (AQMP). The impact associated with a conflict of the applicable air quality plan was found to be less than significant.

Impacts Associated with the Modified Project

No New Impact. The modified project proposes the same land uses; however, at a lower intensity of development than previously analyzed in the Colony Project Initial Study/MND. The modified project would result in development of 68 fewer residential units on the project site, and a reduced density of 7.4 dwelling units per acre. This reduced level of development on the project site would also be consistent with the SCAQMD AQMP. In addition, the modified project would not result in exceedance of any air quality emissions thresholds (as described in the response below). Thus, the modified project would be consistent with the AQMP, and the level of impact (less than significant impact) remains unchanged from that identified in the Colony Project Initial Study/MND.

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

Summary of Impacts Identified in the Colony Project Initial Study/MND

The Colony Project Initial Study/MND concluded that construction and operational-related emissions would be below SCAQMD thresholds. Therefore, the project would have a less than significant impact related to violation of an air quality standard or substantially contributing to an existing or proposed air quality violation. Additionally, the project would not contribute substantially to an existing or projected air quality violation. Therefore, the approved project would result in a less than significant impact related to air quality emissions.

Impacts Associated with the Modified Project

No New Impact. The modified project includes construction and operation of 68 fewer residences than the approved project, and would also result in a less than significant impact related to an air quality violation, as detailed below.

The SCAQMD Rules that are applicable to construction activity includes the following, which have been assumed in the air quality emissions modeling: Rule 1113 (Architectural Coatings), Rule 431.2 (Low Sulfur Fuel), Rule 403 (Fugitive Dust), and Rule 1186 / 1186.1 (Street Sweepers). The estimated maximum daily construction emissions are summarized in Table AQ-1. As shown, emissions generated from construction of the modified project would not exceed the applicable SCAQMD thresholds for any criteria pollutants.

Table AQ-1: Construction Emissions Summary

Year	Emissions (pounds per day)					
	VOC	NOx	CO	SOx	PM ₁₀	PM _{2.5}
2017	6.63	80.47	40.63	0.0739	23.77	13.32
2018	5.96	71.36	36.64	0.0738	12.86	6.44
2019	40.67	24.61	20.84	0.0382	2.06	1.49
Maximum Daily Emissions	40.67	80.47	40.63	0.0739	23.77	13.32
SCAQMD Regional Threshold	75	100	550	150	150	55
Threshold Exceeded?	No	No	No	No	No	No

Source: Cottages at Mission Trail Air Quality Impact Analysis, Urban Crossroads, 2017.

In regards to operational emissions, most would be generated by vehicular trips. Area source emissions that include use of various consumer products and onsite equipment such as heating and air conditioning units and landscape maintenance equipment would generate lesser volumes of emissions. Additionally, emissions associated with natural gas use (identified as energy) would also be generated by the proposed project. The estimated maximum daily operational emissions are summarized in Table AQ-2. As shown, emissions generated from operation of the modified project would not exceed the applicable SCAQMD thresholds for any criteria pollutants.

Table AQ-2: Operational Emissions Summary

	Emissions (pounds per day)					
	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Summer Scenario						
Area Source	43.37	3.10	84.58	0.19	10.99	10.99
Energy Source	0.16	1.34	0.57	8.56E-03	0.11	0.11
Mobile	3.13	15.67	42.21	0.14	10.45	2.90
Total Maximum Daily Emissions	46.66	20.11	127.36	0.34	21.55	14.00
SCAQMD Regional Threshold	55	55	550	150	150	55
Threshold Exceeded?	No	No	No	No	No	No
Winter Scenario						
Area Source	43.37	3.10	84.58	0.19	10.99	10.99
Energy Source	0.16	1.34	0.57	8.56E-03	0.11	0.11
Mobile	2.99	16.06	39.56	0.13	10.45	2.90
Total Maximum Daily Emissions	46.52	20.50	124.71	0.33	21.55	14.00
SCAQMD Regional Threshold	55	55	550	150	150	55
Threshold Exceeded?	No	No	No	No	No	No

Source: Cottages at Mission Trail Air Quality Impact Analysis, Urban Crossroads, 2017.

Because emissions from the modified project would not exceed construction or operational thresholds, no new impact would occur and the modified project would not require any changes to the findings of the Colony Project Initial Study/MND related to air pollutant emissions. The modified project would have the same level of impact (less than significant) as that identified in the Colony Project Initial Study/MND.

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

Summary of Impacts Identified in the Colony Project Initial Study/MND

The Colony Project Initial Study/MND concluded that the approved project would not contribute to an incremental cumulative related to air quality conditions because the estimated emissions would be lower than the regional SCAQMD thresholds of significance. Thus, implementation of the approved project would result in less than significant cumulative impacts to air quality.

Impacts Associated with the Modified Project

No New Impact. As described in Response 6.3b), the modified project includes 68 fewer residences than the approved project, and emissions from the modified project would not exceed construction or operational thresholds. Thus, the modified project would not result in a cumulatively considerable net increase of any criteria pollutant, and would therefore not contribute to cumulative air quality impacts beyond the prior analysis. The modified project is consistent with the impacts identified in the Colony Project Initial Study/MND related to cumulative air pollutant emissions. The modified project would have the same level of impact (less than significant) as that identified in the Colony Project Initial Study/MND.

- d) **Expose sensitive receptors to substantial pollutant concentrations?**

Summary of Impacts Identified in the Colony Project Initial Study/MND

The Colony Project Initial Study/MND concluded that construction activities associated would result in exceedances of localized significance thresholds (LSTs) for particulate matter (PM₁₀). In addition, it was determined that implementation of mitigation that would implement SCAQMD required dust suppression activities would reduce emissions below the threshold, and reduce this impact to below a level of significance.

Impacts Associated with the Modified Project

No New Impact. The project proposes the same type of onsite grading and construction activities that would generate local emissions; thus, emissions have been evaluated against Localized Significance Thresholds (LSTs) for the Lake Elsinore Source Receptor Area (SRA 25). LSTs apply to carbon monoxide (CO), nitrogen dioxide (NO₂), particulate matter ≤ 10 microns (PM₁₀), and particulate matter ≤ 2.5 microns (PM_{2.5}). As shown in Table AQ-3, Localized construction emissions would not exceed the applicable SCAQMD LSTs, and impacts would be less than significant. The level of impact related to LSTs from the modified project would be similar to that generated from the Colony Project Initial Study/MND.

Table AQ-3: Construction Localized Emissions Summary

On-Site Grading Emissions	Emissions (pounds per day)			
	NO _x	CO	PM ₁₀	PM _{2.5}
Maximum Daily Emissions	80.37	39.60	7.12	4.50
SCAQMD Localized Threshold	266	1,961	11	7
Threshold Exceeded?	No	No	No	No

Source: Cottages at Mission Trail Air Quality Impact Analysis, Urban Crossroads, 2017.

e) Create objectionable odors affecting a substantial number of people?**Summary of Impacts Identified in the Colony Project Initial Study/MND**

The Colony Project Initial Study/MND concluded that the residential uses do not typically create objectionable odors. Any objectionable odors from the project would occur during construction activities that involve architectural coating (painting) and asphalt-paving, as well as diesel exhaust during construction of the project, which would be short-term in nature and would not affect a substantial number of people. The impact associated with the generation of objectionable odors was found to be less than significant.

Impacts Associated with the Modified Project

No New Impact. The modified project also includes residential uses, and does not contain land uses typically associated with emitting objectionable odors, and the construction and operational characteristics of the modified project are consistent with those analyzed in the Colony Project Initial Study/MND. No new or substantially greater impacts would occur with implementation of the modified project when compared to those identified in the Colony Project Initial Study/MND, and the level of impact (less than significant impact) remains unchanged from that identified in the Colony Project Initial Study/MND.

Conclusion

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate modified project impacts or mitigation measures exist regarding air quality. There have not been 1) changes to the project that require major revisions of the previous Colony Project Initial Study/MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the project is undertaken that require major revisions of the previous Colony Project Initial Study/MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the Colony Project Initial Study/MND was adopted.

Project Design Features

The following Project Design Features included in the Colony Project Initial Study/MND are applicable to the modified project:

Construction

- As a condition of project approval, the project shall adhere to South Coast Air Quality Management District (SCAQMD) Rules; 401 (Visible Emissions); 403 (Fugitive Dust Control); 1113 Architectural Coatings); 431.2 (Low Sulfur Fuel); and 1186/1186.1 (Street Sweepers) during construction-related activities.
- Contractors shall utilize existing power sources (e.g. power poles) or clean-fuel generators rather than temporary generators where feasible.

Operation

- All residential buildings shall be equipped with ENERGY STAR qualified appliances, where applicable, and shall exceed California Title 24 Energy Efficiency standards for water heating and space heating and cooling to the extent feasible.
- Energy efficient lighting, which exceeds the California Title 24 Energy Efficiency Standards, shall be installed to satisfy interior lighting requirements within all buildings to the extent feasible.
- Shade producing trees shall be planted at the project site to the extent feasible.
- Residential buildings shall incorporate fans to assist natural ventilation, centralized water and space conditioning systems, high efficiency individual heating and cooling units, and automatic setback thermostats to the extent feasible.

Mitigation/Monitoring Required

No new impacts nor substantially more severe air quality impacts would result from the adoption and implementation of the modified project; therefore, no new or revised mitigation measures are required for air quality. No refinements related to the modified project are necessary to the Colony Project Initial Study/MND mitigation measures and no new mitigation measures are required.

6.4 BIOLOGICAL RESOURCES	Subsequent or Supplemental EIR			Addendum to EIR	
Would the project:	Substantial Change in Project or Circumstances Resulting in New Significant Effects	New Information Showing Greater Significant Effects than Previous EIR	New Information Identifying New Mitigation or Alternative to Reduce Significant Effect is Declined	Minor Technical Changes or Additions	No New Impact/No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☐	☒
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	☐	☐	☐	☐	☒
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☐	☒
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☐	☒
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☐	☒
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☐	☒
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 Wildlife or U.S. Fish and Wildlife Service?					
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?					
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act through direct removal, filling, hydrological interruption, or other means?					

Summary of Impacts Identified in the Colony Project Initial Study/MND

The Colony Project Initial Study/MND identified sensitive vegetation communities within the project site to include ruderal, disturbed, disturbed/ruderal, eucalyptus stand, eucalyptus stand/disturbed, non-native grassland/ruderal, tamarisk stand/non-native grassland, and tamarisk stand/mule fat scrub. Potential sensitive plant species in the project area included the following, which are covered and mitigated through implementation of the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP): San Jacinto Valley crowscale, Davidson's saltscale, smooth tarplant, Coulter's goldfields, Wright's trichocoronis, and prostrate navarretia. However, the Colony Project Initial Study/MND determined that potential for a large population of any of these species to occur on-site is low due to the lack of identification onsite, the disturbed nature of the project site, and dominance of ornamental and non-native plant species. Therefore, the Initial Study/MND determined that potential impacts to special status plant species was less than significant.

Various sensitive wildlife species were identified to have the potential to exist based on California Natural Diversity Database (CNDDDB) listings and field survey data for the Colony Project Initial Study/MND. It was determined that the site has the potential to support burrowing owls. Therefore, Mitigation Measure BI-1 was included in the Colony Project Initial Study/MND to ensure that the potential impacts to burrowing owl would be reduced to a less than significant level.

The other species with the potential to exist included: Cooper's hawk, sharp-shinned hawk, northwestern San Diego pocket mouse, and northern red-diamond rattlesnake. Potential impacts to these species were fully mitigated through payment of mandatory Multiple Species Habitat Conservation Plan (MSHCP) fees. In addition, the Colony Project Initial Study/MND included Mitigation Measure BI-2 to ensure that potential impacts to Cooper's hawk and sharp-shinned hawk would be less than significant.

In addition, the project site supports 3.3 acres of tamarisk stand/non-native grassland and 0.8 acre of tamarisk stand/mule fat scrub. However, due to the disturbed nature of the project site, the vegetation supporting tamarisk stand/non-native grassland and tamarisk scrub/mule fat scrub is not considered suitable riparian habitat for plant and wildlife species protected under the MSHCP. Nonetheless, the Colony Project Initial Study/MND included Mitigation Measure BI-3, which requires the creation of 4.1-acres of habitat on the project site to ensure that potential impacts to riparian/riverine habitat would be less than significant. Furthermore, the project site does not contain wetlands as identified by Section 404 of the Clean Water Act, and no wetlands, as defined by Army Corps of Engineers, would be impacted by development of the project site.

Impacts Associated with the Modified Project

No New Impact. The modified project is located on the same site and would have the same extent of impacts as analyzed in the Colony Project Initial Study/MND. The amount of land converted to developed uses as a result of the modified project would be similar to that of the approved project. As a result, there would be no increase in the degree of impacts to sensitive plant or wildlife species, vegetation, or natural communities or to jurisdictional wetlands or drainages. In addition, implementation of the Project Design Features that would require payment of the MSHCP fees would reduce indirect impacts to biological resources, and like the approved project Mitigation Measure BI-1 would reduce potential impacts to burrowing owl and Mitigation Measure BI-2 would reduce potential impacts to sensitive avian species.

No new or substantially greater impacts would occur with implementation of the modified project when compared to those identified in the Colony Project Initial Study/MND. The modified project is consistent with the impacts identified in Colony Project Initial Study/MND and the level of impact (less than significant with mitigation incorporated) remains unchanged from that identified in the Colony Project Initial Study/MND.

Applicable Mitigation Measures Adopted by the Colony Project Initial Study/MND

Mitigation Measure BI-1: Burrowing Owl. Due to the presence of suitable habitat onsite for the western burrowing owl, a qualified biologist shall conduct pre-construction focused species surveys within 30-days prior to any ground-disturbing activities at the project site where suitable habitat is present. If burrowing owls are determined to occupy the project site during pre-construction surveys, CDFW shall be consulted and a passive relocation program shall be undertaken to relocate owls to an area outside the impact zone. The relocation shall be conducted following accepted protocols and would occur outside of the breeding season for the burrowing owl. Existing burrows shall be destroyed once they are vacated.

Mitigation Measure BI-2: Nesting Birds and Raptors. To avoid impacts to nesting raptors, the removal of potential nesting vegetation (i.e., trees, shrubs, ground cover, etc.) supporting raptors should be avoided during the nesting season, recognized from February 15 through August 31. If vegetation removal must occur during the nesting season, a qualified biologist shall conduct a migratory nesting bird survey to ensure that vegetation removal would not impact any active nests. Surveys must be conducted no more than three days prior to vegetation removal. If active nests are identified during nesting bird surveys, then the vegetation used for nesting shall be avoided until the nesting event has completed and the juveniles can survive independently from the nest. The biologist shall flag the occupied vegetation and would establish an adequate buffer (e.g., construction fencing) around the occupied vegetation. The size of the buffer would be based on the type bird nesting (i.e., raptors shall be afforded larger buffers). Clearing/grading shall not occur within the buffer until the nesting event has completed.

Mitigation Measure BI-3: CDFW Jurisdiction. Impacts to 3.3 acres of tamarisk stand/non-native grassland and 0.8 acres of tamarisk stand/mule fat scrub shall be mitigated at a 1:1 ratio. This shall be accomplished by planting 4.1 acres of native riparian species within the proposed flood storage area on the project site prior to the first certificate of occupancy.

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?

Summary of Impacts Identified in the Colony Project Initial Study/MND

The Colony Project Initial Study/MND describes that the project site has the potential to support nesting bird and raptor species due to the presence of trees, shrubs, and ground cover. Nesting activity typically occurs from mid-February to mid-August. Disturbing or destroying active nests is a violation of the Migratory Bird Treaty Act (MBTA). In addition, nests and eggs are protected under Fish and Game Code Section 3503. Therefore, Mitigation Measure BI-2 was included to require preconstruction nesting bird surveys, which would reduce potential impacts to a less than significant level.

Impacts Associated with the Modified Project

No New Impact. The modified project is located on the same site and would have the same extent of potential impacts to wildlife movement and nursery sites as analyzed in the Colony Project Initial Study/MND. Compliance with Mitigation Measure BI-2 would reduce any impacts related to nesting birds to below a level of significance.

No new or substantially greater impacts would occur with implementation of the modified project when compared to those identified in the Colony Project Initial Study/MND. The modified project is consistent with the impacts identified in Colony Project Initial Study/MND and the level of impact (less than significant with mitigation incorporated) remains unchanged from that identified in the Colony Project Initial Study/MND.

Applicable Mitigation Measures Adopted by the Colony Project Initial Study/MND

Mitigation Measure BI-2: Nesting Birds and Raptors. Listed previously.

e) Conflict with any local policies or ordinances protecting biological resources?**Summary of Impacts Identified in the Colony Project Initial Study/MND**

The only local policy or ordinance to protect biological resources of local concern in the City of Lake Elsinore is the Palm Tree Preservation Ordinance, No. 1044. The Colony Project Initial Study/MND determined that eight Mexican fan palms on the project site are protected by this ordinance, and the removal of protected palm trees would be conducted in accordance with Ordinance No. 1044, and that adherence to the ordinance would reduce potential impacts to a less than significant level.

Impacts Associated with the Modified Project

No New Impact. The modified project would not affect any biological resources protected by local ordinance. The modified project would implement the requirements of Ordinance No. 1044, and would not increase impacts related to the removal of protected palm trees beyond that which has already been analyzed.

No new or substantially greater impacts would occur with implementation of the modified project when compared to those identified in the Colony Project Initial Study/MND. The modified project is consistent with the impacts identified in Colony Project Initial Study/MND and the level of impact (less than significant) remains unchanged from that identified in the Colony Project Initial Study/MND.

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?**Summary of Impacts Identified in the Colony Project Initial Study/MND**

The applicable Habitat Conservation Plans for the Colony Project Initial Study/MND is the MSHCP. The Colony Project Initial Study/MND determined that the project is consistent with the MSHCP and that it would not conflict with the MCHCP.

Impacts Associated with the Modified Project

No New Impact. The modified project would develop a smaller portion of the project site and would provide fewer residential units than the approved project, there is no potential for the modified project to conflict with the provisions of the MSHCP.

No new or substantially greater impacts would occur with implementation of the modified project when compared to those identified in the Colony Project Initial Study/MND. The modified project is consistent with the impacts identified in Colony Project Initial Study/MND and the level of impact (no impact) remains unchanged from that identified in the Colony Project Initial Study/MND.

Conclusion

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental MND or other environmental document to evaluate modified project impacts or mitigation measures exist regarding biological resources. There have not been 1) changes to the project that require major revisions of the previous Colony Project Initial Study/MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the project is undertaken that require major revisions of the previous Colony Project Initial Study/MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the Colony Project Initial Study/MND was approved.

Project Design Features

The following Project Design Features included in the Colony Project Initial Study/MND are applicable to the modified project:

- The project shall comply with the requirements of the City of Lake Elsinore Palm Tree Preservation Ordinance.
- The project shall pay appropriate Multiple Species Habitat Conservation fees, including Stephen's Kangaroo Rat fees.

Mitigation/Monitoring Required

No new impacts nor substantially more severe biological resources impacts would result from the adoption and implementation of the modified project; therefore, no new or revised mitigation measures are required for biological resources. No refinements related to the modified project are necessary to the Colony Project Initial Study/MND mitigation measures and no new mitigation measures are required.

6.5 CULTURAL RESOURCES	Subsequent or Supplemental EIR			Addendum to EIR	
Would the project:	Substantial Change in Project or Circumstances Resulting in New Significant Effects	New Information Showing Greater Significant Effects than Previous EIR	New Information Identifying New Mitigation or Alternative to Reduce Significant Effect is Declined	Minor Technical Changes or Additions	No New Impact/No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	☐	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☐	☐	☐	☒
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☐	☒
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☐	☐	☒
e) Disturb a tribal cultural resource?	☐	☐	☐	☐	☒

The analysis below is based on the Phase I Cultural Resources Assessment: Cottages at Mission Trail Project (2017 Cultural Report), prepared by Material Culture Consulting and dated July 18, 2017 (see Appendix B).

- a) **Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?**
- b) **Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?**
- c) **Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?**
- d) **Disturb any human remains, including those interred outside of formal cemeteries?**

Summary of Impacts Identified in the Colony Project Initial Study/MND

The Colony Project Initial Study/MND included a Cultural Resources Survey (2006 Cultural Report) prepared by Harris Archaeological Consultants, dated August 27, 2006. Based on this study, the Colony Project Initial Study/MND concluded that ground disturbance during development of the project site could result in significant impacts to archaeological resources. No significant impacts related to historical resources, paleontological resources, and human remains were identified. The implementation of Mitigation Measures CR-1 through CR-4 was determined to reduce potential impacts to cultural resources to below a level of significance.

Impacts Associated with the Modified Project

No New Impact. The modified project is located on the same site and would have a similar extent of impacts as analyzed in the Colony Project Initial Study/MND. The construction process of the modified project is consistent with that of the approved project. The 2017 Cultural Report identifies no new records or other information indicating a change in circumstances or the availability of new information of substantial importance related to cultural resources. The 2017 Cultural Report, like the 2006 Cultural Report, does not recommend any mitigation measures; nonetheless, mitigation measures CR-1 through CR-4 are incorporated into the project.

Thus, the modified project does not have the potential to increase impacts to cultural resources beyond those that were analyzed in the Colony Project Initial Study/MND. The modified project would result in less than significant impacts with mitigation incorporated, as identified in the Colony Project Initial Study/MND.

Applicable Mitigation Measures Adopted by the Colony Project Initial Study/MND

Mitigation Measure CR-1: At least 30 days prior to seeking a grading permit, the project applicant shall contact the appropriate Tribe¹ to provide notification of grading, excavation and the monitoring program, and to coordinate with the City of Lake Elsinore and the Tribe to develop a Cultural Resources Treatment and Monitoring Agreement. The Agreement shall address the treatment of known cultural resources, the designation, responsibilities, and participation of Native American Tribal monitors during grading, excavation and ground disturbing activities; project grading and development scheduling; terms of compensation; and treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on the site.

¹*It is anticipated that the Pechanga Tribe will be the “appropriate” Tribe due to its prior and extensive coordination with the City and due to its demonstrated cultural affiliation with the project area.*

Mitigation Measure CR-2: Prior to issuance of any grading permit, the project archaeologist shall file a pre-grading report with the City to document the proposed methodology for grading activity observation. Said methodology shall include the requirement for a qualified archaeological monitor to be present and to have the authority to stop and redirect grading activities. In accordance with the agreement required in Mitigation Measure CR-1, the archaeological monitor's authority to stop and redirect grading would be exercised in consultation with the appropriate Tribe in order to evaluate the significance of any archaeological resources discovered on the property. Tribal monitors shall be allowed to monitor all grading, excavation and groundbreaking activities, and shall also have the authority to stop and redirect grading activities in consultation with the project archaeologist.

Mitigation Measure CR-3: If unexpected discoveries of subsurface archaeological resources are discovered during grading, the developer, the project archaeologist, and the appropriate Tribe shall assess the significance of such resources and shall meet and confer regarding the mitigation for such resources. If the Developer and the Tribe cannot agree on the significance or the mitigation for such resources, these issues would be presented to the Community Development Director (CDD) for decision. The CDD shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological resources and shall take into account the religious beliefs, customs, and practices of the appropriate Tribe. Notwithstanding any other rights available under the law, the decision of the CDD shall be appealable to the City of Lake Elsinore.

Mitigation Measure CR-4: The landowner shall relinquish ownership of all cultural resources,

including sacred items, burial goods and all archaeological artifacts that are found on the project area to the appropriate Tribe for proper treatment and disposition.

Conclusion

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental MND or other environmental document to evaluate project impacts or mitigation measures exist regarding cultural resources. There have not been 1) changes to the project that require major revisions of the previous Colony Project Initial Study/MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the project is undertaken that require major revisions of the previous Colony Project Initial Study/MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the Colony Project Initial Study/MND was adopted.

Project Design Features

The following Project Design Feature included in the Colony Project Initial Study/MND is applicable to the modified project:

- **Human Remains.** If human remains are encountered during project grading, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a reasonable timeframe. Subsequently, the Native American Heritage Commission shall identify the “most likely descendant.” The most likely descendant shall then make recommendations, and engage in consultations concerning the treatment of the remains as provided in Public Resources Code 5097.98.

Mitigation/Monitoring Required

No new impacts nor substantially more severe cultural resources impacts would result from the adoption and implementation of the modified project; therefore, no new or revised mitigation measures are required for cultural resources. No refinements related to the modified project are necessary to the Colony Project Initial Study/MND mitigation measures and no new mitigation measures are required.

6.6 GEOLOGY AND SOILS	Subsequent or Supplemental EIR			Addendum to EIR	
Would the project:	Substantial Change in Project or Circumstances Resulting in New Significant Effects	New Information Showing Greater Significant Effects than Previous EIR	New Information Identifying New Mitigation or Alternative to Reduce Significant Effect is Declined	Minor Technical Changes or Additions	No New Impact/No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	☐	☐	☐	☐	☒
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42?	☐	☐	☐	☐	☒
ii) Strong seismic ground shaking?	☐	☐	☐	☐	☒
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☐	☐	☒
iv) Landslides?	☐	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☐	☒
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☐	☐	☒
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☐	☐	☒
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☐	☒

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

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

ii. Strong seismic ground shaking?

Summary of Impacts Identified in the Colony Project Initial Study/MND

The Colony Project Initial Study/MND determined that no active faults are known to traverse the project site and vicinity. The closest known zoned active fault is the Elsinore fault zone (Glen Ivy segment), which is located approximately 1.25 miles southwest of the project site. The site, like

virtually all of Southern California, is susceptible to strong seismic ground shaking; these impacts were found to be less than significant following implementation of standard construction requirements in the California Building Code (CBC), including compliance with the recommendations of a Geotechnical Investigation completed for the project.

Impacts Associated with the Modified Project

No New Impact. The modified project includes construction of a smaller scale, residential development, which is similar to that analyzed in the Colony Project Initial Study/MND. The seismic risks related to development of the project site are the same under either the approved project or the modified project. The construction process of the modified project is consistent with that of the approved project, and would comply with the CBC, as incorporated into the Project Design Features.

No new or substantially greater impacts would occur with implementation of the modified project when compared to those identified in the Colony Project Initial Study/MND. The modified project is consistent with the impacts identified in Colony Project Initial Study/MND and the level of impact (less than significant impact) remains unchanged from that identified in the Colony Project Initial Study/MND.

iii. Seismic-related ground failure, including liquefaction?

Summary of Impacts Identified in the Colony Project Initial Study/MND

The Colony Project Initial Study/MND determined the project site had a low potential for liquefaction. The Colony Project Initial Study/MND concluded that appropriate building foundations and/or improvement of the soils in compliance with the recommendations of the Geotechnical Investigation would be adequate to reduce impacts to below a level of significance.

Impacts Associated with the Modified Project

No New Impact. The modified project includes residential development on the same project site, which has a low potential for liquefaction. In addition, the modified project would be required to comply with the CBC regulations, as implemented by the City, and comply with the recommendations of a Geotechnical Investigation.

No new or substantially greater impacts would occur with implementation of the modified project when compared to those identified in the Colony Project Initial Study/MND. The modified project is consistent with the impacts identified in Colony Project Initial Study/MND and the level of impact (less than significant impact) remains unchanged from that identified in the Colony Project Initial Study/MND.

iv. Landslides?

Summary of Impacts Identified in the Colony Project Initial Study/MND

The Colony Project Initial Study/MND found that landslides are unlikely due to the relatively flat topography of the project site and surrounding area, and concluded that the site is therefore at low risk of landslides; the impact was determined to be less than significant.

Impacts Associated with the Modified Project

No New Impact. The modified project includes residential development on the same site with relatively flat topography, where hazards of landslides are unlikely.

No new or substantially greater impacts would occur with implementation of the modified project when compared to those identified in the Colony Project Initial Study/MND. The modified project is consistent with the impacts identified in Colony Project Initial Study/MND and the level of impact (less than significant impact) remains unchanged from that identified in the Colony Project Initial Study/MND.

b) Result in soil erosion or the loss of topsoil?**Summary of Impacts Identified in the Colony Project Initial Study/MND**

The Colony Project Initial Study/MND found that erosion would be reduced to below a level of significance through the implementation of standard requirements, including preparation of a Stormwater Pollution Prevention Plan (SWPPP) with an Erosion Control Plan, in compliance with National Pollutant Discharge Elimination System requirements. The SWPPP would contain Best Available Technology (BAT) and Best Conventional Pollutant Control Technology (BCT) to reduce or eliminate soil erosion from areas of construction activity.

Impacts Associated with the Modified Project

No New Impact. The modified project proposes residential development of the project site that would utilize the same construction methods as the previously-analyzed project, and would be required to comply with the same regulations that would limit the potential of erosion. Adherence to the BATs and BCTs in the SWPPP, as required by the Project Description Features would reduce, prevent, or minimize soil erosion from project-related grading and construction activities. After project completion, the project site would be developed pursuant to the City approved Water Quality Management Plan (WQMP) with residential uses, paved parking areas, and landscape improvements, and would not contain exposed soil. Upon project completion, the potential for soil erosion or the loss of topsoil would be expected to be extremely low.

No new or substantially greater impacts would occur with implementation of the modified project when compared to those identified in the Colony Project Initial Study/MND. The modified project is consistent with the impacts identified in Colony Project Initial Study/MND and the level of impact (less than significant impact) remains unchanged from that identified in the Colony Project Initial Study/MND.

- c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or offsite landslide, lateral spreading, subsidence, liquefaction or collapse?**
- d) Be located on expansive soil, as defined in in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?**

Summary of Impacts Identified in the Colony Project Initial Study/MND

The Colony Project Initial Study/MND established that the soils on the project site have a low potential for expansion, and is subject to compliance with CBC standards and the recommendations of the Geotechnical Investigation, which would further reduce potential impacts related to expansive

soils. The Colony Project Initial Study/MND determined that implementation of the modified project would result in less than significant impacts related to expansive soils.

Impacts Associated with the Modified Project

No New Impact. The modified project proposes residential development of the project site that would utilize the same construction methods as the previously-analyzed project, and would be required to comply with the same regulations that would limit the potential of impacts related to expansive soils.

No new or substantially greater impacts would occur with implementation of the modified project when compared to those identified in the Colony Project Initial Study/MND. The modified project is consistent with the impacts identified in Colony Project Initial Study/MND and the level of impact (less than significant impact) remains unchanged from that identified in the Colony Project Initial Study/MND.

- e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?**

Summary of Impacts Identified in the Colony Project Initial Study/MND

The Colony Project Initial Study/MND concluded that, with a connection to local wastewater service provided by the Elsinore Valley Municipal Water District (EVMWD), there would be no impact related to the use of septic systems or alternative wastewater disposal systems.

Impacts Associated with the Modified Project

The modified project would connect to EVMWD wastewater service. No septic tanks or alternative wastewater disposal systems are proposed. No new or substantially greater impacts would occur with implementation of the modified project when compared to those identified in the Colony Project Initial Study/MND. The modified project is consistent with the impacts identified in Colony Project Initial Study/MND and the level of impact (no impact) remains unchanged from that identified in the Colony Project Initial Study/MND.

Conclusion

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental MND or other environmental document to evaluate project impacts or mitigation measures exist regarding geology and soils. There have not been 1) changes to the project that require major revisions of the previous Colony Project Initial Study/MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the project is undertaken that require major revisions of the previous Colony Project Initial Study/MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the Colony Project Initial Study/MND was adopted.

Project Design Features

The following Project Design Features included in the Colony Project Initial Study/MND are applicable to the modified project:

- All earthwork and grading at the project site shall be performed in accordance with all applicable building code requirements, the California Occupational Safety and Health Administration (Cal/OSHA), and the Grading Code of the City of Lake Elsinore (Section 17.10.070 of the Zoning Code).
- The project shall implement recommendations outlined in the Geotechnical Evaluation for the proposed project in accordance with the California Building Code requirements for resistance to seismic shaking.
- During construction, soil erosion shall be controlled and reduced to a less than significant impact through the implementation of a project-specific Erosion Control Plan and a Storm Water Pollution Prevention Plan (SWPPP) in accordance with the current California State Water Resources Control Board Order and NPDES General Permit. The SWPPP shall comply with Best Available Technology (BAT) and Best Conventional Pollutant Control Technology to reduce or eliminate soil erosion from areas of construction activity.
- Hydrology. The project shall implement a project-specific Erosion Control Plan and a Storm Water Pollution Prevention Plan (SWPPP) in accordance with the current California State Water Resources Control Board Order and NPDES General Permit. The SWPPP shall comply with Best Available Technology (BAT) and Best Conventional Pollutant Control Technology (BCT) to reduce or eliminate soil erosion from areas of construction activity.
- The project shall obtain a Conditional Letter of Map Revisions (CLOMR) from the Federal Emergency Management Agency (FEMA) for both the Lake and Sedco Hills Creek floodplains prior to any grading, building or map recordation. The CLOMR shall show that all proposed structures will be eligible for removal from the existing Flood-Zone A to a Zone X. The project developer shall be bonded until all structures are officially removed from the Flood-Zone A designation by FEMA.
- The project shall obtain a FEMA Letter of Map Report (LOMR) prior to final inspection showing that all structures have been officially removed from the Flood-Zone A and placed into a Zone X.
- Water Quality. In accordance with Santa Ana Regional Drainage Area Management Plan (SAR-DAMP) and NPDES requirements, an applicant for a project encompassing more than five acres is required to develop and implement a SWPPP. Regulations [December 1999 Phase II Rule] expanded the NPDES program to include sites that disturb land equal to or greater than one acre and less than five acres. In addition, the City shall ensure that construction activity is in compliance with the State's General Permit for Construction Activities administered by the California RWQCB, located in Riverside (Santa Ana, Region 8). One condition of this permit is the development and implementation of a site-specific SWPPP that identifies BMPs to reduce/eliminate erosion and sedimentation associated with construction.
- The objective of the SWPPP is to identify and control storm water discharges due to construction activity and to identify and implement BMPs to reduce pollutants in storm water, both before and after construction. Discharges associated with construction activity are covered under one statewide General Permit. Coverage under the General Permit requires submittal of a Notice of Intent (NOI) to the SWRCB prior to construction, and development

and implementation of a defensible SWPPP prior to disturbing a site and for the duration of construction. All construction period non-storm and storm water BMPs shall adhere to the California Stormwater Quality Association Stormwater Best Management Handbook for Construction.

- The State's General Permit for Construction Activities regulates construction-related activities, and requires that pollutant discharges into receiving waters be minimized and/or eliminated. This permit also requires that management measures be incorporated into new development to ensure that once construction is completed, the residential land use does not contribute substantially to water quality problems in water bodies that receive storm water and non-storm water runoff from the projects. The proposed project would address post-construction (operational) water quality impacts on a parcel by parcel basis, through construction of underground bio-treatment facilities. These facilities would filter the storm water and convey it into the proposed project's storm drain system before leaving the property. The design features for each parcel's water quality facility shall be outlined in the required Water Quality Management Plan (WQMP) for the proposed project.
- The project will be required to comply with all County regulations as they relate to groundwater monitoring, including the provision of additional monitoring wells which would permit the Riverside County Waste Management District (RCWMD) and SARWCQB to fully evaluate potential groundwater impacts. To facilitate monitoring, a buffer zone (greenbelt or roadway) will be planned along the eastern border of the project site such that monitoring well locations would not be located within residential lot property lines. RCWMD will also be required to notify the adjoining landowners of any potential impacts.

Mitigation/Monitoring Required

No new impacts nor substantially more severe geology and soils impacts would result from the adoption and implementation of the modified project; therefore, no new or revised mitigation measures are required for geology and soils. No refinements related to the modified project are necessary to the Colony Project Initial Study/MND mitigation measures and no new mitigation measures are required.

6.7 GREENHOUSE GAS EMISSIONS	Subsequent or Supplemental EIR			Addendum to EIR	
Would the project:	Substantial Change in Project or Circumstances Resulting in New Significant Effects	New Information Showing Greater Significant Effects than Previous EIR	New Information Identifying New Mitigation or Alternative to Reduce Significant Effect is Declined	Minor Technical Changes or Additions	No New Impact/No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☐	☐	☒
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☐	☐	☒

The analysis below is based on the Cottages at Mission Trail Greenhouse Gas Analysis, prepared by Urban Crossroads and dated August 30, 2017 (see Appendix C).

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

Summary of Impacts Identified in the Colony Project Initial Study/MND

The Colony Project Initial Study/MND was prepared in 2008, and did not quantitatively evaluate the potential of the approved project to result in impacts related to greenhouse gas emissions because the existing CEQA criteria and thresholds for analyzing greenhouse gas emissions did not exist at the time.

Impacts Associated with the Modified Project

Since approval of the Colony Project Initial Study/MND numerous state and City regulations related to greenhouse gas emissions have been implemented, including the City of Lake Elsinore Climate Action Plan (CAP). The CAP is a comprehensive plan that ensures the City reduces community-wide GHG emissions consistent with AB 32 and Executive Order S-3-05 (current state regulation). The CAP includes a "Project-Level CAP Consistency Worksheet" to determine the GHG analysis required for land use development projects. As such, project consistency with the CAP is identified in the analysis below.

No New Impact.

Construction

Similar to the approved project, the modified project construction activities would be temporary, but could contribute to greenhouse gas impacts. Construction activities would result in the emission of GHGs from equipment exhaust, construction-related vehicular activity and construction worker automobile trips. Emission levels for construction activities would vary depending on the number and type of equipment, duration of use, operation schedules, and the number of construction workers.

Construction GHG emissions are quantified and amortized per the SCAQMD methodology and divided by a 30-years, and then added to the annual operational GHG emissions.

Operation

Like the approved project, operational GHG emissions associated with the modified project would primarily result from motor vehicle trips, electricity and natural gas consumption, water transport (the energy used to pump water), and solid waste generation. GHG emissions from electricity consumed by the residences would be generated off-site by fuel combustion at the electricity provider. GHG emissions from water transport are also indirect emissions resulting from the energy required to transport water from its source.

The total estimated GHG emissions that would be generated from the approved and modified projects are shown in Table GHG-1. As shown, the estimated GHG emissions from the modified project would be 315.52 MTCO₂e less per year than the approved project.

Table GHG-1: Comparison of GHG Emissions from the Approved and Modified Projects

Emission Source	CO ₂ e Emissions (metric tons per year)
Approved Project	
Mobile Sources	2,166.14
Natural Gas	552.86
Electricity Related	473.18
Water Related	142.97
Approved Project Total Emissions	3,335.15
Modified Project	
Construction Emissions amortized over 30 years	18.56
Area	48.29
Energy	713.31
Mobile Sources	2,082.80
Waste	84.33
Water Usage	72.34
Modified Project Total Emissions	3,019.63
Net Change (Modified Project – Approved Project)	-315.52

Source: Cottages at Mission Trail Greenhouse Gas Analysis, Urban Crossroads, 2017.

Therefore, the GHG emissions resulting from implementation of the modified project would be less than what would occur from the approved project, and the modified project would not result in any new or more severe GHG related impacts than what would have been generated by the approved project. Therefore, there would be no new significant impacts as a result of development of the modified project.

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

Summary of Impacts Identified in the Colony Project Initial Study/MND

As described in the previous response, greenhouse gas impacts were not analyzed in the Colony Project Initial Study/MND.

Impacts Associated with the Modified Project

No New Impact. Since approval the adopted Colony Project Initial Study/MND, new regulations related to reducing the emissions of greenhouse gases have been adopted, including the City of Lake Elsinore CAP, which ensures that current state regulations including (AB 32 and Executive Order S-3-05) are implemented. The modified project would not conflict with the CAP, as shown in Table GHG-2.

Table GHG-2: Modified Project Consistency with City CAP

CAP Measure	Consistency
Measure T-1.2: Pedestrian Infrastructure	This measure requires the installation of sidewalks along new and reconstructed streets and sidewalks or paths to internally link all uses and provide connections to neighborhood activity centers, major destinations, and transit facilities contiguous with the project site. The project would install sidewalks along Nichols Road, El Toro Road, and all internal streets. The proposed project would implement, and not conflict with this measure.
Measure T-1.4: Bicycle Infrastructure	This measure requires new development to implement and connect to the network of Class I, II and III bikeways, trails and safety features identified in the General Plan, Bike Lane Master Plan, Trails Master Plan and Western Riverside County Non-Motorized Transportation plan. Consistent with the City's General Plan a Class II bicycle lane would be constructed by the modified project along Nichols Road. As such, the proposed project would not conflict with this measure.
Measure T-1.5: Bicycle Parking Standards	This measure requires the City to enforce short-term and long-term bicycle parking standards for new developments. This measure is implemented by the Department of Public Works and Building Department through the development review and permitting process. The modified project would be required to comply with the City's bicycle standards as part of the permitting process. As such, the modified project would not conflict with this measure.
Measure T-2.1: Designated Parking for Fuel Efficient Vehicles	This measure requires new non-residential developments to designate 10% of total parking spaces for low-emitting, fuel-efficient vehicles. This measure is implemented by the Department of Planning, Public Works and Building through development review and conditions of approval. The modified project is a residential development and would be required to comply with the City's applicable parking standards, as required through the development review and permitting process. As such, the modified project would not conflict with this measure.
Measure T-4.1: Commute Trip Reduction Program	This measure requires the City to institute a commute trip reduction program for employers with fewer than 100 employees. The proposed project is a residential development and is not subject to this measure. As such, the modified project would not conflict with this measure.
Measure E-1.1: Tree Planting Requirements	This measure requires new developments to plant at minimum one 15-gallon nondeciduous, umbrella-form tree per 30 linear feet of boundary length near buildings. This measure is implemented by the Department of Public Works and Building Department through the development review and permitting process. The modified project landscape plan complies with these requirements, which would be verified during project permitting by with the City. As such, the modified project would not conflict with this measure.

CAP Measure	Consistency
Measure E-1.2: Cool Roof Requirements	This measure requires new non-residential development to use roofing materials having solar reflectance, thermal emittance or Solar Reflectance Index consistent with CalGreen Tier 1 values. This measure is implemented by the Departments of Planning and Building through City ordinance, development review process, and the permitting process. The modified project compliance with this requirement would be verified by the City through the permitting process. As such, the modified project would not conflict with this measure.
Measure E-1.3: Energy Efficient Building Standards	This measure requires that new construction exceed the California Energy Code requirements, based on the 2008 Energy Efficiency Standards by 15% by 2020, through either the performance based or prescriptive approach described in the California Green Building Code. This measure is implemented by the Departments of Planning, Public Works, and Building through City ordinance and development review process. Compliance with this requirement would be verified by the City through the permitting process. As such, the modified project would not conflict with this measure.
Measure E-3.2: Energy Efficient Street and Traffic Signal Lights	This measure requires the City to work with Southern California Edison to replace existing high pressure sodium street lights and traffic lights with high efficiency alternatives, such as Low Emitting Diode (LED) lights; replace existing City owned traffic lights with LED lights; require any new street and traffic lights to be LED. This measure is currently being implemented by the Department of Public Works through renovation. The modified project would not conflict with this measure.
Measure E-4.1: Landscaping Ordinance	This measure requires the City to enforce the City's AB 1881 Landscaping Ordinance, which requires that landscaping be water efficient, thereby consuming less energy and reducing emissions. This measure is implemented by the Departments of Building and Planning through City ordinance and the development review process. The modified project would implement the City's landscape requirements, and the modified project would not conflict with this measure.
Measure E-4.2: Indoor Water Conservation Requirements	This measure requires that development projects reduce indoor water consumption by 30% by 2020. This measure is implemented by the Departments of Building and Planning through amendments to the Municipal Code and development review process. The modified project would comply with the City's Municipal Code and the modified project would not conflict with this measure.
Measure E-5.1: Renewable Energy Incentives	This measure facilitates the voluntary installation of small-scale renewable energy systems, such as solar photovoltaic and solar hot water systems, by connecting residents and businesses with technical and financial assistance through the City website. This measure is implemented by the Departments of Building and Planning through outreach and incentive programs. No elements of the modified project would conflict with this measure.
Measure S-1.4: Construction and Demolition Waste Diversion	This measure requires development projects to divert, recycle or salvage at least 65% of nonhazardous construction and demolition debris generated at the site by 2020 and requires all construction and demolition projects to be accompanied by a waste management plan for the project. This measure is implemented by the Departments of Planning and Building through City contracts and the development review process. The modified project would be required to comply with these requirements. As such, the modified project would not conflict with this measure.

Source: Cottages at Mission Trail Greenhouse Gas Analysis, Urban Crossroads, 2017.

The California Air Resources Board (CARB) has identified reduction measures to achieve the statewide GHG emission goals set forth by AB 32, which are set forth in the CARB Scoping Plan. Thus, projects that are consistent with the CARB Scoping Plan are also consistent with the requirements of AB 32.

As described in the previous response, like the approved project, the modified project would generate GHG emissions from a variety of sources. However, the modified project would be consistent with the applicable measures of the CARB Scoping Plan, as described in Table GHG-3.

Table GHG-3: Modified Project Consistency with Scoping Plan

Number	Scoping Plan Measure	Consistency
T-1	Pavley Motor Vehicle Standards (AB 1493)	Residents would purchase vehicles in compliance with incumbent CARB vehicle standards. The modified project would not conflict with this measure.
H-4	Limit High GWP Use in Consumer Products	Residents would use consumer products that would comply with the incumbent regulations. The modified project would not conflict with this measure.
H-1	Motor Vehicle Air Conditioning Systems – Reduction from Non-Professional Servicing	Residents would be prohibited from performing air conditioning repairs and required to use professional servicing. The modified project would not conflict with this measure.
T-4	Tire Pressure Program	Motor vehicles driven by residents would maintain proper tire pressure when vehicles are serviced. The modified project would not conflict with this measure.
T-2	Low Carbon Fuel Standard	Motor vehicles driven by residents would use fuels that are compliant with incumbent standards. The modified project would not conflict with this measure.
W-1	Water Use Efficiency	The modified project will be required to show consistency with the City of Lake Elsinore's municipal code requiring efficient landscape requirements (Chapter 19.08 of the City's Municipal Code / consistency with the City's AB 1881 Landscaping Ordinance). The modified project would not conflict with this measure.
GB-1	Green Buildings	The modified project would be constructed in compliance with incumbent state or local green building standards. The modified project would not conflict with this measure.
H-5	Air Conditioning Refrigerant Leak Test During Vehicle Smog Check	Motor vehicles driven by residents would comply with the leak test requirements during smog checks. The modified project would not conflict with this measure.
E-1	Energy Efficiency Measures (Electricity)	The modified project would comply with incumbent electrical energy efficiency standards, which are the Title 24 standards and applicable green building standards. The modified project would not conflict with this measure.
CR-1	Energy Efficiency (Natural Gas)	The modified project would comply with incumbent gas energy efficiency standards, which are the Title 24 standards and applicable green building standards. The modified project would not conflict with this measure.
GB-1	Greening New Residential and Commercial Construction	The modified project would comply with incumbent energy efficiency standards, which are the Title 24 standards and applicable green building standards. The modified project would not conflict with this measure.
GB-1	Greening Existing Homes and Commercial Buildings	There are no existing residences on the project site. This measure is not applicable to the modified project, and the modified project would not conflict with this measure.

Source: Cottages at Mission Trail Greenhouse Gas Analysis, Urban Crossroads, 2017.

As described in Tables GHG-2 and GHG-3, implementation of the modified project would not conflict with applicable plans adopted for the purpose of reducing GHG emissions, and impacts would be less than significant. Furthermore, the modified project would not result in any new or more severe GHG related impacts than would have been generated by the approved project.

Conclusion

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental MND or other environmental document to evaluate project impacts or mitigation measures exist regarding GHG emissions. There have not been 1) changes to the project that require major revisions of the previous Colony Project Initial Study/MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the project is undertaken that require major revisions of the previous Colony Project Initial Study/MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the Colony Project Initial Study/MND was adopted.

Project Design Features

The following Project Design Features included in the Colony Project Initial Study/MND are applicable to the modified project:

Refer to Section 6.3, Air Quality.

Mitigation/Monitoring Required

No new impacts nor substantially more severe GHG emissions impacts would result from the adoption and implementation of the modified project; therefore, no new or revised mitigation measures with respect to greenhouse gas emissions impacts are required. No refinements related to the modified project are necessary to the Colony Project Initial Study/MND mitigation measures and no new mitigation measures are required.

6.8 HAZARDS AND HAZARDOUS MATERIALS	Subsequent or Supplemental EIR			Addendum to EIR	
Would the project:	Substantial Change in Project or Circumstances Resulting in New Significant Effects	New Information Showing Greater Significant Effects than Previous EIR	New Mitigation or Alternative to Reduce Significant Effect is Declined	Minor Technical Changes or Additions	No New Impact/No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☐	☒
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☐	☐	☒
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☐	☒
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☐	☒
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☐	☒
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☐	☒
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☐	☐	☒
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?					
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?					

Summary of Impacts Identified in the Colony Project Initial Study/MND

The Colony Project Initial Study/MND identified the potential use of various hazardous materials, including fuels, lubricants, cleaning solutions and solvents, and others, during construction and operation of the residences, and determined that existing federal, State, County, and municipal regulations would reduce any potential for impacts to below a level of significance. A Project Description Feature is incorporated into the project to ensure these regulations are followed.

Impacts Associated with the Modified Project

No New Impact. The modified project proposes residential development that would use hazardous materials in manners consistent with those analyzed in the Colony Project Initial Study/MND. There are no new features that would significantly expand the use of or increase the hazard associated with either the routine transport, use, or disposal of hazardous materials, or reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.

No new or substantially greater impacts would occur with implementation of the modified project when compared to those identified in the Colony Project Initial Study/MND. The modified project is consistent with the impacts identified in Colony Project Initial Study/MND and the level of impact (less than significant) remains unchanged from that identified in the Colony Project Initial Study/MND.

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

Summary of Impacts Identified in the Colony Project Initial Study/MND

The Colony Project Initial Study/MND identified that the nearest school to the site is Hayman Elementary, which is 0.5 mile from the project site. The Colony Project Initial Study/MND found no impact associated with the risk of hazardous emissions or the handling of hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

Impacts Associated with the Modified Project

No New Impact. The modified project is still 0.5 mile from the closest school, and proposes residential development that is consistent the potential hazards analyzed in the Colony Project Initial Study/MND. The modified project does not increase the amount of hazardous substances being handled or reduce the distance of such substances from nearby schools. The modified project would not emit hazardous emissions or result in hazardous materials, substances, or wastes being handled within one-quarter mile of an existing or proposed school.

No new or substantially greater impacts would occur with implementation of the modified project when compared to those identified in the Colony Project Initial Study/MND. The modified project is consistent with the impacts identified in Colony Project Initial Study/MND and the level of impact (no impact) remains unchanged from that identified in the Colony Project Initial Study/MND.

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?

Summary of Impacts Identified in the Colony Project Initial Study/MND

The Colony Project Initial Study/MND determined that the project site was not located on any hazardous materials site designated by Government Code Section 65962.5. Any hazardous materials such as lead based paint and batteries would be required to be properly disposed of per applicable state and federal regulations. In addition, the Colony Project Initial Study/MND stated that the project site may contain a private septic system. During construction activities, should a septic system be encountered, it would be required to be removed per City and County Health Code requirements.

The Colony Project Initial Study/MND determined that incorporation of requirements would ensure that impacts from potentially hazardous materials and septic systems would be reduced to a less than significant level.

Impacts Associated with the Modified Project

No New Impact. The modified project is located within an area that was fully analyzed for hazardous materials impacts by the Colony Project Initial Study/MND; it was concluded the area of the modified project did not contain any identified hazardous materials sites. Like the approved project, the modified project would be required to comply with existing regulations related to the disposal of any hazardous materials or septic systems encountered on the project site.

No new or substantially greater impacts would occur with implementation of the modified project when compared to those identified in the Colony Project Initial Study/MND. The modified project is consistent with the impacts identified in Colony Project Initial Study/MND. The modified project would result in a less than significant impact related to being located on a hazardous materials site, and no mitigation is required.

- e) **For a project within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?**
- f) **For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?**

Summary of Impacts Identified in the Colony Project Initial Study/MND

The Colony Project Initial Study/MND identified the nearest public airport as the Perris Valley Airport, 9.3 miles northeast of the site, and determined that due to distance, the project would have a less than significant impact on the airport.

The nearest private airstrip was identified to be Skylark Airfield, 3,200-feet south of the site. The project site is not within the Airport Operation zones or flight paths for this facility, and is planned to be relocated further away from the project site. The Colony Project Initial Study/MND determined that the project would have a less than significant impact on the airstrip.

Impacts Associated with the Modified Project

No New Impact. The modified project is located on the same project site that is 9.3 miles from the Perris Valley Airport, and 3,200 feet north of Skylark Airfield. However, Skylark Field is planned

to be relocated further south, where it would not affect the project site (Urban Crossroads 2017). The modified project would develop two-story residential structures that are not within the Airport Operation zones or flight paths. The modified project does not include any new project features that could create new impacts related to airports or airstrips.

No new or substantially greater impacts would occur with implementation of the modified project when compared to those identified in the Colony Project Initial Study/MND. The modified project is consistent with the impacts identified in Colony Project Initial Study/MND and the level of impact (less than significant impact) remains unchanged from that identified in the Colony Project Initial Study/MND.

g) Impair implementation of an adopted emergency response plan or emergency evacuation plan?

Summary of Impacts Identified in the Colony Project Initial Study/MND

The Colony Project Initial Study/MND concluded that the Colony Project would not have the potential to impair implementation of or physically interfere with Lake Elsinore's Emergency Operations Plan.

Impacts Associated with the Modified Project

No New Impact. The modified project proposes fewer residences, and a less dense development. The modified project does not involve modifying, closing, rerouting, or otherwise impeding any emergency access or evacuation routes. The modified project would provide driveway and circulation access consistent with the City's public works standards.

No new or substantially greater impacts would occur with implementation of the modified project when compared to those identified in the Colony Project Initial Study/MND. The modified project is consistent with the impacts identified in Colony Project Initial Study/MND and the level of impact (no impact) remains unchanged from that identified in the Colony Project Initial Study/MND.

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

Summary of Impacts Identified in the Colony Project Initial Study/MND

The Colony Project Initial Study/MND determined that the project site is not within a wildland fire risk area or a high fire hazard severity zone, and development of the project site would not expose people or structures to significant risk of loss, injury or death involving wildland fire.

Impacts Associated with the Modified Project

No New Impact. As the project site is not within a fire hazard zone, and contains no unique features that would increase wildfire risks. Impacts related to fire hazards would not result from implementation of the modified project.

No new or substantially greater impacts would occur with implementation of the modified project when compared to those identified in the Colony Project Initial Study/MND. The modified project is

consistent with the impacts identified in Colony Project Initial Study/MND and the level of impact (less than significant) remains unchanged from that identified in the Colony Project Initial Study/MND.

Conclusion

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental MND or other environmental document to evaluate project impacts or mitigation measures exist regarding hazards and hazardous materials. There have not been 1) changes to the project that require major revisions of the previous Colony Project Initial Study/MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the project is undertaken that require major revisions of the previous Colony Project Initial Study/MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the Colony Project Initial Study/MND was adopted.

Project Design Features

The following Project Design Feature included in the Colony Project Initial Study/MND is applicable to the modified project:

- The project would comply with existing federal and state standards in place for the handling, storage and transport of hazardous materials.

Mitigation/Monitoring Required

No new impacts nor substantially more severe hazards and hazardous materials impacts would result from the adoption and implementation of the modified project; therefore, no new or revised mitigation measures with respect to hazards and hazardous materials impacts are required. No refinements related to the modified project are necessary to the Colony Project Initial Study/MND mitigation measures and no new mitigation measures are required.

6.9 HYDROLOGY AND WATER QUALITY	Subsequent or Supplemental EIR			Addendum to EIR	
Would the project:	Substantial Change in Project or Circumstances Resulting in New Significant Effects	New Information Showing Greater Significant Effects than Previous EIR	New Information Identifying New Mitigation or Alternative to Reduce Significant Effect is Declined	Minor Technical Changes or Additions	No New Impact/ No Impact
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☐	☐	☒
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☐	☐	☒
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	☐	☐	☐	☐	☒
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☐	☐	☐	☒
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☐	☐	☒
f) Otherwise substantially degrade water quality?	☐	☐	☐	☐	☒
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☐	☒
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☐	☒
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	☐	☒
j) Be subject to inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☐	☒

Would the project:**a) Violate any water quality standards or waste discharge requirements?****Summary of Impacts Identified in the Colony Project Initial Study/MND**

The Colony Project Initial Study/MND identified the potential for operational-period impacts to water quality due to the addition of pollutants from urban runoff, such as motor oil and other fluids from cars; oil, paint, and household cleaners; soap and dirt from car washing; litter; animal wastes; and other pollutants. As a standard permitting requirement, the project would be required to implement a construction-period SWPPP and an operational-period Water Quality Management Plan (WQMP) to ensure compliance with the National Pollutant Discharge Elimination System. The SWPPP and WQMP would include Best Management Practices (BMPs) to minimize water quality impacts. The Colony Project Initial Study/MND determined that standard permitting requirements would reduce potential impacts related to a violation of water quality standards or waste discharge requirements to a less than significant level.

Impacts Associated with the Modified Project

No New Impact. The modified project would develop the site with fewer and less dense structures than the project analyzed in the Colony Project Initial Study/MND. The modified project's construction- and operational-period water quality impacts would not be greater than those previously analyzed. The modified project will continue to be subject to standard permitting requirements, including implementation of a SWPPP and WQMP. In addition, standard permitting requirements are incorporated into the project through Project Description Features, which would ensure that impacts are less than significant.

No new or substantially greater impacts would occur with implementation of the modified project when compared to those identified in the Colony Project Initial Study/MND. The modified project is consistent with the impacts identified in Colony Project Initial Study/MND and the level of impact (less than significant impact) remains unchanged from that identified in the Colony Project Initial Study/MND.

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?**Summary of Impacts Identified in the Colony Project Initial Study/MND**

The Colony Project Initial Study/MND identifies that groundwater is a minimal water source for the local water purveyor, EVMWD, and that the approved project would not use groundwater as its water supply. The Colony Project Initial Study/MND further notes that while development of the project site would increase site imperviousness; minimal effect would occur because the onsite soils have limited infiltration rates, and the project was found to not significantly modify regional absorption and infiltration rates. For these reasons, the Colony Project Initial Study/MND concluded the project's impacts on groundwater supplies and groundwater recharge would be less than significant.

Impacts Associated with the Modified Project

No New Impact. The modified project proposes fewer residential dwelling units than analyzed in the Colony Project Initial Study/MND, and would result in an increase in pervious surfaces compared to the approved project, as 0.95-acre less would be developed by the modified project and infiltration into the groundwater basin would not be reduced by the modified project. As described in the project description, the western 6.97-acre portion of the project site would be utilized for a detention basin, which would provide natural infiltration into the groundwater basin. In addition, the modified project would continue to rely on water supplied from EVMWD and would not utilize local groundwater.

No new or substantially greater impacts would occur with implementation of the modified project when compared to those identified in the Colony Project Initial Study/MND. The modified project is consistent with the impacts identified in Colony Project Initial Study/MND and the level of impact (less than significant impact) remains unchanged from that identified in the Colony Project Initial Study/MND.

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

Summary of Impacts Identified in the Colony Project Initial Study/MND

The Colony Project Initial Study/MND proposed development of an infiltration basin in the western portion of the project site to provide onsite storm water drainage, and was designed to not result in erosion or siltation. The adopted Initial Study/MND found that the storm drainage system that would efficiently transport stormwater with minimal erosion or siltation on- or off-site. To minimize impacts during construction, standard permitting requirements mandate the implementation of a SWPPP with BMPs to reduce or eliminate erosion and sedimentation during construction and a WQMP during operation that would ensure that the drainage pattern of the site would not result in siltation or erosion. With the implementation of a SWPPP and WQMP, the impacts related to erosion or siltation resulting from an alteration of the existing drainage pattern of the site were found to be less than significant.

Impacts Associated with the Modified Project

No New Impact. As described in the project description, the modified project includes a drainage system similar to the approved project, which consists of two onsite drainage systems that would capture runoff from impervious areas and building structures on the project site and convey it to the open space/detention center in the western portion of the site. The proposed drainage has been designed to accommodate runoff from the project site, as required by Regional Water Quality Control Board (RWQCB) and City requirements, which has been verified by a Hydrology Study that was prepared for the modified project (Wilson Mikami, 2017). In addition, as described in the previous response, the modified project includes fewer residential dwelling units than analyzed in the Colony Project Initial Study/MND, and would result in an increase in pervious surfaces compared to the approved project, as 0.95-acre less would be developed by the modified project. The modified project would include onsite runoff and storm drainage system in a manner that is consistent with RWQCB requirements, and implementation of a SWPPP and WQMP with BMPs would continue to be required on the site. The modified project would not alter the course of a stream or river or result in substantial erosion/siltation.

No new or substantially greater impacts would occur with implementation of the modified project when compared to those identified in the Colony Project Initial Study/MND. The modified project is consistent with the impacts identified in Colony Project Initial Study/MND and the level of impact (less than significant impact) remains unchanged from that identified in the Colony Project Initial Study/MND.

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

Summary of Impacts Identified in the Colony Project Initial Study/MND

The Colony Project Initial Study/MND described that flood protection in the back basin of Lake Elsinore, which includes the project site, is controlled by the U.S. Army Corps of Engineers (USACE), the Riverside County Flood Control and Water Conservation District, and the City of Lake Elsinore, and the approved project was required to demonstrate that it does not adversely impact the flood storage capacity of the back basin.

To allow for regional flood storage in compliance with the Lake Elsinore Management Plan, the approved project included grading the western 7.2 acres of the site to an elevation of approximately 1,236 feet above sea level. The project was designed such that stormwater was routed to the detention basin, and discharged via sump pumps located at the southwestern portion of the project site. It was determined that under this drainage plan, off-site surface runoff flows would be discharged at a rate of 1.1 cubic feet per second (cfs) as opposed to 29.3 cfs under existing conditions. As such, it was determined that the approved project would not substantially alter the existing drainage pattern of the project site or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site, and impacts were determined to be less than significant.

Impacts Associated with the Modified Project

No New Impact. Refer to the previous response. The modified project would develop a slightly smaller portion of the project site, and the storm water drainage system design is consistent with the approved project and has been hydrologically evaluated to ensure it would accommodate runoff from the modified project. As a result, the modified project would not result in greater flooding impacts than the approved project.

No new or substantially greater impacts would occur with implementation of the modified project when compared to those identified in the Colony Project Initial Study/MND. The modified project is consistent with the impacts identified in Colony Project Initial Study/MND and the level of impact (less than significant impact) remains unchanged from that identified in the Colony Project Initial Study/MND.

- e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?**

Summary of Impacts Identified in the Colony Project Initial Study/MND

Related to the capacity of stormwater drainage systems, see response to Section 6.9c), above.
Related to runoff water quality, see response to Section 6.9a), above.

Impacts Associated with the Modified Project

No New Impact. See responses to Sections 6.9a) and d), above. Development of the modified project would not create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems. The project includes an onsite stormwater drainage system and detention basin, which would accommodate runoff from the project site. No new or substantially greater impacts would occur with implementation of the modified project when compared to those identified in the Colony Project Initial Study/MND. The modified project is consistent with the impacts identified in Colony Project Initial Study/MND and the level of impact (less than significant impact) remains unchanged from that identified in the Colony Project Initial Study/MND.

f) Otherwise substantially degrade water quality?**Summary of Impacts Identified in the Colony Project Initial Study/MND**

See response to Section 6.9a), above. The Colony Project Initial Study/MND concluded that impacts to water quality would be less than significant with the implementation of standard permitting requirements, including a SWPPP and WQMP.

Impacts Associated with the Modified Project

No New Impact. See response to Section 6.9a), above. Development of the modified project would not substantially degrade water quality. No new or substantially greater impacts would occur with implementation of the modified project when compared to those identified in the Colony Project Initial Study/MND. The modified project is consistent with the impacts identified in Colony Project Initial Study/MND and the level of impact (less than significant impact) remains unchanged from that identified in the Colony Project Initial Study/MND.

g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?**h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?****Summary of Impacts Identified in the Colony Project Initial Study/MND**

The Colony Project Initial Study/MND found that, the majority of the project site is located within a Federal Emergency Management Agency (FEMA) 100-year Special Flood Hazard Zone. However, as required by the City's Municipal Code Section 15.68.010, all finished floor elevations for the project was set at 1,267 feet above MLS, which is 3.7 feet above the 100-year flood water surface elevation of Lake Elsinore. In summary, the Colony Project Initial Study/MND determined that elevation of the building pads and adherence to City guidelines would ensure that impacts related to housing within a 100-year Special Flood Hazard Zone would be less than significant.

Impacts Associated with the Modified Project

No New Impact. Consistent with the approved project the modified project would be required to have all finished floor elevations for the project set at 1,267 feet (NAVD29) above MLS, which is 3.7 feet above the 100-year flood water surface elevation of Lake Elsinore, in compliance with the City's Municipal Code Section 15.68.010 and compliance with Army Corps regulations related to flooding at Lake Elsinore.

No new or substantially greater impacts would occur with implementation of the modified project when compared to those identified in the Colony Project Initial Study/MND. The modified project is consistent with the impacts identified in Colony Project Initial Study/MND and the level of impact (less than significant impact) remains unchanged from that identified in the Colony Project Initial Study/MND.

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

Summary of Impacts Identified in the Colony Project Initial Study/MND

The Colony Project Initial Study/MND found the project site is within a high inundation zone for the Railroad Canyon Dam, located three miles from the site, which holds 12,000 acre-feet of water. The Colony Project Initial Study/MND analyzed the flood hazards associated with a failure of this dam and determined that in the worst-case scenario of a dam failure when Lake Elsinore is at its highest level of 1,263.3 feet, would be 3.7 feet below the minimum finished floor elevation of 1,267 feet required by Lake Elsinore Municipal Code Section 15.68.010.

Impacts Associated with the Modified Project

No New Impact. Like the approved project, the modified project would comply with the Municipal Code's requirement for the finished floor to be at a minimum elevation of 1,267 feet. This would avoid a significant risk of loss, injury, or death involving a catastrophic failure of Railroad Canyon Dam.

No new or substantially greater impacts would occur with implementation of the modified project when compared to those identified in the Colony Project Initial Study/MND. The modified project is consistent with the impacts identified in Colony Project Initial Study/MND and the level of impact (less than significant impact) remains unchanged from that identified in the Colony Project Initial Study/MND.

- j) **Be subject to inundation by seiche, tsunami, or mudflow?**

Summary of Impacts Identified in the Colony Project Initial Study/MND

The Colony Project Initial Study/MND evaluated the potential for seiche impacts due to the project site's location near Lake Elsinore. The Colony Project Initial Study/MND concluded that due to the height of the residential structures, shallow water depths in the lake, and with the presence of flood control devices constructed by the U.S. Army Corps of Engineers, seiche hazards on the site are less than significant.

The Colony Project Initial Study/MND identified no impact associated with tsunami due to the site's inland location, and a less-than-significant impact associated with mudflows due to the flat topography of the site.

Impacts Associated with the Modified Project

No New Impact. The modified project is located on the same project site that was previously analyzed for seiche, tsunami, and mudflow hazards, and is therefore subject to the same degree of impact as described in the prior analysis. No new or substantially greater impacts would occur with implementation of the modified project when compared to those identified in the Colony Project Initial Study/MND. The modified project is consistent with the impacts identified in Colony Project Initial Study/MND and the level of impact (less than significant impact) remains unchanged from that identified in the Colony Project Initial Study/MND.

Conclusion

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental MND or other environmental document to evaluate project impacts or mitigation measures exist regarding hydrology and water quality. There have not been 1) changes to the project that require major revisions of the previous Colony Project Initial Study/MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the project is undertaken that require major revisions of the previous Colony Project Initial Study/MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the Colony Project Initial Study/MND was adopted.

Project Design Features

The following Project Design Features included in the Colony Project Initial Study/MND are applicable to the modified project:

Refer to Section 6.6, Geology and Soils.

Mitigation/Monitoring Required

No new impacts nor substantially more severe hydrology and water quality impacts would result from the adoption and implementation of the modified project; therefore, no new or revised mitigation measures are required for hydrology and water quality. No refinements related to the modified project are necessary to the Colony Project Initial Study/MND mitigation measures and no new mitigation measures are required.

6.10 LAND USE AND PLANNING	Subsequent or Supplemental EIR			Addendum to EIR	
Would the project:	Substantial Change in Project or Circumstances Resulting in New Significant Effects	New Information Showing Greater Significant Effects than Previous EIR	New Information Identifying New Mitigation or Alternative to Reduce Significant Effect is Declined	Minor Technical Changes or Additions	No New Impact/No Impact
a) Physically divide an established community?	☐	☐	☐	☐	☒
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☐	☒
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☐	☒

a) Physically divide an established community?

Summary of Impacts Identified in the Colony Project Initial Study/MND

The Colony Project Initial Study/MND concluded that development of the project site would not cause the physical dividing of any established community. The impact was considered less than significant.

Impacts Associated with the Modified Project

No New Impact. The modified project is located on the same development site that was analyzed in the Colony Project Initial Study/MND for impacts to established communities. The modified project would not expand the area of impact, and the same site would be developed for similar residential uses as previously approved. The modified project does not impact the roadway system; connectivity between uses would remain as evaluated in the Colony Project Initial Study/MND. No design element of the modified project would result in an established community being physical divided.

No new or substantially greater impacts would occur with implementation of the modified project when compared to those identified in the Colony Project Initial Study/MND. The modified project is consistent with the impacts identified in the Colony Project Initial Study/MND and the level of impact (less than significant) remains unchanged from that identified in the Colony Project Initial Study/MND.

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

Summary of Impacts Identified in the Colony Project Initial Study/MND

The Colony Project Initial Study/MND describes that the approved project was consistent with the General Plan Land Use and zoning designations for the project site, and the approved project is consistent with all related plans and regulations adopted for the purpose of avoiding or mitigating an environmental effect.

Impacts Associated with the Modified Project

No New Impact. The modified project would develop a residential development on the project site that is less dense than the approved project. The modified project would provide 7.4 units per acre, which is within the requirements of the Residential-2 and Residential-3 zoning districts. The modified project would not result in an inconsistency with applicable plans, policies, or regulations.

No new or substantially greater impacts would occur with implementation of the Modified project when compared to those identified in the Colony Project Initial Study/MND. The Modified project is consistent with the impacts identified in Colony Project Initial Study/MND and the level of impact (no impact) remains unchanged from that identified in the Colony Project Initial Study/MND.

c) Conflict with any applicable habitat conservation plan or natural community conservation plan?**Summary of Impacts Identified in the Colony Project Initial Study/MND**

The applicable Habitat Conservation Plans for the Colony Project Initial Study/MND is the MSHCP. The Colony Project Initial Study/MND determined that the project is consistent with the MSHCP and that it would not conflict with the MCHCP.

Impacts Associated with the Modified Project

No New Impact. The modified project would develop a smaller portion of the project site and would provide fewer residential units than the approved project, there is no potential for the modified project to conflict with the provisions of the MSHCP.

No new or substantially greater impacts would occur with implementation of the modified project when compared to those identified in the Colony Project Initial Study/MND. The modified project is consistent with the impacts identified in Colony Project Initial Study/MND and the level of impact (less than significant impact) remains unchanged from that identified in the Colony Project Initial Study/MND.

Conclusion

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental MND or other environmental document to evaluate project impacts or mitigation measures exist regarding land use and planning. There have not been 1) changes to the project that require major revisions of the previous Colony Project Initial Study/MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the project is undertaken that require major revisions of the previous Colony Project Initial Study/MND due to the involvement of new significant

environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the Colony Project Initial Study/MND was adopted.

Project Design Features

The Colony Project Initial Study/MND did not include any Project Design Features applicable to land use and planning.

Mitigation/Monitoring Required

No new impacts nor substantially more severe land use and planning impacts would result from the adoption and implementation of the modified project; therefore, no new or revised mitigation measures are required regarding land use and planning. No refinements related to the modified project are necessary to the Colony Project Initial Study/MND mitigation measures and no new mitigation measures are required.

6.1.1 MINERAL RESOURCES	Subsequent or Supplemental EIR			Addendum to EIR	
Would the project:	Substantial Change in Project or Circumstances Resulting in New Significant Effects	New Information Showing Greater Significant Effects than Previous EIR	New Information Identifying New Mitigation or Alternative to Reduce Significant Effect is Declined	Minor Technical Changes or Additions	No New Impact/No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☐	☒
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☐	☒

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

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on the general plan, specific plan or other land use plan?

Summary of Impacts Identified in the Colony Project Initial Study/MND

The Initial Study to the Colony Project Initial Study/MND concluded that the project area did not have any known mineral resources that may be of value to the region or state, and that the project site was not designated as a locally important mineral resource recovery site by any plan.

Impacts Associated with the Modified Project

No New Impact. The modified project is located within the area of analysis of the Colony Project Initial Study/MND. No additional impacts associated with mineral resources would result from implementation of the modified project. The modified project would have no impact on mineral resources.

Conclusion

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental MND or other environmental document to evaluate project impacts or mitigation measures exist regarding mineral resources. There have not been 1) changes to the project that require major revisions of the previous Colony Project Initial Study/MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the project is undertaken that require major revisions of the previous Colony Project Initial Study/MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3)

the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the Colony Project Initial Study/MND was approved.

Project Design Features

The Colony Project Initial Study/MND did not include any Project Design Features applicable to mineral resources.

Mitigation/Monitoring Required

No new impacts nor substantially more severe mineral resources impacts would result from the adoption and implementation of the modified project; therefore, no new or revised mitigation measures are required regarding mineral resources. No refinements related to the modified project are necessary to the Colony Project Initial Study/MND mitigation measures and no new mitigation measures are required.

6.12 NOISE	Subsequent or Supplemental EIR			Addendum to EIR	
Would the project:	Substantial Change in Project or Circumstances Resulting in New Significant Effects	New Information Showing Greater Significant Effects than Previous EIR	New Information Identifying New Mitigation or Alternative to Reduce Significant Effect is Declined	Minor Technical Changes or Additions	No New Impact/No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☐	☐	☒
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☐	☐	☒
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☐	☐	☒
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☐	☐	☒
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☐	☒

The analysis below is based on the Cottages at Mission Trail Noise Impact Analysis, prepared by Urban Crossroads and dated September 1, 2017 (see Appendix D).

- a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?**
- b) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?**
- c) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?**

Summary of Impacts Identified in the Colony Project Initial Study/MND

The Colony Project Initial Study/MND identified potential significant operational-period noise impacts at residential land uses due to increased traffic on roadways, and from the off-highway vehicle noise from the adjacent Lake Elsinore Motocross Park. To reduce operational noise impacts to a less than significant level, the Colony Project Initial Study/MND required residential development to implement Mitigation Measures N-1 through N-8.

Impacts Associated with the Modified Project

No New Impact. The modified project would develop 68 less residential units than the approved project. Operations of the modified project would be similar to those analyzed in the Colony Project Initial Study/MND because they are both residential projects. Because the modified project would develop 68 fewer residences, it would result in reduced noise, which would not exceed City thresholds of significance, as detailed below. In addition, Mitigation Measures N-1 and N-2 of the Colony Project Initial Study/MND required enclosures for balconies, which would not be required for the modified project because no exterior balconies are proposed for the residential structures.

To characterize the existing ambient noise in the project area, the Noise Impact Study prepared for the modified project (included as Appendix C), conducted six 24-hour noise measurements on and around the project site as shown in Table N-1 and Figure N-1. As shown, the existing onsite ambient noise is approximately 58.8 to 62.3 dBA CNEL.

Table N-1: Ambient Noise Levels

Location	Distance to Project Boundary (Feet)	Description	Energy Average Hourly Noise Level (dBA Leq)		CNEL
			Daytime	Nighttime	
L1	1,380'	Located north of the site near existing residences south of Hidden Trail.	64.5	59.6	67.7
L2	On site	Located near the western site boundary and the existing Lake Elsinore Motorsports Park.	49.2	43.7	52.1
L3	705'	Located southeast of the site on Mission Trail near existing residences.	63.1	56.9	65.7
L4	1,525'	Located south of the site, west of Mission Trail, between the Lake Elsinore Motorsports Park and existing residences.	69.2	62.7	71.6
L5	On site	Located on site approximately 400-feet from the western boundary.	56.1	51.0	58.8
L6	On site	Located on site at the southwest corner adjacent to the Lake Elsinore Motorsport Park.	61.2	52.9	62.3

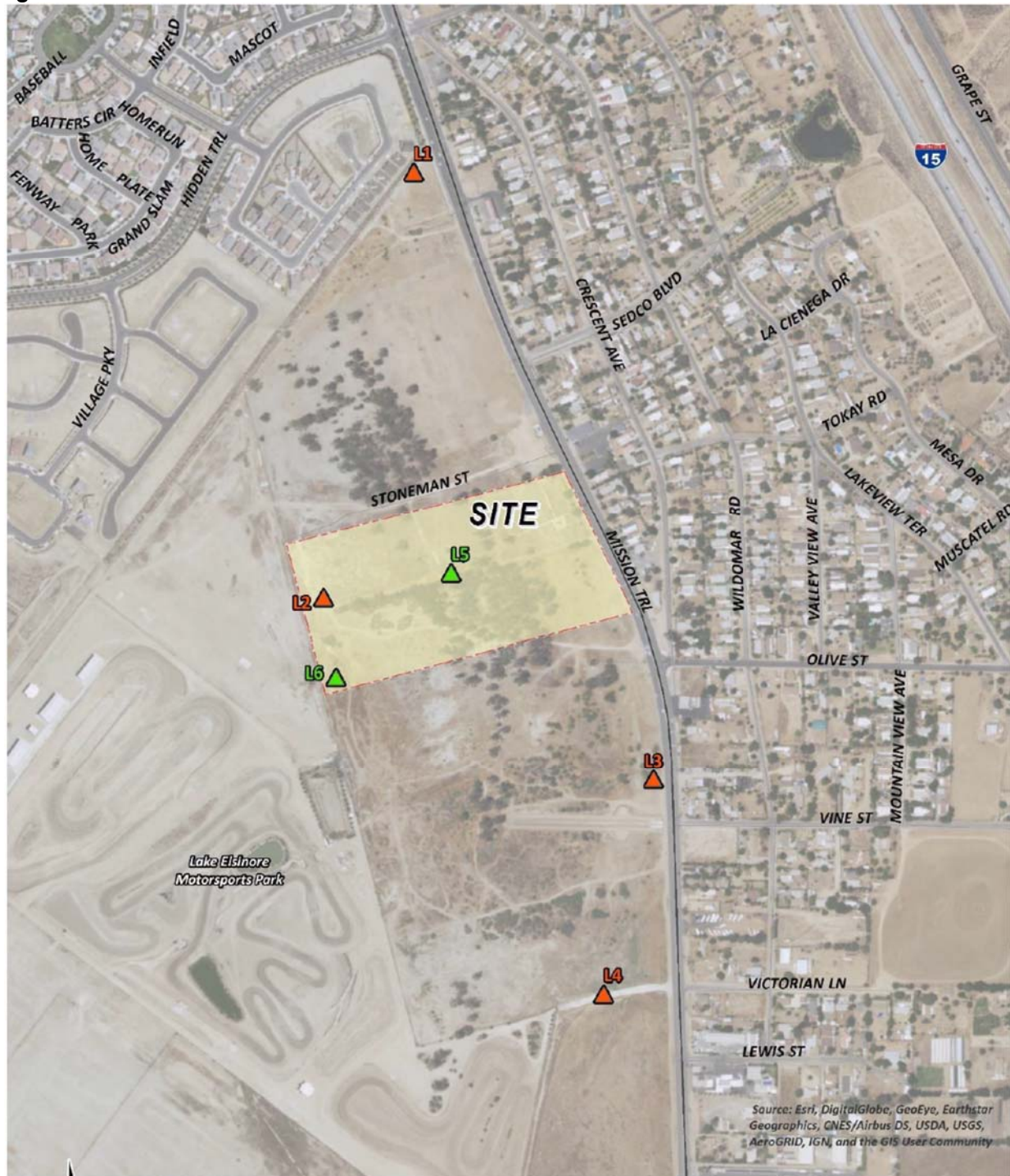
Source: Cottages at Mission Trail Noise Impact Analysis, Urban Crossroads, 2017.

Construction

The City of Lake Elsinore has set restrictions to control construction noise. Section 17.176.080 (F), Construction/Demolition states 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 p.m. and 7:00 a.m., or at any time on weekends or holidays, such that the sound therefrom creates a noise disturbance across a residential or commercial real property line, except for emergency work by public service utilities or by variance issued by the City is prohibited. The Municipal code further 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 85 dBA Lmax from mobile equipment, and 75 dBA Lmax from stationary equipment at nearby business properties at any time.

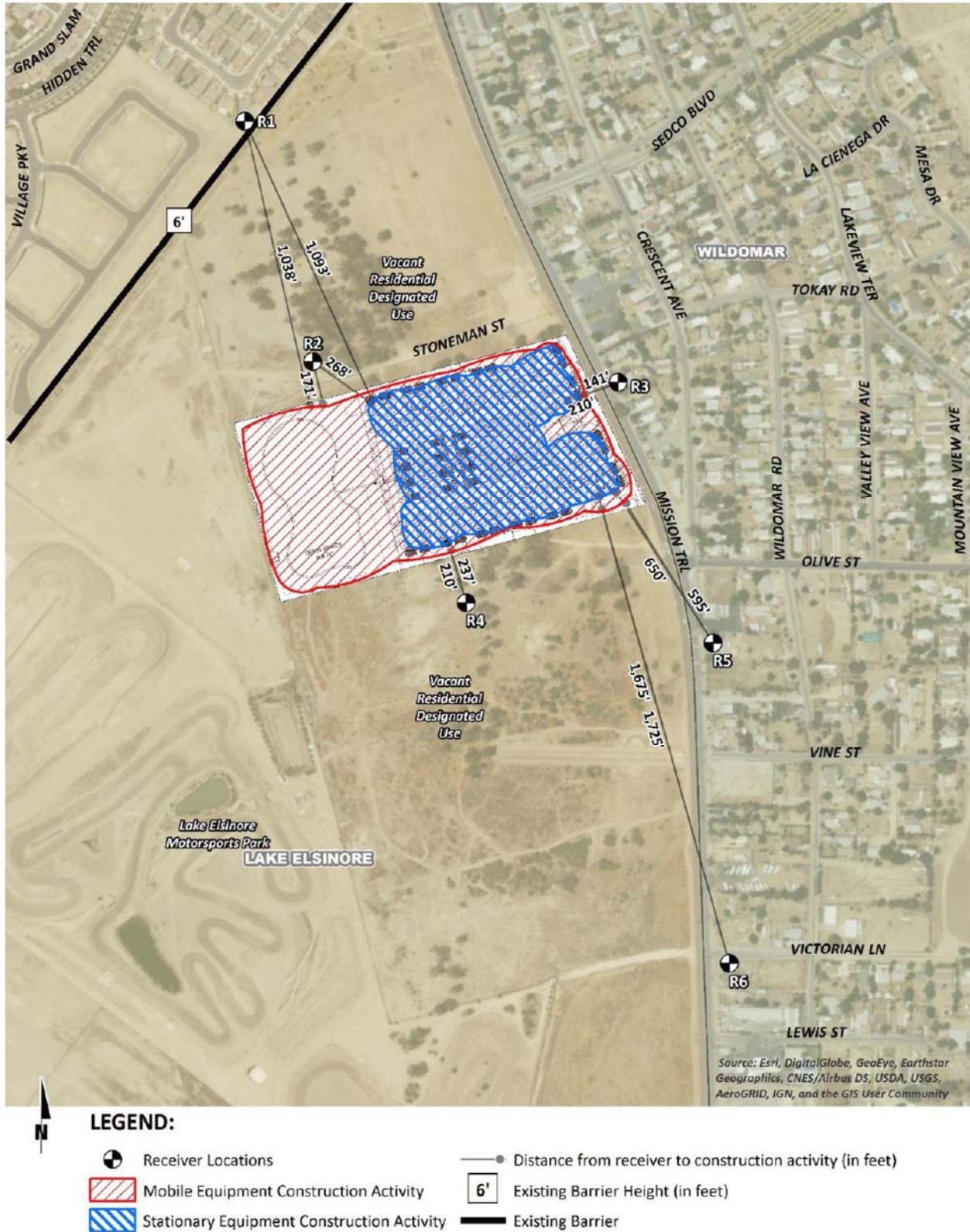
The closest noise sensitive receptor to the modified project's construction area are the residences located adjacent to the project site. As shown on Figure N-2, the closest receiver (R3) is 93-feet from the proposed construction area.

Figure N-1: Noise Measurement Locations



LEGEND:

-  Project Noise Measurement Location (2017)
-  Previous Noise Measurement Location (2007)

Figure N-2: Construction Activity and Receiver Locations

As detailed by the Noise Impact Study prepared for the modified project (included as Appendix C), the modified project-related construction noise levels would range from 49.0 to 71.4 dBA Lmax at the sensitive receiver locations, as shown on Table N-2. Thus, the modified project would not exceed the City's noise limit of 85 dBA Lmax from mobile equipment and 75 dBA Lmax from stationary equipment. In addition, construction activity would comply with the City's construction hours. Therefore, construction noise would not exceed the City's noise standard and construction impacts related to noise standards would be less than significant.

Table N-2: Construction Noise Levels (dBA Lmax)

	Mobile Equipment		Stationary Equipment		Highest Noise Levels	
	Grading	Paving	Building Construction	Architectural Coatings	Mobile Equipment	Stationary Equipment
R1	49.0	47.9	40.5	40.5	49.0	40.5
R2	69.7	68.5	57.7	57.7	69.7	57.7
R3	71.4	70.2	59.8	59.8	71.4	59.8
R4	67.9	66.7	58.7	58.7	67.9	58.7
R5	58.9	57.7	50.0	50.0	58.9	50.0
R6	49.9	48.7	41.5	41.5	49.9	41.5

Source: Cottages at Mission Trail Noise Impact Analysis, Urban Crossroads, 2017.

In addition, the construction noise levels that is anticipated to peak at 71.4 dBA Lmax at the sensitive receiver location on Mission Trail 93-feet from the project boundary. The existing ambient noise along mission trail is approximately 71.6 dBA CNEL, as shown on Table N-1. Thus, the temporary and intermittent noise that would be generated by construction equipment would not result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project. Overall, construction related noise impacts would be less than significant.

Operation

Traffic Noise. To quantify the modified project's traffic noise impacts, the changes in traffic noise levels on roadway segments surrounding the project were calculated based on the changes in the average daily traffic volumes. Based on the noise impact significance criteria described in the Noise Impact Study (Appendix C), a significant off-site traffic noise level impact occurs when noise levels at noise-sensitive land uses:

- are less than 60 dBA and the project creates a *readily perceptible* 5 dBA or greater project-related noise level increase; or
- range from 60 to 65 dBA and the project creates a *barely perceptible* 3 dBA or greater Project-related noise level increase; or
- already exceed 65 dBA, and the project creates a community noise level impact of greater than 1.5 dBA.

Table N-3 shows the background noise conditions in 2019 without and with the modified project plus ambient growth and cumulative projects identified in the Traffic Impact Analysis, which represents the greatest potential noise with operation of the modified project in its opening year. As shown in Table N-3, the modified project is anticipated to generate a noise level increase of up to 0.2 dBA CNEL on roadway segments closest to the project site, which would be impacted the greatest by project traffic noise. Based on the significance criteria listed previously, the noise level increases that would be generated by the modified project would be less than significant.

Table N-3: Off Site Traffic Noise Level Increases in 2019 with Ambient and Cumulative Noise

ID	Road	Segment	Adjacent Planned (Existing) Land Use	CNEL at Adjacent Land Use (dBA)		
				No Project	With Project	Project Increase
1	Mission Trail	n/o Malaga Rd.	Commercial	68.9	69.1	0.2
2	Mission Trail	s/o Malaga Rd.	Residential	70.9	71.0	0.1
3	Mission Trail	s/o Elberta Rd.	Residential	71.7	71.8	0.1
4	Mission Trail	n/o Olive St.	Residential	70.8	71.0	0.2
5	Mission Trail	s/o Olive St.	Residential	71.9	72.0	0.1
6	Mission Trail	s/o Lemon St.	Residential	71.2	71.4	0.2
7	Mission Trail	s/o Corydon St.	Commercial	67.9	68.0	0.1
8	Mission Trail	s/o Bundy Canyon Rd.	Light Industrial	65.8	65.8	0.0
9	Malaga Rd.	e/o Mission Trail	Residential	57.7	57.9	0.2
10	Lemon St.	e/o Mission Trail	Residential	59.0	59.1	0.1
12	Bundy Canyon Rd.	e/o Mission Trail	Commercial (Residential)	67.5	67.6	0.1

Source: Cottages at Mission Trail Noise Impact Analysis, Urban Crossroads, 2017.

Exterior Noise. In addition, Table N-4 shows that the modified project-related off-site traffic noise level increase in year 2040 conditions would be an increase of up to 0.1 dBA CNEL on the study area roadway segments. Based on the significance criteria listed previously, the 0.1 dBA CNEL noise level increase would be less than significant.

Table N-4: Off Site Traffic Noise Level Increases in 2040

ID	Road	Segment	Adjacent Planned (Existing) Land Use	CNEL at Adjacent Land Use (dBA)		
				No Project	With Project	Project Increase
1	Mission Trail	n/o Malaga Rd.	Commercial	71.6	71.7	0.1
2	Mission Trail	s/o Malaga Rd.	Residential	73.0	73.1	0.1
3	Mission Trail	s/o Elberta Rd.	Residential	73.1	73.2	0.1
4	Mission Trail	n/o Olive St.	Residential	73.0	73.1	0.1
5	Mission Trail	s/o Olive St.	Residential	73.1	73.2	0.1
6	Mission Trail	s/o Lemon St.	Residential	73.1	73.2	0.1
7	Mission Trail	s/o Corydon St.	Commercial	69.7	69.8	0.1
8	Mission Trail	s/o Bundy Canyon Rd.	Light Industrial	67.7	67.8	0.1
9	Malaga Rd.	e/o Mission Trail	Residential	57.6	57.7	0.1
10	Lemon St.	e/o Mission Trail	Residential	62.1	62.2	0.1
12	Bundy Canyon Rd.	e/o Mission Trail	Commercial (Residential)	68.4	68.5	0.1

Source: Cottages at Mission Trail Noise Impact Analysis, Urban Crossroads, 2017.

The City has a 60 dBA CNEL exterior noise level standard for residential areas. The project includes a 6-foot high masonry block wall on the north, south, and east sides of the site, which would reduce exterior noise from traffic on Mission Trail to approximately 59.4 to 59.8 dBA CNEL at the outdoor living areas, as shown on Table N-5, which would be less than the City's exterior noise level standard for residential land uses. Therefore, the exterior on site traffic noise would be less than significant.

Table N-5: On Site Exterior Traffic Noise

Receiver Location	Noise Level (dBA CNEL)
Northeast Units	59.4
East Units	59.8
Southeast Units	59.6

Source: Cottages at Mission Trail Noise Impact Analysis, Urban Crossroads, 2017.

Interior Noise. The City of Lake Elsinore requires residential units be developed to achieve a maximum interior noise of 45 dBA CNEL. Standard windows that have the ability to reduce exterior noise by 27 dBA would reduce exterior noise at the first floor units to below 45 dBA CNEL. Thus, interior noise impacts to first floor units would be less than significant.

Table N-6: First Floor Interior Noise with Standard Windows (dBA CNEL)

Receiver Location	Noise Level at Façade ¹	Required Interior Noise Reduction ²	With Standard Window NR	Interior Noise Level ³
Northeast Units	61.9	16.9	27	34.9
East Units	62.2	17.2	27	35.2
Southeast Units	62.0	17.0	27	35.0

Source: Cottages at Mission Trail Noise Impact Analysis, Urban Crossroads, 2017.

¹ Exterior noise level at the facade with windows closed condition and mechanical ventilation (e.g. air conditioning).

² Noise reduction required to satisfy the 45 dBA CNEL interior noise standard.

³ Estimated interior noise level with minimum STC rating for all windows.

"NR" = Noise Reduction

Table N-7 shows that noise levels at the second-floor buildings that face Mission Trail are expected to be 72.3 dBA CNEL, which would require windows with STC ratings of 31 to reduce interior noise levels below 45 dBA.

Table N-7: Second Floor Interior Noise with Standard and Upgraded Windows (dBA CNEL)

Receiver Location	Noise Level at Façade ¹	Required Interior Noise Reduction ²	Noise Level with Standard Window NR of 27	Noise Level with Upgraded Window NR of 31
Northeast Units	72.3	27.3	45.3	41.3
East Units	72.3	27.3	45.3	41.3
Southeast Units	72.3	27.3	45.3	41.3

Source: Cottages at Mission Trail Noise Impact Analysis, Urban Crossroads, 2017.

¹ Exterior noise level at the facade with windows closed condition and mechanical ventilation (e.g. air conditioning).

² Noise reduction required to satisfy the 45 dBA CNEL interior noise standard.

³ Estimated interior noise level with minimum STC rating for all windows.

"NR" = Noise Reduction

Mitigation Measure N-6 from the approved Colony Project Initial Study/MND states that the project shall provide upgraded windows with a South Transmission Class (STC) rating of 31 or higher for all residential units facing Mission Trail. This architectural upgrade shall achieve an interior noise level of 45 dBA Ldn or lower for the interior residential spaces. With Implementation of this measure,

the modified project would also result in less than significant interior noise levels; the same as the approved Colony Project Initial Study/MND.

No new or substantially greater impacts would occur with implementation of the modified project when compared to those identified in the Colony Project Initial Study/MND. The modified project is consistent with the impacts identified in Colony Project Initial Study/MND. While the Colony Project Initial Study/MND identified a less than significant impact with mitigation incorporated for both construction- and operational-period impacts, only construction-period mitigations are required for the modified project; operational-period mitigations are not applicable as no residential component is included in the modified project. As the modified project is proposed on parcels that were fully assessed, the modified project would result in a less than significant impact related to being located on a hazardous materials site, and no mitigation is required.

No new or substantially greater impacts would occur with implementation of the modified project when compared to those identified in the Colony Project Initial Study/MND. The modified project is consistent with the impacts identified in Colony Project Initial Study/MND and the level of impact (less than significant with mitigation incorporated) remains unchanged from that cited in the Colony Project Initial Study/MND.

Applicable Mitigation Measures Adopted by the Colony Project Initial Study/MND

The following mitigation measures, as revised per ~~strikeout~~/underline, shall apply to the modified project and are incorporated as a part of this noise study which satisfies the final noise study evaluation required in Mitigation Measure N-6 below:

- N-3 In the event that the Lake Elsinore Motocross Facility has not relocated prior to the issuance of building permit the project applicant shall provide mechanical ventilation (e.g., air conditioning) for all residential units facing the Lake Elsinore Motocross Park.
- N-4 The project applicant shall provide mechanical ventilation (e.g., air conditioning) for all residential units facing Mission Trail.
- N-5 The project proponent shall provide upgraded windows with a South Transmission Class (STC) rating of 31 or higher for all residential units facing Mission Trail. This architectural upgrade shall achieve an interior noise level of 45 dBA Ldn or lower for the interior residential spaces. ~~Verification of these requirements shall be provided in a final noise study that shall be completed when precise grading and architectural plans are available. The final noise study shall be subject to review and approval~~ as verified by the City Engineer.
- N-6 In the event that the Lake Elsinore Motocross Facility has not relocated prior to the issuance of building permits, the ~~condominium~~ residential units located at the western-most boundary facing the Lake Elsinore Motocross Park shall require upgraded construction materials. This architectural upgrade shall achieve an interior noise level of 45 dBA Ldn or lower for the interior residential spaces. Verification of these requirements shall be provided in a final noise study that shall be completed when precise grading and architectural plans are available. The final noise study shall be subject to review and approval by the City Engineer.

- N-8 In the event that the Lake Elsinore Motocross Facility has not relocated prior to the issuance of building permits, all residential units facing the Lake Elsinore Motocross Park shall be provided with weather-stripped core exterior doors and exterior wall/roof assemblies shall be free of cut outs and openings.

d) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

Summary of Impacts Identified in the Colony Project Initial Study/MND

The Colony Project Initial Study/MND concluded that construction and operation of residential uses on the project site would not result in excessive ground borne vibrations, and a less than significant impact was identified.

Impacts Associated with the Modified Project

Construction

The Noise Impact Study (included as Appendix C) uses the vibration assessment methodology published by the Federal Transit Administration (FTA), which indicates that a large bulldozer represents the peak source of vibration with a reference velocity of 0.089 in/sec (PPV) at 25 feet. At the sensitive receiver locations that are between 141 to 1,675 feet from construction activities, construction vibration velocity levels are expected to approach 0.005 in/sec (RMS) at the nearby receiver locations, as shown on Table N-8.

Based on the City of Lake Elsinore vibration threshold of 0.01 in/sec, the construction-related vibration impacts would be less than significant. In addition, vibration levels would only occur when heavy construction equipment is operating at the boundary of the project site, and would only occur during the City's allowable construction hours. Thus, impacts related to construction vibration would be less than significant.

Table N-8: Construction Equipment Vibration Levels

Receiver Location	Distance To Const. Activity (Feet)	Receiver PPV Levels (in/sec)					RMS Velocity Levels (in/sec)
		Small Bulldozer	Jack-hammer	Loaded Trucks	Large Bulldozer	Peak Vibration (PPV)	
R1	1,038'	0.000	0.000	0.000	0.000	0.000	0.000
R2	171'	0.000	0.002	0.004	0.005	0.005	0.004
R3	141'	0.000	0.003	0.006	0.007	0.007	0.005
R4	210'	0.000	0.001	0.003	0.004	0.004	0.003
R5	595'	0.000	0.000	0.001	0.001	0.001	0.001
R6	1,675'	0.000	0.000	0.000	0.000	0.000	0.000

Source: Cottages at Mission Trail Noise Impact Analysis, Urban Crossroads, 2017.

Operation

The proposed project would involve development of a residential project that does not include any equipment that would result in high vibration levels, which are more typical for large industrial projects. While groundborne vibration within and surrounding the project site may result from heavy-duty vehicular travel (e.g., refuse trucks and delivery trucks) on the nearby local roadways, this would not result in significant vibration impacts to the modified project. As such, vibration impacts associated with operation of the modified project would be less than significant.

No new or substantially greater impacts would occur with implementation of the modified project when compared to those identified in the Colony Project Initial Study/MND. The modified project is consistent with the impacts identified in Colony Project Initial Study/MND and the level of impact (less than significant) remains unchanged from that identified in the Colony Project Initial Study/MND.

- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?**
- f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?**

Summary of Impacts Identified in the Colony Project Initial Study/MND

The Colony Project Initial Study/MND identified no potential for noise impacts related to airports or airstrips because the nearest public airport (Perris Valley Airport) is 9.3 miles northeast of the site, and project site is not within the Airport Operation zones or flight paths of Skylark Airfield, which is 3,200 feet south of the site. Skylark Field is planned to be relocated south of its current location, where it would not affect the project site (Urban Crossroads 2017).

Impacts Associated with the Modified Project

The modified project is located within an area that was analyzed for airport and airstrip noise as part of the Colony Project Initial Study/MND. The modified project does not include development within a closer proximity to an airport or airstrip than previously analyzed.

No new or substantially greater impacts would occur with implementation of the modified project when compared to those identified in the Colony Project Initial Study/MND. The modified project is consistent with the impacts identified in Colony Project Initial Study/MND and the level of impact (less than significant) remains unchanged from that identified in the Colony Project Initial Study/MND.

Conclusion

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental MND or other environmental document to evaluate project impacts or mitigation measures exist regarding noise. There have not been 1) changes to the project that require major revisions of the previous Colony Project Initial Study/MND due to the involvement of new significant environmental effects or a substantial increase

in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the project is undertaken that require major revisions of the previous Colony Project Initial Study/MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the Colony Project Initial Study/MND was approved.

Project Design Features

The following Project Design Features included in the Colony Project Initial Study/MND are applicable to the modified project:

- City of Lake Elsinore Noise Ordinance. The City of Lake Elsinore standards for stationary source noise impacts does not permit operation of any tools or equipment used in construction, drilling, repair, alteration, or demolition work between the weekday hours of 7:00 p.m. and 7:00 a.m.
- The project shall adhere to the Lake Elsinore Noise Ordinance governing construction hours.

Mitigation/Monitoring Required

No new impacts nor substantially more severe noise impacts would result from the adoption and implementation of the modified project; therefore, no new mitigation measures with respect to noise impacts are required. No refinements related to the modified project are necessary to the Colony Project Initial Study/MND mitigation measures.

6.13 POPULATION AND HOUSING	Subsequent or Supplemental EIR			Addendum to EIR	
Would the project:	Substantial Change in Project or Circumstances Resulting in New Significant Effects	New Information Showing Greater Significant Effects than Previous EIR	New Information Identifying New Mitigation or Alternative to Reduce Significant Effect is Declined	Minor Technical Changes or Additions	No New Impact/No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☐	☒
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☐	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☐	☒

a) Induce substantial population growth in an area, either directly or indirectly?

Summary of Impacts Identified in the Colony Project Initial Study/MND

The Colony Project Initial Study/MND estimated that the 211 condominiums at an average 3.27 people per household would result in approximately 690 new residents, which would not be considered a substantial population increase.

Impacts Associated with the Modified Project

No New Impact. The modified project would develop 143 residential units, 68 fewer dwelling units than included in the approved project. This would result in approximately 222 fewer residents (based on 3.27 people per household) than the approved project. Therefore, the modified project would result in a reduced population in comparison to the approved project. No new or substantially greater impacts would occur with implementation of the modified project when compared to those identified in the Colony Project Initial Study/MND, and the level of impact (less than significant impact) remains unchanged from that identified in the Colony Project Initial Study/MND.

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

Summary of Impacts Identified in the Colony Project Initial Study/MND

The Colony Project Initial Study/MND concluded that no displacement of existing housing would occur, as the project area is vacant and undeveloped.

Impacts Associated with the Modified Project

No New Impact. The site affected by the modified project is vacant; therefore, development would not displace any housing. No new or substantially greater impacts would occur with implementation of the modified project when compared to those identified in the Colony Project Initial Study/MND. The modified project is consistent with the impacts identified in Colony Project Initial Study/MND and the level of impact (no impact) remains unchanged from that identified in the Colony Project Initial Study/MND.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

Summary of Impacts Identified in the Colony Project Initial Study/MND

The Colony Project Initial Study/MND concluded that no displacement of substantial numbers of people would occur, as no housing was present within the project site.

Impacts Associated with the Modified Project

No New Impact. The site affected by the modified project is vacant and unoccupied; therefore, development would not displace any residents. No new or substantially greater impacts would occur with implementation of the modified project when compared to those identified in the Colony Project Initial Study/MND. The modified project is consistent with the impacts identified in Colony Project Initial Study/MND and the level of impact (less than significant impact) remains unchanged from that identified in the Colony Project Initial Study/MND.

Conclusion

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental MND or other environmental document to evaluate project impacts or mitigation measures exist regarding population and housing. There have not been 1) changes to the project that require major revisions of the previous Colony Project Initial Study/MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the project is undertaken that require major revisions of the previous Colony Project Initial Study/MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the Colony Project Initial Study/MND was adopted.

Project Design Features

The Colony Project Initial Study/MND did not include any Project Design Features applicable to population and housing.

Mitigation/Monitoring Required

No new impacts nor substantially more severe population and housing impacts would result from the adoption and implementation of the modified project; therefore, no new or revised mitigation measures are required for population and housing. No refinements related to the modified project

are necessary to the Colony Project Initial Study/MND mitigation measures and no new mitigation measures are required.

6.14 PUBLIC SERVICES	Subsequent or Supplemental EIR			Addendum to EIR	
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	Substantial Change in Project or Circumstances Resulting in New Significant Effects	New Information Showing Greater Significant Effects than Previous EIR	New Mitigation or Alternative to Reduce Significant Effect is Declined	Minor Technical Changes or Additions	No New Impact/No Impact
Fire protection?	☐	☐	☐	☐	☒
Police protection?	☐	☐	☐	☐	☒
Schools?	☐	☐	☐	☐	☒
Parks?	☐	☐	☐	☐	☒
Other public facilities?	☐	☐	☐	☐	☒

a) Fire Protection

Summary of Impacts Identified in the Colony Project Initial Study/MND

The Colony Project Initial Study/MND determined that development of the project site would result in a less than significant impact related to fire protection facilities. The Colony Project Initial Study/MND further concluded that with the application of standard code and ordinance requirements and payment of impact fees to the City's Community Facilities District (CFD) No. 2015-1 (Law Enforcement, Fire, and Paramedic Services), impacts related to fire protection would be less than significant.

Impacts Associated with the Modified Project

No New Impact. The modified project is located within the same area analyzed in the Colony Project Initial Study/MND, and contains fewer residences and a smaller development than previously analyzed. Because the modified project would develop the project site for residential uses, the modified project would increase demand for fire services to a similar or slightly less demand than already anticipated for the project site. In addition, contribution to the City's CFD No. 2015-1 to reduce potential impacts on fire services would be required to further reduce potential impacts. Because the modified project would be consistent with the provisions of CFD No. 2015-1 and because the proposed development less than the development intensity already approved for the project site, potential impacts would remain less than significant and no substantial change from the previous analysis would occur. Additionally, the modified project would continue to be subject to standard code and ordinance requirements, which are incorporated into the project through the Project Description Features, listed below.

No new or substantially greater impacts would occur with implementation of the modified project when compared to those identified in the Colony Project Initial Study/MND. The modified project is consistent with the impacts identified in Colony Project Initial Study/MND and the level of impact

(less than significant impact) would be the same as identified in the Colony Project Initial Study/MND.

b) Police Protection

Summary of Impacts Identified in the Colony Project Initial Study/MND

Based on communications with the Lake Elsinore Police Department, the Colony Project Initial Study/MND determined that no additional officers or facilities would be required to service the additional population generated from development of the project site. With the required payment of impact fees to CFD No. 2015-1, impacts related to police protection would be less than significant.

Impacts Associated with the Modified Project

No New Impact. The modified project is located within the same area analyzed in the Colony Project Initial Study/MND, and contains fewer residences and a smaller development than previously analyzed.

The modified project would increase demand for police services at a slightly less rate, due to the development of 68 fewer residences than previously approved. Additionally, fees to the City's CFD No. 2015-1 to reduce potential impacts on police services would be required. Because the modified project would be consistent with the provisions of CFD No. 2015-1 and because the proposed development is less than the development intensity already approved for the project site, potential impacts would remain less than significant and no substantial change from the previous analysis would occur.

No new or substantially greater impacts would occur with implementation of the modified project when compared to those identified in the Colony Project Initial Study/MND. The modified project is consistent with the impacts identified in Colony Project Initial Study/MND and the level of impact (less than significant impact) would be the same as identified in the Colony Project Initial Study/MND.

c) School Services

Summary of Impacts Identified in the Colony Project Initial Study/MND

The Colony Project Initial Study/MND described that the senior-oriented community would be age restricted (age 55 plus), and is not expected to generate any students that would attend the Lake Elsinore Unified School District (LEUSD). None the less, the project would be required to pay applicable development fees levied by LEUSD pursuant to the School Facilities Act (Senate Bill [SB] 50, Stats. 1998, c.407), which would ensure that impacts to schools are less than significant.

Impacts Associated with the Modified Project

No New Impact. While the modified project is not age-restricted, and would therefore likely generate a greater number of students than the approved project, following payment of school impact fees under SB 50 there would be no impact on school facilities. This standard requirement is incorporated into the project through the Project Design Features, listed below. Therefore, no new significant impacts are anticipated.

No new or substantially greater impacts would occur with implementation of the modified project when compared to those identified in the Colony Project Initial Study/MND. The modified project is consistent with the impacts identified in Colony Project Initial Study/MND and the level of impact (less than significant impact) the same as that identified in the Colony Project Initial Study/MND.

d) Parks

Parks are addressed in Section 6.15, below.

e) Other Public Facilities

Library Services

Summary of Impacts Identified in the Colony Project Initial Study/MND

The Colony Project Initial Study/MND concluded local libraries have adequate capacity and facilities to service the local population, including the resident population that would be added by the approved project. Residential development is subject to the Riverside County Uniform Mitigation Fee to fund library facility development and material purchases.

Impacts Associated with the Modified Project

The modified project would reduce the total resident population of the project site compared to the approved project, and would therefore have no impact on libraries. The Colony Project Initial Study/MND included a Project Description Feature requiring residential development to pay library impact fees; which would also be implemented by the modified project. No new or substantially greater impacts would occur with implementation of the modified project when compared to those identified in the Colony Project Initial Study/MND. The modified project is consistent with the impacts identified in Colony Project Initial Study/MND and the level of impact (less than significant impact) would be the same as identified in the Colony Project Initial Study/MND.

Conclusion

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental MND or other environmental document to evaluate project impacts or mitigation measures exist regarding public services. There have not been 1) changes to the project that require major revisions of the previous Colony Project Initial Study/MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the project is undertaken that require major revisions of the previous Colony Project Initial Study/MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the Colony Project Initial Study/MND was adopted.

Project Design Features

The following Project Design Features included in the Colony Project Initial Study/MND are applicable to the modified project:

- **Fire.** During construction and operation of the proposed project, compliance with all applicable fire code and ordinance requirements would be required and conditioned to the proposed project. The project would comply with the California fire and building codes, and Riverside Fire Department requirements and standards for construction, access, water mains, fire flow, and fire hydrants.
- In addition, all new development projects are required to contribute to the City's Community Facilities District (CFD) for law enforcement, fire, and paramedic services.
- **Police.** The project shall contribute to the City's CFD for law enforcement, fire, and paramedic services.
- **Schools.** The project shall pay applicable development fees levied by Lake Elsinore Unified School District (LEUSD) pursuant to the School Facilities Act (Senate Bill [SB] 50, Stats. 1998, c.407) to offset impacts on school facilities resulting from new development.
- **Libraries.** The project shall participate, as required, in the Riverside County Uniform Mitigation Fee program that collects fees on new residential housing developments to support future facility development and library material purchases.

Mitigation/Monitoring Required

No new impacts nor substantially more severe public services impacts would result from the adoption and implementation of the modified project; therefore, no new or revised mitigation measures are required for public services. No refinements related to the modified project are necessary to the Colony Project Initial Study/MND mitigation measures and no new mitigation measures are required.

6.15 RECREATION	Subsequent or Supplemental EIR			Addendum to EIR	
Would the project:	Substantial Change in Project or Circumstances Resulting in New Significant Effects	New Information Showing Greater Significant Effects than Previous EIR	New Information Identifying New Mitigation or Alternative to Reduce Significant Effect is Declined	Minor Technical Changes or Additions	No New Impact/ No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☐	☒
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☐	☒

a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that physical deterioration of the facility would be accelerated?

b) Require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Summary of Impacts Identified in the Colony Project Initial Study/MND

The Colony Project Initial Study/MND determined that the recreational and open space areas provided on the project site, in combination with the limited increase in population that would result from the project, would result in a less than significant impact related to the increase in use of park or recreational facilities. In addition, the Colony Project Initial Study/MND described that the required payment of park impact fees would further reduce potential impacts. Overall, impacts to parks were found to be less than significant.

Impacts Associated with the Modified Project

No New Impact. The modified project would develop 68 fewer dwelling units than the approved project, and would result in a reduced demand for recreational facilities compared to the approved project. Payment of park fees under the Quimby Act is not expected as no subdivision would occur on the site; however, the modified project would provide onsite recreation and open space areas that would serve the resident population. No new or substantially greater impacts would occur with implementation of the modified project when compared to those identified in the Colony Project Initial Study/MND. The modified project is consistent with the impacts identified in Colony Project Initial Study/MND and the level of impact (less than significant impact) is the same as identified in the Colony Project Initial Study/MND.

Conclusion

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental MND or other environmental

document to evaluate project impacts or mitigation measures exist regarding recreation. There have not been 1) changes to the project that require major revisions of the previous Colony Project Initial Study/MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the project is undertaken that require major revisions of the previous Colony Project Initial Study/MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the Colony Project Initial Study/MND was adopted.

Project Design Features

There are no Project Description Features included in the Colony Project Initial Study/MND that are applicable to recreation.

Mitigation/Monitoring Required

No new impacts nor substantially more severe recreation impacts would result from the adoption and implementation of the modified project; therefore, no new or revised mitigation measures are required for recreation. No refinements related to the modified project are necessary to the Colony Project Initial Study/MND mitigation measures and no new mitigation measures are required.

6.16 TRANSPORTATION AND TRAFFIC	Subsequent or Supplemental EIR			Addendum to EIR	
Would the project:	Substantial Change in Project or Circumstances Resulting in New Significant Effects	New Information Showing Greater Significant Effects than Previous EIR	New Information Identifying New Mitigation or Alternative to Reduce Significant Effect is Declined	Minor Technical Changes or Additions	No New Impact/No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	☐	☐	☐	☐	☒
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	☐	☐	☐	☐	☒
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☐	☒
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☐	☒
e) Result in inadequate emergency access?	☐	☐	☐	☐	☒
f) Conflict with adopted policies, plans or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	☐	☐	☐	☐	☒

The analysis below is based on the Cottages at Mission Trail Traffic Impact Analysis, prepared by Urban Crossroads and dated August 23, 2017 (see Appendix E).

- a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?**
- b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?**

Summary of Impacts Identified in the Colony Project Initial Study/MND

The Colony Project Initial Study/MND included a Traffic Impact Analysis (TIA) that documented the following information: (1) existing conditions in the vicinity of the project site without and with the project; (2) opening year conditions (2010) without and with the project; and General Plan build out without and with the project. The traffic impact analysis (TIA) concluded that the approved project would result in the need for traffic signals at two intersections on Mission Trail (at Olive Street and Lemon Street), which was included as Mitigation Measure TR-1, which would reduce traffic impacts to below a level of significance.

The Colony Project Initial Study/MND identified no other conflicts between the project and applicable plans, ordinances, and policies establishing measures of effectiveness for the performance of the circulation system, including the congestion management program.

Impacts Associated with the Modified Project

No New Impact. As described previously, the modified project would develop 68 less residential units than the approved project, which would generate less traffic than the approved project. Table TR-1 provides a comparison of the trips that were determined would be generated by the approved project (1,236 daily trips) and the trips generated by the modified project (838 daily trips). As shown, trips would be reduced by 398 trips per day; with a reduction of 30 trips in the a.m. peak hour and a reduction of 36 trips in the p.m. peak hour. This comparison uses the trip generation rates (condo/for townhouses) that was utilized in the Colony Project Initial Study/MND.

Table TR-1: Trip Comparison Table

Units	Peak Hour						Daily
	AM			PM			
	In	Out	Total	In	Out	Total	
Rate per Dwelling Unit (ITE Land Use Code 230)	0.07	0.37	0.44	0.35	0.17	0.52	5.86
211 Units (Approved Project)	15	78	93	74	36	110	1,236
143 Units (Modified Project)	10	53	63	50	24	74	838

To provide a conservative analysis of potential traffic impacts that could occur from development of the project site, and because the design of the residential units changed from multi-family structures to detached and duplex structures, the Traffic Impact Analysis for the modified project utilized the trip generation rate for single family detached residential (ITE Land Use Code 210), which is higher than those assumed for the ITE condo/townhouse generation factor (ITE Land Use Code 230), and evaluated potential impacts out to year 2040 that includes evaluation of the project with the anticipated ambient population growth.

The City identifies that the minimum allowable Level of Service (LOS) is LOS D. As described in the Traffic Impact Analysis prepared for the modified project, the addition of traffic from the modified project is not anticipated to result in any LOS deficiencies. As shown in Tables TR-2 and TR-3, all of the traffic study area intersections are anticipated to operate at acceptable LOS (LOS D or better) in the existing plus project and the year 2019 plus project conditions.

Table TR-2: Existing Plus Project Intersection Conditions

Intersection		Existing				Existing + Project			
		Delay (Seconds)		LOS		Delay (Seconds)		LOS	
		AM	PM	AM	PM	AM	PM	AM	PM
1	Mission Tr. & Malaga Rd.	11.1	16.9	B	B	11.1	17.1	B	B
2	Mission Tr. & Hidden Tr./Elberta Rd.	9.8	8.9	A	A	9.8	8.9	A	A
3	Mission Tr. & Sedco Bl.	14.0	14.8	B	B	14.4	15.1	B	C
4	Mission Tr. & Driveway 1	Future Driveway Intersection							12.8
5	Mission Tr. & Driveway 2	Future Driveway Intersection							10.4
6	Mission Tr. & Olive St.	7.6	8.6	A	A	7.7	8.6	A	A
7	Mission Tr. & Lemon St.	8.7	8.8	A	A	8.7	9.0	A	A
8	Mission Tr. & Corydon St.	14.0	15.3	B	B	14.2	15.5	B	B
9	Mission Tr. & Bundy Canyon Rd.	15.0	16.5	B	B	15.5	17.3	B	B

Source: Cottages at Mission Trail Traffic Impact Analysis, Urban Crossroads, 2017.

Table TR-3: Opening Year (2019) Plus Project Intersection Conditions

Intersection		2019 + Project			
		Delay (Seconds)		LOS	
		AM	PM	AM	PM
1	Mission Tr. & Malaga Rd.	12.3	20.3	B	C
2	Mission Tr. & Hidden Tr./Elberta Rd.	10.4	10.3	B	B
3	Mission Tr. & Sedco Bl.	16.4	16.8	C	C
4	Mission Tr. & Driveway 1	13.6	19.1	B	C
5	Mission Tr. & Driveway 2	10.6	12.9	B	B
6	Mission Tr. & Olive St.	9.2	9.9	A	A
7	Mission Tr. & Lemon St.	9.2	9.3	A	A
8	Mission Tr. & Corydon St.	15.2	17.1	B	B
9	Mission Tr. & Bundy Canyon Rd.	36.1	51.7	D	D

Source: Cottages at Mission Trail Traffic Impact Analysis, Urban Crossroads, 2017.

The intersection of Mission Trail and Bundy Canyon Road is to operate at a deficient LOS of F for Horizon Year (2040) in both the a.m. and p.m. peak hours without project traffic conditions. As a result of this projected future deficiency, the City of Wildomar has planned improvements at this intersection that would occur before the year 2040. Hence, Table TR-4 includes the planned improvements at this intersection.

As shown, with the planned improvements in the 2040 condition, the addition of traffic from the modified project would not result in any LOS deficiencies. As shown in Table TR-4, all study area intersections are anticipated to operate at acceptable LOS (LOS D or better) in the year 2040 plus project condition. Therefore, significant traffic impacts would not result and the mitigation required for the approved project would not be required for the modified project.

With the reduction in residential units, the modified project would not result in any increase in traffic or reduction in levels of service beyond that previously analyzed in the Colony Project Initial Study/MND. No new or substantially greater impacts would occur with implementation of the modified project when compared to those identified in the Colony Project Initial Study/MND. The modified project is consistent with the impacts identified in Colony Project Initial Study/MND and

the level of impact (less than significant impact) is less than described in the Colony Project Initial Study/MND.

Table TR-4: 2040 Plus Project and Planned Improvement Intersection Conditions

Intersection		2040 without Project				2040 + Project			
		Delay (Seconds)		LOS		Delay (Seconds)		LOS	
		AM	PM	AM	PM	AM	PM	AM	PM
1	Mission Tr. & Malaga Rd.	14.8	28.8	B	C	14.9	30.3	B	C
2	Mission Tr. & Hidden Tr./Elberta Rd.	11.9	11.8	B	B	11.9	11.9	B	B
3	Mission Tr. & Sedco Bl.	29.3	28.2	D	D	30.5	28.9	D	D
4	Mission Tr. & Driveway 1	Future Driveway Intersection				19.1	24.4	C	C
5	Mission Tr. & Driveway 2	Future Driveway Intersection				12.3	19.1	B	B
6	Mission Tr. & Olive St.	22.4	18.0	C	B	22.5	20.2	C	C
7	Mission Tr. & Lemon St.	16.1	16.8	B	B	16.7	18.4	B	B
8	Mission Tr. & Corydon St.	15.8	16.4	B	B	16.0	16.8	B	B
9	Mission Tr. & Bundy Canyon Rd.	39.9	46.6	D	D	41.0	48.2	D	D

Source: Cottages at Mission Trail Traffic Impact Analysis, Urban Crossroads, 2017.

- c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?**

Summary of Impacts Identified in the Colony Project Initial Study/MND

The Colony Project Initial Study/MND identified no potential for impacts to air traffic patterns because the nearest public airport (Perris Valley Airport) is 9.3 miles northeast of the site, and project site is not within the Airport Operation zones or flight paths of Skylark Airfield, which is 3,200-feet south of the site and planned to be relocated further south.

Impacts Associated with the Modified Project

No New Impact. The modified project proposes two-story residential development that would have no effect on air traffic. There are no new project features that differ significantly from those reviewed in the Colony Project Initial Study/MND that could cause a change in air traffic patterns.

No new or substantially greater impacts would occur with implementation of the modified project when compared to those identified in the Colony Project Initial Study/MND. The modified project is consistent with the impacts identified in Colony Project Initial Study/MND and the level of impact (no impact) remains unchanged from that identified in the Colony Project Initial Study/MND.

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

- e) Result in inadequate emergency access?**

Summary of Impacts Identified in the Colony Project Initial Study/MND

The Colony Project Initial Study/MND identified no hazardous design features or incompatible uses associated with the project, nor did it identify inadequate emergency access to the project area. With implementation of the City's required circulation design standards, that are reviewed prior to

permit approval, a less than significant impact is identified related to hazardous design features or incompatible uses.

Impacts Associated with the Modified Project

No New Impact. The modified project would not include any new design features that could be hazardous, or introduce uses that would be incompatible with residential uses. The on-site circulation and access would be required to meet City and Fire Department standards, as evaluated through the building permit process. Additionally, the modified project continues to provide two points for emergency service access.

No new or substantially greater impacts would occur with implementation of the modified project when compared to those identified in the Colony Project Initial Study/MND. The modified project is consistent with the impacts identified in Colony Project Initial Study/MND and the level of impact (less than significant impact) remains unchanged from that identified in the Colony Project Initial Study/MND.

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

Summary of Impacts Identified in the Colony Project Initial Study/MND

The Colony Project Initial Study/MND identified no conflicts between the development of the project site for residential uses with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, nor did it identify a decrease in the performance or safety of such facilities resulting from the project.

Impacts Associated with the Modified Project

No New Impact. The modified project would develop fewer residential units, and provide on-site walkways within the project site connecting various uses. The modified project would also provide a sidewalk and a Class II bike lane (or make accommodation for future installation of a bike lane, at the City's discretion) along Mission Trail. The modified project not change any existing public transit, bicycle, or pedestrian facilities. As fewer residential units would be developed by the modified project, and fewer persons would reside onsite, less demand for public transit, bicycle, or pedestrian facilities would result from the modified project, in comparison to the approved project, and impacts to the performance of such features would not occur.

No new or substantially greater impacts would occur with implementation of the modified project when compared to those identified in the Colony Project Initial Study/MND. The modified project is consistent with the impacts identified in Colony Project Initial Study/MND and the level of impact (less than significant impact) remains unchanged from that identified in the Colony Project Initial Study/MND.

Conclusion

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental MND or other environmental document to evaluate project impacts or mitigation measures exist regarding transportation and traffic. There have not been 1) changes to the project that require major revisions of the previous

Colony Project Initial Study/MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the project is undertaken that require major revisions of the previous Colony Project Initial Study/MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the Colony Project Initial Study/MND was adopted.

Project Design Features

There are no Project Description Features included in the Colony Project Initial Study/MND that are applicable to traffic and transportation.

Mitigation/Monitoring Required

No new impacts nor substantially more severe transportation and traffic impacts would result from the adoption and implementation of the modified project; therefore, no new or revised mitigation measures are required for transportation and traffic. No refinements related to the modified project are necessary to the Colony Project Initial Study/MND mitigation measures and no new mitigation measures are required.

6.17 TRIBAL CULTURAL RESOURCES	Subsequent or Supplemental EIR			Addendum to EIR	
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:	Substantial Change in Project or Circumstances Resulting in New Significant Effects	New Information Showing Greater Significant Effects than Previous EIR	New Information Identifying New Mitigation or Alternative to Reduce Significant Effect is Declined	Minor Technical Changes or Additions	No New Impact/No Impact
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)?	☐	☐	☐	☐	☒
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 Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	☐	☐	☐	☐	☒

The analysis below is based on the Phase I Cultural Resources Assessment: Cottages at Mission Trail Project (2017 Cultural Report), prepared by Material Culture Consulting and dated July 18, 2017 (see Appendix B).

- 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)?**
- 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 Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?**

Summary of Impacts Identified in the Colony Project Initial Study/MND

The Colony Project Initial Study/MND included a Cultural Resources Survey (2006 Cultural Report) prepared by Harris Archaeological Consultants, dated August 27, 2006. As the Colony project included a Specific Plan Amendment and a General Plan Amendment, the project was subject to American Indian consultation requirements under SB 18. Consultation was conducted by the City of Lake Elsinore in September 2006. The 2006 Cultural Report did not identify the potential for significant impacts related to cultural resources and did not recommend archaeological or tribal monitoring of the site during grading activities. Nonetheless, the Initial Study/MND included mitigation measures CR-1 through CR-4 requiring notification of an appropriate tribe prior to the initiation of grading, preparation of a Cultural Resource Treatment and Monitoring Agreement, submission a pre-grading report, assessment of any subsurface archaeological discoveries, and the relinquishment of ownership of any found cultural resources.

Impacts Associated with the Modified Project

No New Impact. The project site covers the same land area as analyzed in the Colony Project Initial Study/MND. The 2017 Cultural Report identifies no new records or other information indicating a change in circumstances or the availability of new information of substantial importance related to tribal cultural resources. The 2017 Cultural Report, like the 2006 Cultural Report, does not recommend any mitigation measures; nonetheless, mitigation measures CR-1 through CR-4 are incorporated into the project.

No new or substantially greater impacts would occur with implementation of the modified project when compared to those identified in the Colony Project Initial Study/MND. The modified project is consistent with the impacts identified in Colony Project Initial Study/MND and the level of impact (less than significant with mitigation incorporated) remains unchanged from that identified in the Colony Project Initial Study/MND.

Applicable Mitigation Measures Adopted by the Colony Project Initial Study/MND

Mitigation Measure CR-1 through CR-4: Refer to Section 6.5.

Conclusion

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental MND or other environmental document to evaluate project impacts or mitigation measures exist regarding tribal cultural resources. There have not been 1) changes to the project that require major revisions of the previous Colony Project Initial Study/MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the project is undertaken that require major revisions of the previous Colony Project Initial Study/MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the Colony Project Initial Study/MND was adopted.

Project Design Features

The following Project Design Feature included in the Colony Project Initial Study/MND is applicable to the modified project:

- **Human Remains.** If human remains are encountered during project grading, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a reasonable timeframe. Subsequently, the Native American Heritage Commission shall identify the “most likely descendant.” The most likely descendant shall then make recommendations, and engage in

consultations concerning the treatment of the remains as provided in Public Resources Code 5097.98.

Mitigation/Monitoring Required

No new impacts nor substantially more severe tribal cultural resources impacts would result from the adoption and implementation of the modified project; therefore, no new or revised mitigation measures are required for tribal cultural resources. No refinements related to the modified project are necessary to the Colony Project Initial Study/MND mitigation measures and no new mitigation measures are required.

6.18 UTILITIES AND SERVICE SYSTEMS	Subsequent or Supplemental EIR			Addendum to EIR	
Would the project:	Substantial Change in Project or Circumstances Resulting in New Significant Effects	New Information Showing Greater Significant Effects than Previous EIR	New Information Identifying New Mitigation or Alternative to Reduce Significant Effect is Declined	Minor Technical Changes or Additions	No New Impact/No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☐	☐	☒
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☐	☒
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☐	☒
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☐	☐	☒
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☐	☒
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☐	☐	☒
g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☐	☐	☒

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

Summary of Impacts Identified in the Colony Project Initial Study/MND

The Colony Project Initial Study/MND describes that the wastewater service provider for the project site is EVMWD. The site is in the service area of the Regional Wastewater Reclamation Facility (WRF), which was operating at 50 percent of capacity. The Colony Project Initial Study/MND concluded that with adherence to the RWQCB's NPDES permit for the Regional WRF, the project would not exceed the wastewater treatment requirements for the Santa Ana RWQCB.

Impacts Associated with the Modified Project

The modified project proposes fewer residential units than the approved project, and would result

in less wastewater flows than the approved project. There are no new project features that differ significantly from those reviewed in the Colony Project Initial Study/MND, which could create new impacts related to wastewater treatment.

No new or substantially greater impacts would occur with implementation of the modified project when compared to those identified in the Colony Project Initial Study/MND. The modified project is consistent with the impacts identified in Colony Project Initial Study/MND and the level of impact (less than significant impact) remains unchanged from that identified in the Colony Project Initial Study/MND.

- b) Require or result in the construction of new water or wastewater treatment facilities, or expansion of existing facilities, the construction of which could cause significant environmental effects?**

Summary of Impacts Identified in the Colony Project Initial Study/MND

The Colony Project Initial Study/MND determined that the existing water and wastewater infrastructure would be adequate to service the project, and that adherence to City and EVMWD regulations would ensure that less than significant impacts would result from the installation of the onsite water lines and utility improvements required to serve water to the project. Per EVMWD, adequate capacity exists to serve the projected increase in wastewater service. In addition, onsite sewer-related infrastructure would be designed and installed in accordance with the requirements and specifications of the City, EVMWD, Riverside County Department of Health, and RWQCB.

Impacts Associated with the Modified Project

No New Impact. The modified project includes development fewer residential units than analyzed in the Colony Project Initial Study/MND. The modified project's overall water use and wastewater generation would be less than that which was previously analyzed. Like the approved project, the modified project would include installation of onsite infrastructure to service the new development. Project Description Features are incorporated into the project to ensure compliance with City and EVMWD requirements for water and wastewater service, respectively.

No new or substantially greater impacts would occur with implementation of the modified project when compared to those identified in the Colony Project Initial Study/MND. The modified project is consistent with the impacts identified in Colony Project Initial Study/MND and the level of impact (less than significant) remains unchanged from that identified in the Colony Project Initial Study/MND.

- c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?**

Summary of Impacts Identified in the Colony Project Initial Study/MND

The Colony Project Initial Study/MND concluded that the infrastructure plans for storm drainage improvements included in the project would adequately service the project, and that construction of on- and off-site storm drains to the requirements of the City of Lake Elsinore and the Riverside County Flood Control and Water Conservation District would result in less-than-significant impacts.

Impacts Associated with the Modified Project

No New Impact. As described in the project description, the modified project includes a drainage system similar to the approved project, which consists of two onsite drainage systems that would capture runoff from impervious areas and building structures on the project site and convey it to the open space/detention center in the western portion of the site. The proposed drainage has been designed to accommodate runoff from the project site, as required by RWCB and City requirements, which has been verified by a Hydrology Study that was prepared for the modified project (Wilson Mikami, 2017). The modified project would not require changes to the offsite storm drain system, and impacts would remain less than significant.

No new or substantially greater impacts would occur with implementation of the modified project when compared to those identified in the Colony Project Initial Study/MND. The modified project is consistent with the impacts identified in Colony Project Initial Study/MND and the level of impact (less than significant impact) remains unchanged from that identified in the Colony Project Initial Study/MND.

- d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?**

Summary of Impacts Identified in the Colony Project Initial Study/MND

The Colony Project Initial Study/MND included a determination by EVMWD that adequate water supply is available to serve the project. The Colony Project Initial Study/MND concluded, that the project would be adequately served by existing entitlements from the EVMWD.

Impacts Associated with the Modified Project

No New Impact. The modified project would develop 68 fewer residences than the approved project and would generate a lower demand for water, compared to the approved project. Thus, like the approved project, there would be less-than-significant impacts associated with the availability of sufficient water supplies for the modified project.

Therefore, no new or substantially greater impacts would occur with implementation of the modified project when compared to those identified in the Colony Project Initial Study/MND. The modified project is consistent with the impacts identified in Colony Project Initial Study/MND and the level of impact (less than significant impact) remains unchanged from that identified in the Colony Project Initial Study/MND.

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

Summary of Impacts Identified in the Colony Project Initial Study/MND

See discussion in Section 6.17a) and b).

Impacts Associated with the Modified Project

No New Impact. See discussion in Section 6.17a) and b).

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

g) Comply with federal, state, and local statutes and regulations related to solid waste?

Summary of Impacts Identified in the Colony Project Initial Study/MND

The Colony Project Initial Study/MND identified the local solid waste disposal site as the El Sobrante Landfill, which is permitted to receive 10,000 tons per day of waste. The Colony Project Initial Study/MND identified that the approved project would generate 87 tons per year, an amount which would be adequately served by the existing landfill capacity.

Impacts Associated with the Modified Project

No New Impact. The modified project would develop 68 fewer residences than the approved project and would generate a lower demand for landfill capacity, compared to the approved project. The decrease of 68 residential units would result in an annual solid waste decrease of 27.88 tons per year (0.41 tons per dwelling unit per year). Due to the decrease in solid waste generation, it is assured that the modified project would be adequately served by El Sobrante Landfill.

The El Sobrante Landfill is required to comply with existing landfill regulations from federal, state, and local regulatory agencies. They are subject to regular inspections by CalRecycle, the Local Enforcement Agency (RWQCB), and the South Coast Air Quality Management District.

The modified project would be required to comply with the waste diversion requirements of AB 939, and with the construction and demolition waste recycling requirements of Chapter 14.12 of the Lake Elsinore Municipal Code. Project Description Features related to solid waste incorporated into the project to ensure compliance with construction waste recycling requirements.

No new or substantially greater impacts would occur with implementation of the modified project when compared to those identified in the Colony Project Initial Study/MND related to solid waste. The modified project is consistent with the impacts identified in Colony Project Initial Study/MND and the level of impact (less than significant impact) remains unchanged from that identified in the Colony Project Initial Study/MND.

Conclusion

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental MND or other environmental document to evaluate project impacts or mitigation measures exist regarding utilities and service systems. There have not been 1) changes to the project that require major revisions of the previous Colony Project Initial Study/MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the project is undertaken that require major revisions of the previous Colony Project Initial Study/MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects or

mitigation measures or alternatives that were not known and could not have been known when the Colony Project Initial Study/MND was adopted.

Project Design Features

The following Project Design Features included in the Colony Project Initial Study/MND are applicable to the modified project:

- Water lines and connections would be installed in accordance with the requirements and specifications of the City and Elsinore Valley Municipal Water District (EVMWD).
- The project shall incorporate drought-tolerant plants into the landscaping palette and use water-efficient irrigation techniques.
- The project shall install U.S. Environmental Protection Agency Certified WaterSense labeled or equivalent faucets and high-efficiency toilets and water-conserving shower heads in residences to the extent feasible.
- Sewer-related infrastructure will be installed in accordance with the requirements and specifications of the City, EVMWD, Riverside County Department of Health, and the Regional Water Quality Control Board (RWQCB).
- The proposed project would comply with all applicable federal, state, and local statutes and regulation related to solid waste, including the County's Source Reduction and Recycling Element (SRRE) and Household Hazardous Waste Element (HHWE).
- Gas-related infrastructure and necessary extensions would be installed in accordance with the requirements and specifications of the City and the California Public Utilities Commission under existing roads and rights-of-way.

Mitigation/Monitoring Required

No new impacts nor substantially more severe utilities and service systems impacts would result from the adoption and implementation of the modified project; therefore, no new or revised mitigation measures are required regarding utilities and service systems. No refinements related to the modified project are necessary to the Colony Project Initial Study/MND mitigation measures and no new mitigation measures are required.

6.19 MANDATORY FINDINGS OF SIGNIFICANCE	Subsequent or Supplemental EIR			Addendum to EIR	
	Substantial Change in Project or Circumstances Resulting in New Significant Effects	New Information Showing Greater Significant Effects than Previous EIR	New Information Identifying New Mitigation or Alternative to Reduce Significant Effect is Declined	Minor Technical Changes or Additions	No New Impact/No Impact
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?	☐	☐	☐	☐	☒
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	☐	☐	☒
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☐	☐	☒
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?					

Summary of Impacts Identified in the Colony Project Initial Study/MND

The Colony Project Initial Study/MND found that, with the application of Mitigation Measures BI-1 through BI-3, impacts to sensitive plant and wildlife species, habitat, and nesting birds would be less than significant. To further reduce impacts, biological resource related Project Design Features have been incorporated into the project.

The application of Mitigation Measures CR-1 through CR-4 were determined to reduce all impacts to cultural and archaeological resources to below a level of significance. Additionally, to further reduce impacts, cultural resource related Project Design Features have been incorporated into the project.

Impacts Associated with the Modified Project

No New Impact. As described in Sections 6.4 and 6.5, the modified project is located within the analysis area of the Colony Project Initial Study/MND, and the proposed development is smaller

than previously analyzed. There are no new design features or impact areas that could result in increased effects to biological or cultural resources. The applicable mitigation measures of the Colony Project Initial Study/MND—for biological resources, Mitigation Measures BI-1 through BI-3, and for cultural resources, Mitigation Measures CR-1 through CR-4—are required to be applied to the modified project. As a result, impacts to biological and cultural resources are less than significant with mitigation incorporated.

- 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)?**

Summary of Impacts Identified in the Colony Project Initial Study/MND

The Colony Project Initial Study/MND did not identify cumulatively considerable impacts for any of the environmental topic areas evaluated.

Impacts Associated with the Modified Project

No New Impact. Cumulative impacts are defined as two or more individual effects that, when considered together, are considerable or that compound or increase other environmental impacts. The cumulative impact from several projects is the change in the environment that results from the incremental impact of the development when added to the impacts of other closely related past, present, and reasonably foreseeable or probable future developments. Cumulative impacts can result from individually minor, but collectively significant, developments taking place over a period. The CEQA Guidelines, Section 15130 (a) and (b), states:

- (a) Cumulative impacts shall be discussed when the project's incremental effect is cumulatively considerable.
- (b) The discussion of cumulative impacts shall reflect the severity of the impacts and their likelihood of occurrence, but the discussion need not provide as great detail as is provided of the effects attributable to the project. The discussion should be guided by the standards of practicality and reasonableness.

As discussed above, the modified project would result in development of 68 fewer residential units at a lower intensity of development than the approved project. Therefore, the severity of impacts would be reduced with the implementation of the modified project. The reduced scale of overall development would also result in no new cumulatively considerable impacts under other impact areas. With implementation of existing regulations, Project Design Features, and the applicable mitigation measures, the modified project would not result in any new potentially cumulatively considerable significant impacts.

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

Summary of Impacts Identified in the Colony Project Initial Study/MND

The Colony Project Initial Study/MND concluded that all impacts that could result in substantial adverse effects on human beings were mitigated to below a level of significance.

Impacts Associated with the Modified Project

No New Impact. As described in Sections 6.1 through 6.17, above, the modified project has no new potentially significant impacts and no new mitigation measures would be required. The implementation of applicable mitigation measures, Project Design Features, City standards, and City guidelines would ensure that there would be no substantial adverse effects on human beings, either directly or indirectly. There would be no new impacts.

Project Design Features

Refer to Project Design Features in Table 4.

Mitigation/Monitoring Required

No new impacts nor substantially more adverse impacts would result from the implementation of the modified project; therefore, no new or revised mitigation measures are required. No refinements related to the modified project are necessary to the Colony Project Initial Study/MND mitigation measures and no new mitigation measures are required.