



**CITY OF CANYON LAKE**

**INITIAL STUDY AND NEGATIVE DECLARATION**

***PROPOSED HOUSING ELEMENT UPDATE***

***FOR THE 5<sup>TH</sup> CYCLE***

**PREPARED BY:**

**City of Canyon Lake Planning Department  
31516 Railroad Canyon Road  
Canyon Lake, CA 92587**

**August 2019**

**CITY OF CANYON LAKE  
INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM**

---

---

This form and the descriptive information in the application package constitute the contents of Initial Study pursuant to City Resolution 94-56 and Section 15063 of the State CEQA Guidelines.

**PROJECT LABEL:**

<b>APN:</b>	<b>City-Wide</b>
<b>Applicant:</b>	<b>City of Canyon Lake</b>
<b>Project No:</b>	<b>GPA 19-51</b>
<b>Staff:</b>	<b>Jim Morrissey</b>
<b>Rep:</b>	<b>N/A</b>
<b>Proposal:</b>	<b>Housing Element Update</b>

**USGS Quad:** Lake Elsinore and Romoland, CA  
**Lat/Long:** 33.4103, -117.1620  
**T, R, Section:** T5S and R4W: Sections 26, 34, 35,  
and 36; and T6S/R4W: Sections 1, 2, 3, and 6

**PROJECT CONTACT INFORMATION:**

**Lead Agency:** City of Canyon Lake  
Planning Department  
31516 Railroad Canyon Road  
Canyon Lake, CA 92587

**Contact person:** Jim Morrissey  
**Phone No:** (951) 244-2955  
**E-mail:** jmorrissey@cityofcanyonlake.com

**PROJECT DESCRIPTION:**

**EXISTING CONDITIONS**

The proposed Project is an update to the City of Canyon Lake General Plan Housing Element, as part of the 5<sup>th</sup> Cycle for the period effective between 2013-2021. This is a City-wide update that is applicable to corporate City Limits of the City of Canyon Lake, located in the southwestern portion of Riverside County, California. The City of Canyon Lake was incorporated in December 1990 and represents an area that was subdivided primarily for single family development in 1968 and 1969 and envisioned as a gated senior development. This original design was approved by Riverside County utilizing their Zoning Ordinance, which generally provided for single family residences on 7200 sq. ft. lots. Over time the area has transitioned to include families, but has remained primarily gated with a substantial number of senior residents. The City has approximately 4800 residential lots, virtually all of them for either single family detached houses or mobile homes on individual lots. Currently, approximately 230 single family lots remain undeveloped, with over 90 percent of them within the gated area. An ungated area exists in the southeast portion of the City, but represents a major hillside area and has only 24 lots, most of which are developed.

The City has coterminous borders with the Cities of Lake Elsinore and Menifee and is located between Interstate 15 Freeway, approximately two miles to the southwest and Interstate 215 approximately 3.5 miles to the east.

## **Housing Element Overview**

The City of Canyon Lake was required to update its Housing Element for the 5<sup>th</sup> Cycle Period, to address housing needs between the years 2013 and 2021. The City has been contacted by the State Department of Housing and Urban Development to update its Element to maintain compliance with State law. The proposed Housing Element update incorporates many of the provisions contained in the latest City adopted and State certified Housing Element from the 4<sup>th</sup> Cycle, which addresses needs between the years 2006 and 2014. The Housing Element is a policy document that enumerates a variety of policies and programs to further residential development and meet identified housing needs. No land use changes are proposed or necessary as part of the Housing Element update. Most of the programs contained in the proposed update are similar to the City's existing State certified Element and, as such, represent no change in focus or direction of the Housing Element.

The City of Canyon Lake represents a unique substantially developed residential City with coterminous City Limits and Sphere of Influence boundaries, minimizing the ability to annex additional land or change land uses. The focus of the City is the lake area, owned by Elsinore Valley Municipal Water District and utilized as a flood control and recreational facility. Within the City Limits include several large parcels owned by the Federal Government, under the Department of the Interior, Bureau of Land Management (BLM).

Railroad Canyon Road is the only publicly maintained roadway that traverses the City and extends westerly to Interstate 15 and easterly as Newport Road to connect with Interstate 215. Goetz Road, also a publicly maintained roadway, borders the easterly edge of the City, but is within the City Limits of the City of Menifee.

### **ADDITIONAL APPROVAL REQUIRED BY OTHER PUBLIC AGENCIES**

(Example: permits, financing approvals or participation agreements.)

***Federal: N/A***

***State: California Department of Housing and Urban Development for Certification***

***County: N/A***

***Local: N/A***

### **EVALUATION FORMAT**

This initial study is prepared in compliance with the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21000, et seq. and the State CEQA Guidelines (California Code of Regulations Section 15000, et seq.). Specifically, the preparation of an Initial Study is guided by Section 15063 of the State CEQA Guidelines. This format of the study is presented as follows. The project is evaluated based on its effect on 20 major categories of environmental factors. Each factor is reviewed by responding to a series of questions regarding the impact of the project on each element of the overall factor. The Initial Study checklist provides a formatted analysis that provides a determination of the effect of the project on the factor and its

elements. The effect of the project is categorized into one of the following four categories of possible determinations:

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

Substantiation is then provided to justify each determination. One of the four following conclusions is then provided as a summary of the analysis for each of the major environmental factors.

1. **No Impact:** No impacts are identified or anticipated and no mitigation measures are required.
2. **Less than Significant Impact:** No significant adverse impacts are identified or anticipated and no mitigation measures are required.
3. **Less than Significant Impact with Mitigation Incorporated:** Possible significant adverse impacts have been identified or anticipated and the following mitigation measures are required as a condition of project approval to reduce these impacts to a level below significant. The required mitigation measures are: (List of mitigation measures)
4. **Potentially Significant Impact:** Significant adverse impacts have been identified or anticipated. An Environmental Impact Report (EIR) is required to evaluate these impacts, which are (List of the impacts requiring analysis within the EIR).

At the end of the analysis the required mitigation measures are restated and categorized as being either self- monitoring or as requiring a Mitigation Monitoring and Reporting Program.

## ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below will be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

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

### DETERMINATION (To be completed by the Lead Agency)

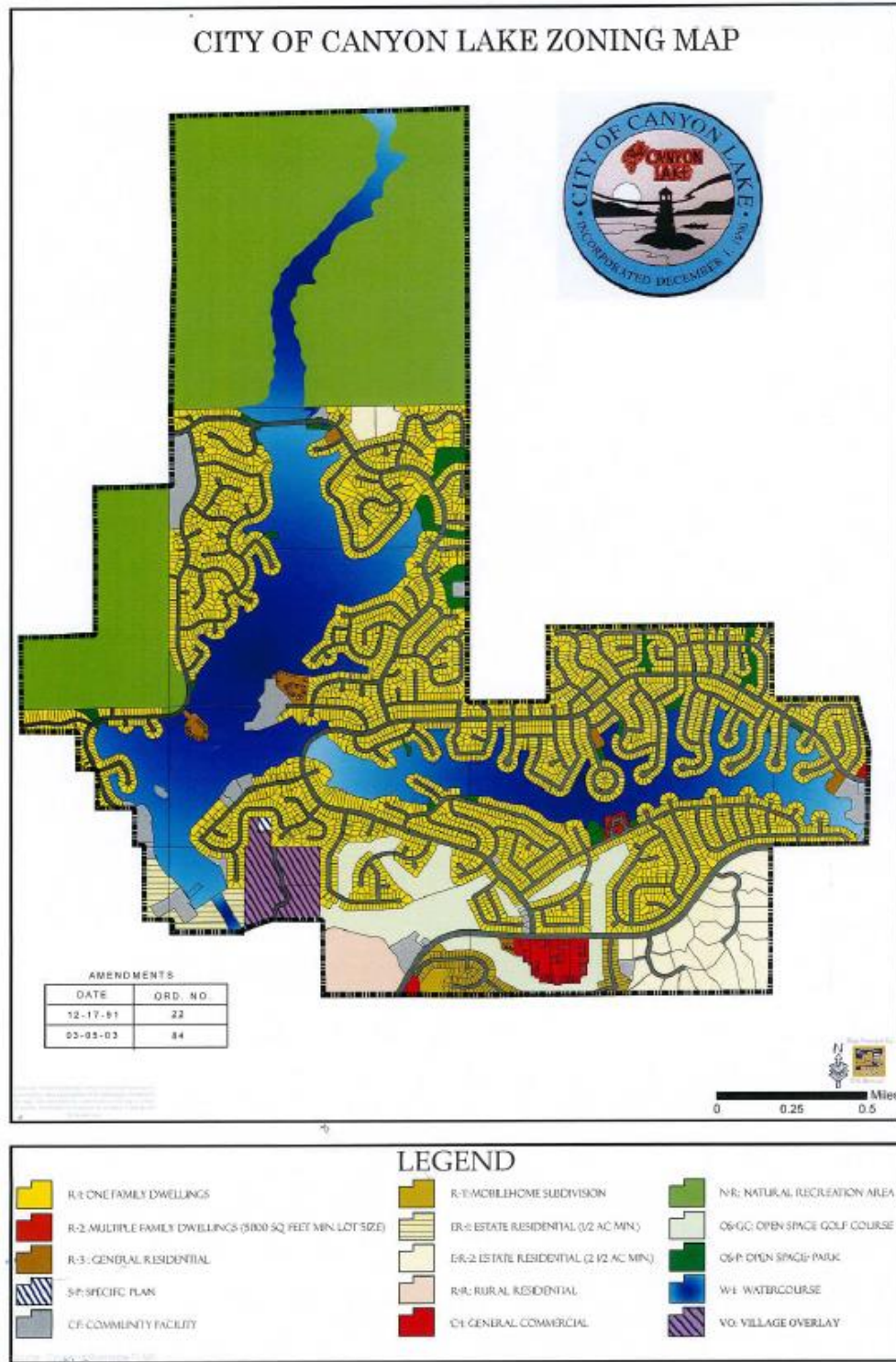
On the basis of this initial evaluation, the following finding is made:

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

\_\_\_\_\_  
 Signature (prepared by Name, Planner)

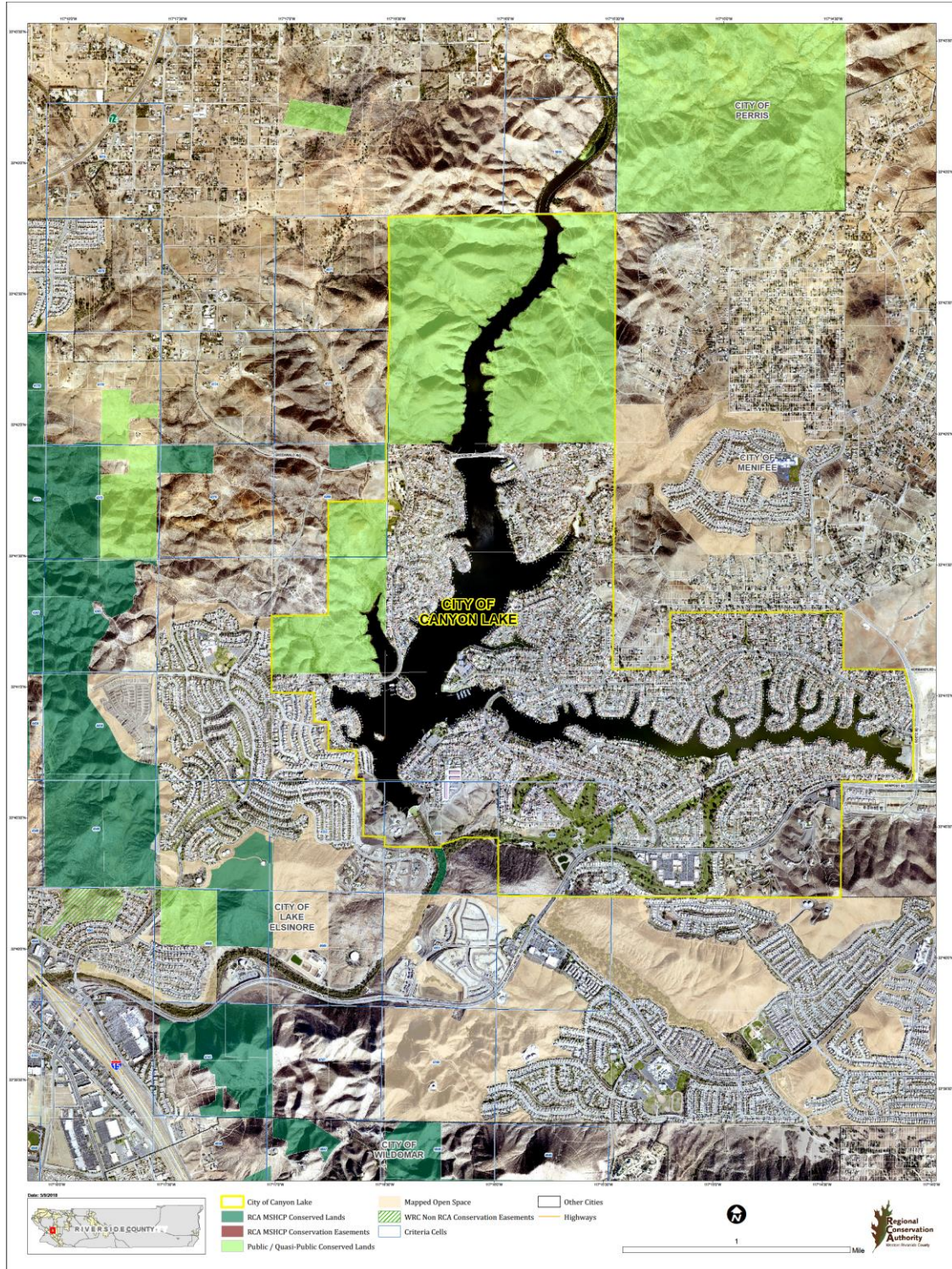
\_\_\_\_\_  
 Date

## CITY OF CANYON LAKE ZONING MAP





**City of Canyon Lake Aerial Photo**  
 (Courtesy of Riverside Regional Conservation Authority)



<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>I. AESTHETICS:</b> Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning or other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUBSTANTIATION:**

- a) **Less Than Significant Impact** – A substantial portion of the City is developed, primarily with single family housing. The remaining vacant properties would allow individual single family homes on relatively small single family lots within developed areas of the City. The terrain within the City varies with relatively flat areas and other areas with slopes or hillsides that afford views of the lake and surrounding area. Development on the remaining land would represent infill development on existing lots intended for single family use. No scenic vistas have been established within the City, although attractive views are available throughout the City due to the variable terrain. The City’s environmental document that evaluated the current General Plan identified community aesthetics as the lake and golf course, as well as the rolling hills and large open space areas.

The proposed Housing Element will not directly alter the visual character of the planning area or effect scenic vistas. The Land Use Element and Zoning Ordinance has established areas for future development and the development criteria applicable to those areas, such as Single Family Residential development (R-1). The proposed Housing Element update does provide measures that positively affect the availability of housing for residents by identifying, for example, potential funding opportunities the residents or City government can be utilized to assist homeowners. Impacts under this issue are not considered significant and no mitigation is required.



- b) **No Impact** – The project site does not contain any identified scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway corridor. There are no scenic highways in the planning area. As such, no potential exists for the proposed Project to damage any scenic resources within or outside a state scenic highway. No Impacts would occur under this issue and no mitigation is required.
- c) **Less Than Significant Impact** – The proposed Project is located within an urbanized area, but does not include measures that would affect the applicable zoning or regulations governing scenic quality. The development quality of single family development has historically been evaluated by the Property Owners Association (POA) through an Architectural Committee that meets regularly and reviews new residential development proposals. The POA's review authority encompasses all residential areas within the City. Impacts under this issue are not considered significant and no mitigation is required.
- d) **Less Than Significant Impact** – Adoption of the proposed Housing Element update would not directly affect the development criteria or development potential of residential properties. Programs within the proposed Housing Element update direct the City to undertake actions that could increase the development potential of properties, for example, with the establishment of an Accessory Dwelling Unit Ordinance or density bonus criteria, although the latter is already provided for through State law.

Any new development within the City would increase new light and glare. However, due to the limited nature of future in-fill development and the substantial existence of residences within the development area, any increase in housing would not adversely affect day or nighttime views. Impacts under this issue are not considered significant and no mitigation is required.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<p><b>II. AGRICULTURE AND FORESTRY RESOURCES:</b> 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 forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Will the project:</p>				
<p>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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>b) Conflict with existing zoning for agricultural use or a Williamson Act contract?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>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))?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>d) Result in the loss of forest land or conversion of forest land to non-forest use?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## SUBSTANTIATION:

- a) **No Impact** – The California Department of Conservation Important Farmland 2016, Sheet 1 of 3 identifies three specific farmland categories within the City: Urban and Built-Up Areas, Water, and Other Land. The BLM lands in the northerly and easterly portions of the City are designated Other Land, which is defined, in part, as “land not included in any other mapping Category. Common examples include low density rural developments, brush, timber, wetland, and riparian areas not suitable for livestock grazing, confined livestock, poultry, or aquaculture facility, strip mines, borrow pits, and water bodies smaller than 40 acres.” The existing lake is displayed as such on the map and the balance of the land is designated other land. No Prime Farmland, Unique Farmland or Farmland of State Importance are listed within the City. As such, no potential exists to convert farmland to urban use. No Impacts would occur under this issue and no mitigation is required.
- b) **No Impact** – There are no agricultural uses currently within the boundaries of the City. A review of the California Department of Conservation Riverside County Williamson Act FY 2015/2016, Sheet 1 of 3 did not display any Williamson Act properties within the City or surrounding area. Therefore, no potential exists for a conflict between the proposed project and agricultural zoning or Williamson Act contracts within the project area. No Impacts would occur under this issue and no mitigation is required.
- c) **No Impact** – Please refer to issues a) and b) above. The City is predominately developed with single family homes and is not designated Forest Land and the land use zoning designations do not support forest land or timberland uses or designations. Forest Land” in the Public Resources Code is defined as “land that can support 10-percent native tree cover of any species...and that allows for management of one or more forest resources...” The proposed Project will cover predominately private property and not managed for its resources. BLM lands located in the northerly and westerly portions of the City are managed lands, but not for the purpose of timber. Timberland is defined in the Public Resources Code as “land, other than land owned by the federal government and land designated by the board as experimental forest land, which is available for, and capable of, growing a crop of trees of a commercial species...” Land within the City limits is not designated for commercial production. Because no lands on the project site are zoned or used for forestland or timberland, the proposed Project has no potential to impact such zoning. No Impacts would occur under this issue and no mitigation is required.
- d) **No Impact** – There are no forest lands within the City, as discussed above. As such, no potential for loss of forest land would occur if the project is implemented. No Impacts would occur under this issue and no mitigation is required.
- e) **No Impact** – Land within the City Limits does not support either agricultural or forestry uses, because the Project area and environs are substantially developed with urban uses and subdivided primarily for residential uses. As such, implementation of the proposed project would not cause or result in the conversion of Farmland or forest land to alternative use. There is no farmland or forest land located in the vicinity of the project site. As such, no Impacts would occur under this issue and no mitigation is required.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>III. AIR QUALITY:</b> 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. Will the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**SUBSTANTIATION:**

Background

*Air Quality Standards*

Monitored air quality is evaluated and in the context of ambient air quality standards. These standards are the levels of air quality that are considered safe, with an adequate margin of safety, to protect the public health and welfare. National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS) currently in effect are shown in Table III-1. Because the State of California had established Ambient Air Quality Standards (AAQS) several years before the federal action and because of unique air quality problems introduced by the restrictive dispersion meteorology, there is considerable difference between state and national clean air standards. Those standards currently in effect in California are shown in Table III-1. Sources and health effects of various pollutants are shown in Table III-2.

Of the standards shown on the following pages in Table III-1, those for ozone (O<sub>3</sub>), and particulate matter (PM-10) are exceeded at times in the South Coast Air Basin (MDAB). They are called “non-attainment pollutants.” Because of the variations in both the regional meteorology and in area-wide differences in levels of air pollution emissions, patterns of non-attainment have strong spatial and temporal differences.

**Table III-1  
AMBIENT AIR QUALITY STANDARDS**

Pollutant	Average Time	California Standards <sup>1</sup>		National Standards <sup>2</sup>		
		Concentration <sup>3</sup>	Method <sup>4</sup>	Primary <sup>3,5</sup>	Secondary <sup>3,6</sup>	Method <sup>7</sup>
Ozone (O3)	1 Hour	0.09 ppm (180 µg/m3)	Ultraviolet Photometry	–	Same as Primary Standard	Ultraviolet Photometry
	8 Hour	0.070 ppm (137 µg/m3)		0.070 ppm (147 µg/m3)		
Respirable Particulate Matter (PM10)	24 Hour	50 µg/m3	Gravimetric or Beta Attenuation	150 µg/m3	Same as Primary Standard	Inertial Separation and Gravimetric Analysis
	Annual Arithmetic Mean	20 µg/m3		–		
Fine Particulate Matter (PM2.5)	24 Hour	–	–	35 µg/m3	Same as Primary Standard	Inertial Separation and Gravimetric Analysis
	Annual Arithmetic Mean	12 µg/m3	Gravimetric or Beta Attenuation	12.0 µg/m3		
Carbon Monoxide (CO)	1 Hour	20 ppm (23 mg/m3)	Non-Dispersive Infrared Photometry (NDIR)	35 ppm (40 mg/m3)	–	Non-Dispersive Infrared Photometry (NDIR)
	8 Hour	9 ppm (10 mg/m3)		9 ppm (10 mg/m3)	–	
	8 Hour (Lake Tahoe)	6 ppm (7 g/m3)		–	–	
Nitrogen Dioxide (NO2) <sup>8</sup>	1 Hour	0.18 ppm (339 µg/m3)	Gas Phase Chemiluminescence	100 ppb (118 µg/m3)	–	Gas Phase Chemiluminescence
	Annual Arithmetic Mean	0.030 ppm (57 µg/m3)		0.053 ppm (100 µg/m3)	Same as Primary Standard	
Sulfur Dioxide (SO2) <sup>9</sup>	1 Hour	0.25 ppm (655 µg/m3)	Ultraviolet Fluorescence	75 ppb (196 µg/m3)	–	Ultraviolet Flourescence; Spectrophotometry (Pararosaniline Method)
	3 Hour	–		–	0.5 ppm (1300 µg/m3)	
	24 Hour	0.04 ppm (105 µg/m3)		0.14 ppm (for certain areas) <sup>9</sup>	–	
	Annual Arithmetic Mean	–		0.030 ppm (for certain areas) <sup>9</sup>	–	
Lead <sup>8,10,11</sup>	30-Day Average	1.5 µg/m3	Atomic Absorption	–	–	–
	Calendar Quarter	–		1.5 µg/m3 (for certain areas) <sup>11</sup>	Same as Primary Standard	High Volume Sampler and Atomic Absorption
	Rolling 3-Month Avg	–		0.15 µg/m3)		
Visibility Reducing Particles <sup>12</sup>	8 Hour	See footnote 12	Beta Attenuation and Transmittance through Filter Tape	<b>No Federal Standards</b>		
Sulfates	24 Hour	25 µg/m3	Ion Chromatography			
Hydrogen Sulfide	1 Hour	0.03 ppm (42 µg/m3)	Ultraviolet Fluorescence			
Vinyl Chloride <sup>10</sup>	24 Hour	0.01 ppm (26 µg/m3)	Gas Chromatography			



Footnotes

- 1 California standards for ozone, carbon monoxide (except Lake Tahoe), sulfur dioxide (1 and 24 hour), nitrogen dioxide, suspended particulate matter – PM10, PM2.5, and visibility reducing particles, are values that are not to be exceeded. All others are not to be equaled or exceeded. California ambient air quality standards are listed in the Table of Standards in Section 70200 of Title 17 of the California Code of Regulations.
- 2 National standards (other than ozone, particulate matter, and those based on annual averages or annual arithmetic mean) are not to be exceeded more than once a year. The ozone standard is attained when the fourth highest eight hour concentration in a year, averaged over three years, is equal to or less than the standard. For PM10, the 24-hour standard is attained when the expected number of days per calendar year, with a 24-hour average concentration above 150 µg/m<sup>3</sup>, is equal to or less than one. For PM2.5, the 24-hour standard is attained when 98 percent of the daily concentrations, averaged over 3 years, are equal to or less than the standard. Contact U.S. EPA for further clarification and current federal policies.
- 3 Concentration expressed first in units in which it was promulgated. Equivalent units given in parentheses are based upon a reference temperature of 25C and a reference pressure of 760 torr. Most measurements of air quality are to be corrected to a reference temperature of 25C and a reference pressure of 760 torr; ppm in this table refers to ppm by volume, or micromoles of pollutant per mole of gas.
- 4 Any equivalent procedure which can be shown to the satisfaction of the ARB to give equivalent results at or near the level of the air quality standard may be used.
- 5 National Primary Standards: The levels of air quality necessary, with an adequate margin of safety to protect the public health.
- 6 National Secondary Standards: The levels of air quality necessary to protect the public welfare from any known or anticipated adverse effects of a pollutant.
- 7 Reference method as described by the EPA. An "equivalent method" of measurement may be used but must have a "consistent relationship to the reference method" and must be approved by the EPA.
- 8 To attain the 1-hour national standard, the 3-year average of the annual 98th percentile of the 1-hour daily maximum concentrations at each site must not exceed 100 ppb. Note that the national 1-hour standard is in units of parts per billion (ppb). California standards are in units of parts per million (ppm). To directly compare the national 1-hour standard to the California standards the units can be converted from ppb to ppm. In this case, the national standard of 100 ppb is identical to 0.100 ppm.
- 9 On June 2, 2010, a new 1-hour SO<sub>2</sub> standard was established and the existing 24-hour and annual primary standards were revoked. To attain the 1-hour national standard, the 3-year average of the annual 99th percentile of the 1-hour daily maximum concentrations at each site must not exceed 75 ppb. The 1971 SO<sub>2</sub> national standards (24-hour and annual) remain in effect until one year after an area is designated for the 2010 standard, except that in areas designated nonattainment for the 1971 standards, the 1971 standards remain in effect until implementation plans to attain or maintain the 2010 standards are approved. Note that the 1-hour national standard is in units of parts per billion (ppb). California standards are in units of parts per million (ppm). To directly compare the 1-hour national standard to the California standard the units can be converted to ppm. In this case, the national standard of 75 ppb is identical to 0.075 ppm.
- 10 The ARB has identified lead and vinyl chloride as 'toxic air contaminants' with no threshold level of exposure for adverse health effects determined. These actions allow for the implementation of control measures at levels below the ambient concentrations specified for these pollutants.
- 11 The national standard for lead was revised on October 15, 2008 to a rolling 3-month average. The 1978 lead standard (1.5 µg/m<sup>3</sup> as a quarterly average) remains in effect until one year after an area is designated for the 2008 standard, except that in areas designated nonattainment for the 1978 standard, the 1978 standard remains in effect until implementation plans to attain or maintain the 2008 standard are approved.
- 12 In 1989, the ARB converted both the general statewide 10-mile visibility standard and the Lake Tahoe 30-mile visibility standard to instrumental equivalents, which are "extinction of 0.23 per kilometer" and "extinction of 0.07 per kilometer" for the statewide and Lake Tahoe Air Basin standards, respectively.

**Table III-2  
HEALTH EFFECTS OF MAJOR CRITERIA POLLUTANTS**

<b>Pollutants</b>	<b>Sources</b>	<b>Primary Effects</b>
Carbon Monoxide (CO)	<ul style="list-style-type: none"> <li>• Incomplete combustion of fuels and other carbon-containing substances, such as motor exhaust.</li> <li>• Natural events, such as decomposition of organic matter.</li> </ul>	<ul style="list-style-type: none"> <li>• Reduced tolerance for exercise.</li> <li>• Impairment of mental function.</li> <li>• Impairment of fetal development.</li> <li>• Death at high levels of exposure.</li> <li>• Aggravation of some heart diseases (angina).</li> </ul>
Nitrogen Dioxide (NO <sub>2</sub> )	<ul style="list-style-type: none"> <li>• Motor vehicle exhaust.</li> <li>• High temperature stationary combustion.</li> <li>• Atmospheric reactions.</li> </ul>	<ul style="list-style-type: none"> <li>• Aggravation of respiratory illness.</li> <li>• Reduced visibility.</li> <li>• Reduced plant growth.</li> <li>• Formation of acid rain.</li> </ul>
Ozone (O <sub>3</sub> )	<ul style="list-style-type: none"> <li>• Atmospheric reaction of organic gases with nitrogen oxides in sunlight.</li> </ul>	<ul style="list-style-type: none"> <li>• Aggravation of respiratory and cardiovascular diseases.</li> <li>• Irritation of eyes.</li> <li>• Impairment of cardiopulmonary function.</li> <li>• Plant leaf injury.</li> </ul>
Lead (Pb)	<ul style="list-style-type: none"> <li>• Contaminated soil.</li> </ul>	<ul style="list-style-type: none"> <li>• Impairment of blood function and nerve construction.</li> <li>• Behavioral and hearing problems in children.</li> </ul>
Fine Particulate Matter (PM-10)	<ul style="list-style-type: none"> <li>• Stationary combustion of solid fuels.</li> <li>• Construction activities.</li> <li>• Industrial processes.</li> <li>• Atmospheric chemical reactions.</li> </ul>	<ul style="list-style-type: none"> <li>• Reduced lung function.</li> <li>• Aggravation of the effects of gaseous pollutants.</li> <li>• Aggravation of respiratory and cardio respiratory diseases.</li> <li>• Increased cough and chest discomfort.</li> <li>• Soiling.</li> <li>• Reduced visibility.</li> </ul>
Fine Particulate Matter (PM-2.5)	<ul style="list-style-type: none"> <li>• Fuel combustion in motor vehicles, equipment, and industrial sources.</li> <li>• Residential and agricultural burning.</li> <li>• Industrial processes.</li> <li>• Also, formed from photochemical reactions of other pollutants, including NO<sub>x</sub>, sulfur oxides, and organics.</li> </ul>	<ul style="list-style-type: none"> <li>• Increases respiratory disease.</li> <li>• Lung damage.</li> <li>• Cancer and premature death.</li> <li>• Reduces visibility and results in surface soiling.</li> </ul>
Sulfur Dioxide (SO <sub>2</sub> )	<ul style="list-style-type: none"> <li>• Combustion of sulfur-containing fossil fuels.</li> <li>• Smelting of sulfur-bearing metal ores.</li> <li>• Industrial processes.</li> </ul>	<ul style="list-style-type: none"> <li>• Aggravation of respiratory diseases (asthma, emphysema).</li> <li>• Reduced lung function.</li> <li>• Irritation of eyes.</li> <li>• Reduced visibility.</li> <li>• Plant injury.</li> <li>• Deterioration of metals, textiles, leather, finishes, coatings, etc.</li> </ul>

Source: California Air Resources Board, 2002.

- a) **No Impact** – A significant impact could occur if the proposed Project conflicts with or obstructs the implementation of South Coast Air Basin 2016 Air Quality Management Plan (AQMP). Conflicts and obstructions that hinder implementation of the AQMP can delay efforts to meet attainment deadlines for criteria pollutants and maintaining existing compliance with applicable air quality standards. Pursuant to the methodology provided in Chapter 12 of the 1993 SCAQMD CEQA Air Quality Handbook, consistency with the AQMP is affirmed when a project; 1) Does not increase the frequency or severity of an air quality standards violation or cause a new violation and; 2) Is consistent with the growth assumptions in the AQMP. A consistency review is presented below:
1. The proposed Housing Element update would not result in short-term construction and long-term pollutant emissions, since no development is proposed. As such, emission levels would be less than the CEQA significance emissions thresholds established by the SCAQMD. Therefore, the project could not result in an increase in the frequency or severity of any air quality standards violation and will not cause a new air quality standard violation.
  2. The proposed Housing Element update does not propose any land use changes nor vary notably from the existing Housing Element certified by the State Department of Housing and Community Development. The proposed Housing Element Update is consistent with the development and use standards specified in the City Zoning Ordinance and General Plan. The latest City General Plan update was adopted in 2012 and has not been comprehensively updated since its original adoption. Therefore, the land use projections used in the General Plan are assumed to be equivalent to the growth projections utilized in the 2016 AQMP.

Based on the consistency analysis presented above, the proposed Project would not conflict with the 2016 AQMP and no mitigation would be required.

- b) **Less Than Significant Impact** – The Project area is designated as a non-attainment area for Ozone (State and Federal), PM<sub>2.5</sub> (State and Federal), and PM<sub>10</sub> (State). The Project would comply with the mandatory requirements of SCAQMD's Rule 403 (fugitive dust control) during construction, as well as all other adopted AQMP emissions control measures.

In determining whether or not the project would 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), the non-attainment pollutants of concern for this impact are ozone, PM<sub>2.5</sub>, and PM<sub>10</sub>. In developing the thresholds of significance for air pollutants, SCAQMD considered the emission levels for which a project's individual emissions would be cumulatively considerable. If a project exceeds the identified significance thresholds, its emissions would be cumulatively considerable, resulting in significant adverse air quality impacts to the region's existing air quality conditions. Due to the fact no specific development is proposed as part of the Housing Element update, the proposed Project would not exceed the identified significance thresholds. As such, emissions would not be cumulatively considerable.

c) **No Impact** – A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant. The following are land uses (sensitive sites) where sensitive receptors are typically located:

- Schools, playgrounds and childcare centers
- Long-term health care facilities
- Rehabilitation centers
- Convalescent centers
- Hospitals
- Retirement homes
- Residences

Since future housing development would occur within in-fill areas, potential effects to sensitive receptors would occur. However, no new housing is proposed as part of the proposed Housing Element update and no impacts would occur under this issue and no mitigation is required.

#### Localized Significance Thresholds (LST) Analysis

A Localized Significance Thresholds (LST) analysis was conducted pursuant to SCAQMD methodology. LSTs are only applicable to the following criteria pollutants: oxides of nitrogen (NOX), carbon monoxide (CO), particulate matter less than 10 microns in aerodynamic diameter (PM10) and particulate matter less than 2.5 microns in aerodynamic diameter (PM2.5).

LSTs represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standard and are developed based on the ambient concentrations of that pollutant for each source receptor area and distance to the nearest sensitive receptor. Since the proposed Housing Element update does not propose to develop any new housing the potential impact would not exceed identified thresholds and no mitigation measures are required.

d) **No Impact** – According to the CEQA Air Quality Handbook, land uses associated with odor complaints include agricultural operations, wastewater treatment plants, landfills, and certain industrial operations (such as manufacturing uses that produce chemicals, paper, etc.). The proposed Housing Element update would not produce odors that would substantially affect the residential sensitive receptors. The project is also required to comply with the provisions of South Coast Air Quality Management District Rule 402 “Nuisance.” Adherence to Rule 402 reduces the release of odorous emissions into the atmosphere.

Adherence to this mandatory performance standard will ensure that the project will not create objectionable odors affecting a substantial number of people. As such, no impacts would occur under this issue and no mitigation is required.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>IV. BIOLOGICAL RESOURCES:</b> Will the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUBSTANTIATION:**

- a) **Less Than Significant Impact** – The City of Canyon Lake is urbanized and virtually built out. The only significant undeveloped open space resources that could potentially be used for species habitat is the lake, vacant and undeveloped parcels owned by the Bureau of Land Management (BLM) in the northerly and westerly portions of the City, and open space areas used for active recreation activities, such as the golf course and parks that do not support sensitive habitat or species. There are a few larger vacant and undeveloped in-fill parcels in the southern portion of the City zoned for residential and mixed use. The value



of the two BLM sections was recognized by the City in 1991 when it adopted an ordinance Zoning these properties N-R (Natural Recreational Area). The protection of the habitat was a specific aim of that ordinance and will not be changed as a result of the General Plan update. As such, these areas are to be utilized as recreational resource areas.

The Initial Study prepared for the City's previous Housing Element update identified the following threatened or endangered biological resources within the City: Munz's Onion and Thread-leafed Brodiaea, and the Stephen's Kangaroo Rat. These species are located within the BLM properties. No development will occur as part of the adoption of the proposed Housing Element update. The goals, policies, and programs in this Element and the development standards in the Zoning Ordinance serve to guide future development. Any environmental impact associated with would be analyzed later on a project by project basis, pursuant to applicable regulations existing at the time development is proposed.

Based upon these existing conditions and no planned development as part of the proposed Project, there is a less than significant potential for implementation of this project to have a significant adverse effect, on species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the CDFW or USFWS.

- b) **Less Than Significant Impact** – Implementation of the proposed project will not have an adverse effect on any riparian habitat or sensitive natural community identified in local or regional plans, policies, regulations, or by the CDFW or USFWS. As discussed in the previous section, threatened and endangered species exist within the City. In addition, based upon a review of Elsinore and Romoland, CA, USGS Maps covering the City Limits, numerous blue line streams traverse the City.

No development will occur as part of the adoption of the proposed Housing Element update. The goals, policies, and programs in this Element and the development standards in the Zoning Ordinance serve to guide future development and any environmental impact associated with would be analyzed at a later date on a project by project basis, pursuant to applicable regulations at the time development is proposed. As such, no significant impacts to riparian habitat or other sensitive communities are anticipated to occur as a result of implementation of the proposed project and no mitigation is required.

- c) **Less Than Significant Impact** – As noted in the previous responses in this section, no development will occur as part of the adoption of the proposed Housing Element update. The goals, policies, and programs in this Element and the development standards in the Zoning Ordinance serve to guide future development and any environmental impact associated with would be analyzed later on a project by project basis, pursuant to applicable regulations existing at the time development is proposed. As such, no significant impacts to wetlands are anticipated to occur as a result of implementation of the proposed project and no mitigation is required.
- d) **No Impact** – The City is urbanized and substantially built out and developed and does not support movement of migratory fish or terrestrial wildlife species. The lake may serve as a waypoint on the Pacific Flyway for migratory birds. However, the proposed General Plan Housing Element update does not include items that could affect the functioning of the lake.

As such, no impact to migratory fish or wildlife would occur as a result of implementation of the proposed Project and no mitigation is required.

- e) **No Impact** – The City does not have local rules or ordinances designed to protect mature trees or other biological resources. No development will occur pursuant to the adoption of the proposed Housing Element update. Therefore, the potential for the Project to conflict with local policies or ordinances pertaining to biological resources would not occur and no mitigation is required.
- f) **Less Than Significant Impact** – Projects within western Riverside County are subject to the Multiple Species Habitat Conservation Plan (MSHCP). There are several portions of the City that contain MSHCP cells that identify habitats proposed for conservation. These areas are zoned for a variety of different uses, including, mixed use, and open space. Therefore, development of these areas could have the potential to effect MSHCP areas. However, no development is planned as part of the proposed adoption of the Housing Element update. If, at some future date, development is proposed within these areas, it would be evaluated by the City for consistency with the MSHCP.

As such, adoption and implementation of this General Plan update would not conflict with any adopted provisions of the MSHCP and not result in a significant impact to any such plans. No further mitigation is necessary.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>V. CULTURAL RESOURCES:</b> Will the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUBSTANTIATION:**

a&b) **Less Than Significant Impact** – According to the City of Canyon Lake General Plan the area was occupied by the Luiseno people affiliated with Mission San Luis Rey de Francia, contained approximately 1500 square miles, and included the western extreme of the San Jacinto River and a portion of the Elsinore Valley. The General Plan environmental document and previous Housing Element update did not identify significant historical resources within the City. CEQA establishes that "a project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment" (PRC §21084.1). "Substantial adverse change," according to PRC §5020.1(q), "means demolition, destruction, relocation, or alteration such that the significance of a historical resource would be impaired."

As referenced throughout this document, no new development is proposed as part of this Housing Element update. Historically, new development within the City has occurred within existing developed areas associated with single family subdivisions approved in the late 1960's. Therefore, the continued development of the City with additional residential homes is not anticipated to result in an impact upon cultural resources.

Per the above discussion and definition, as well as the information contained in previous environmental documents no historical or archaeological sites are located within the City boundaries.

In light of this information and pursuant to PRC §21084.1, the following conclusions have been reached for the Project:

- No historical or archaeological resources are known to exist within or adjacent to the Project area nor will the proposed Housing Element update have a potential to disturb such resources.
- No further cultural resources investigation is necessary for the proposed Project unless development plans are filed that necessitate the need to evaluate potential site specific impacts.

No significant impacts are anticipated and no mitigation is required. If future discretionary development is proposed within undeveloped areas that have the potential for uncovering historical or archaeological resources due to extensive grading or proximity to water courses, completion of a cultural resource assessment would be appropriate.

- c) **Less Than Significant Impact** – As noted in the discussion above, no available information suggests that human remains may occur within the City of Canyon Lake and, as such, the potential for such an occurrence is considered very low. Human remains discovered during the project will need to be treated in accordance with the provisions of HSC §7050.5 and PRC §5097.98, which is mandatory. State law (Section 7050.5 of the Health and Safety Code) as well as local laws requires that the County Sheriff and Coroner’s Office receive notification if human remains are encountered. Compliance with these existing laws is considered adequate mitigation for potential impacts and no further mitigation is required.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>VI. ENERGY:</b> Would the project:				
a) Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUBSTANTIATION:**

a&b) **Less Than Significant Impact** – The proposed Project does not propose any new development. When new development does occur, consistent with existing development criteria in the Land Use Element and Zoning Ordinance, it will be required to meet the energy requirements to verify compliance with the 2016 Building and Energy Efficiency Standards. The California Energy Commission Web Site establishes the basis for the Building Energy Efficiency Standards – Title 24 by stating:

“California’s energy code is designed to reduce wasteful and unnecessary energy consumption in newly constructed and existing buildings. The California Energy Commission updates the Building Energy Efficiency Standards (Title 24, Parts 6 and 11) every three years by working with stakeholders in a public and transparent process.”

The Web Site addresses the specific topic of Energy Efficiency as meaning:

“Adapting technology to meet consumer needs while using less energy. The California Energy Commission adopts energy efficiency standards for appliances and buildings, which reduces air pollution and saves consumers money.”

Future development would also be required to adhere to the provisions of CALGreen, which established planning and design standards for sustainable site development, energy efficiency (in excess of the California Energy Code requirements), water conservation, material conservation, and internal air contaminants. Based upon these requirements, no significant impacts are anticipated and no mitigation is required.



<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>VII. GEOLOGY AND SOILS:</b> Would the project:				
a) Directly or indirectly cause 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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 onsite or offsite landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUBSTANTIATION:**

a) i) Ground Rupture

**No Impact** – The project site is located in Southern California and subject to strong seismic ground shaking due to the proximity of surrounding regional faults, including those in Lake

Elsinore to the west. The City's Safety Element, updated in 2012, does not identify any faults within the City Limits. No Alquist-Priolo Earthquake Fault Zones exist within the City. Therefore, no impacts would occur under this issue and no mitigation is required.

#### ii) Strong Seismic Ground Shaking

**Less Than Significant Impact** – As stated in the discussion above, faults exist within the surrounding area, and as with much of southern California, the proposed structures will be subject to strong seismic ground shaking impacts should any major earthquakes occur in the future, though the City is not within an Alquist-Priolo fault zone. No development is proposed as part of the proposed Housing Element update. Should any future development occur, those projects would be required to comply with all applicable seismic design standards contained in the 2016 California Building Code (CBC), including Section 1613 Earthquake Loads. The CBC provides procedures for earthquake resistant structural design that include considerations for on-site soil conditions, occupancy, and the configuration of the structure including the structural system and height. Therefore, impacts associated with strong ground shaking will be less than significant and no mitigation is required.

#### iii) Seismic-Related Ground Failure Including Liquefaction

**Less Than Significant Impact** – Liquefaction is a phenomenon in which loose, saturated, relatively cohesion-less soil deposits lose shear strength during strong ground motions. The factors controlling liquefaction are:

- Seismic ground shaking of relatively loose, granular soils that are saturated or submerged can cause soils to liquefy and temporarily behave as a dense fluid. For liquefaction to occur, the following conditions need to occur:
  - ✓ Intense seismic shaking;
  - ✓ Presence of loose granular soils prone to liquefaction; and
  - ✓ Saturation of soils due to shallow groundwater.

A substantial portion of the City is within an area subject to liquefaction. However, according to Exhibit SF-2 of the General Plan Safety Element, the susceptibility for liquefaction is low. Virtually all of the area subject to liquefaction in the City is developed with single family residences. The liquefaction potential can be attenuated upon adherence to appropriate design standards and requirements contained in the Building Code for the design of the proposed structure. The General Plan Safety Element includes policies that address liquefaction requiring compliance with the California Building Code, preparation of liquefaction assessments, and evaluation of geotechnical considerations. Compliance with the Building Code requirements is mandatory upon issuance of a Building Permit. Any future development within these areas will be subject to environmental review to determine the potential for liquefaction and landslides and would incorporate site specific design features to address potential hazards. Therefore, it is not anticipated that the proposed project would be susceptible to seismic-related ground failure, including liquefaction. Less than significant impacts are anticipated for future development and no mitigation is required.

iv) Landslides

**Less Than Significant Impact** – The City has variable terrain, with hills and slopes. According to Exhibit SF-3 of the General Plan Safety Element, portions of the City are susceptible to moderate and high potential for landslides. As with the liquefaction potential, these areas are extensively developed. Utilization of Building Code requirements and appropriate Geotechnical criteria reduce this potential adverse effect. Without a specific development proposal to evaluate the impact upon these particular site conditions and with the utilization of mandatory development requirements future development effects are reduced to less than significant and no mitigation is required.

- b) **Less Than Significant Impact** – A number of different soil classifications and soil types exist within the City, including Cajalco rocky fine sandy loam, Garretson gravelly very fine sandy loam, Hanford coarse sandy loam, Hanford sandy loam, Honcut sandy loam, Porterville clay, and Ysidora gravelly very fine sandy loam. Since no development is proposed there would be no loss of topsoil. The proposed Housing Element update is a policy document that enumerates a variety of policies and programs to further residential development and meet identified housing needs. Due to the existing level of development within the City the potential for soil erosion, loss of topsoil, and/or placing structures on unstable soils is considered less than significant and no mitigation measures are required.
- c) **Less Than Significant Impact** – As noted in the previous responses to issues in this section of the Initial Study, a certain level of instability is associated with the local geologic structure. However, utilization of existing requirements within the California Building Code and the ability to require and employ the findings contained in geotechnical studies has allowed development to overcome potential hazards associated with potential slope or soil instability.

Therefore, it is not anticipated that future development would be susceptible to potential unstable site conditions, such as landslides, lateral spreading, subsidence, or liquefaction. Less than significant impacts are anticipated for future development and no mitigation is required.

- d&e) **Less Than Significant Impact** – The previously identified soils within the City have a very low expansion potential, as defined in Table 18-1-B of the Uniform Building Code. Most of the City is connected to a sanitary sewer system. Developed portions of the City on large lots in the southeast portion of the City are on septic systems. Due to the hillside nature of the unsewered area of the City and depth to bedrock, a percolation test would be required prior to issuance of a Building Permit to ensure adequate on-site suitability exists for subsurface disposal. Therefore, it is not anticipated that future development would be adversely affected by soil conditions. Therefore, less than significant impacts are anticipated for future development and no mitigation is required.
- f) **Less Than Significant Impact** – The potential for discovering paleontological resources during development within the City is considered highly unlikely based on the fact that significant development has already occurred. No unique geologic features are known or suspected to occur on or beneath the area. Since no development is proposed as part of the Housing Element update no adverse impacts to unique paleontological resource or

unique geologic features would occur. Therefore, less than significant impacts are anticipated for future development and no mitigation is required.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>VIII. GREENHOUSE GAS EMISSIONS:</b> Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**SUBSTANTIATION:**

Significance Thresholds

California has passed several bills and the Governor has signed at least three executive orders regarding greenhouse gases. GHG statues and executive orders (EO) include Assembly Bill (AB) 32, State Bill (SB) 1368, EO S-03-05, EO S-20-06 and EO S-01-07.

AB 32 is one of the most significant pieces of environmental legislation that California has adopted. Among other things, it is designed to maintain California’s reputation as a “national and international leader on energy conservation and environmental stewardship.” It will have wide-ranging effects on California businesses and lifestyles as well as far reaching effects on other states and countries. A unique aspect of AB 32, beyond its broad and wide-ranging mandatory provisions and dramatic GHG reductions are the short time frames within which it must be implemented. Major components of the AB 32 include:

- Require the monitoring and reporting of GHG emissions beginning with sources or categories of sources that contribute the most to statewide emissions.
- Requires immediate “early action” control programs on the most readily controlled GHG sources.
- Mandates that by 2020, California’s GHG emissions be reduced to 1990 levels.
- Forces an overall reduction of GHG gases in California by 25-40%, from business as usual, to be achieved by 2020.
- Must complement efforts to achieve and maintain federal and state ambient air quality standards and to reduce toxic air contaminants.

Statewide, the framework for developing the implementing regulations for AB 32 is under way. In response to the requirements of SB97, the State Resources Agency developed guidelines for the treatment of GHG emissions under CEQA. These new guidelines became state laws as part of Title 14 of the California Code of Regulations in March 2010. The CEQA Appendix G guidelines were modified to include GHG as a required analysis element. A project would have a potentially significant impact if it:

- Generates GHG emissions, directly or indirectly, that may have a significant impact on the environment, or,
- Conflicts with an applicable plan, policy or regulation adopted to reduce GHG emissions.

a&b) **No Impact** – The South Coast Air Quality Management District has set a quantitative significance threshold of 3,000 metric tons per year for Greenhouse Gases, below which a project is considered less than significant. As noted previously, the proposed Housing Element update does not propose any new development. In addition, the City has developed 10 to 12 new residences per year. This minor number of dwelling units would not exceed greenhouse gas annual threshold emission levels for construction and operation. As such, no impacts would occur under this issue and no mitigation measures are required.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>IX. HAZARDS AND HAZARDOUS MATERIALS:</b> Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUBSTANTIATION:**

a&b) **No Impact**– It is possible that development projects may create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials; or may 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. During construction, for example, there is a potential for accidental release of petroleum products in sufficient quantity to pose a significant hazard to people and the environment. In certain situations a Storm Water Pollution Prevention

Plan (SWPPP) or Water Quality Management Plan (WQMP) may be prepared for a project and its implementation can reduce potential hazards to a less than significant level. In this particular circumstance, however, no development is proposed. As such, no impacts would occur under this issue and no mitigation is required.

- c) **No Impact** – No schools are located within the City of Canyon Lake. The closest public school is Tuscany Hills Elementary School, approximately one-quarter mile west of the City Limits, which in that location represents Bureau of Land Management property in the City. Other public schools in the area include Quail Valley Elementary School, approximately 0.65 miles to the east and Herk Bouris Elementary School, approximately 0.4 miles to the southeast, both of which are within the Menifee Union School District. As noted previously, no development is proposed as part of the Housing Element update. As such, no impacts would occur under this issue and no mitigation is required.
- d) **Less Than Significant Impact** – No properties within the City of Canyon Lake are listed on the hazardous materials sites compiled pursuant to Government Code Section 65962.5, also referenced as the Hazardous Waste and Substances Site List (Cortese) on the Department of Toxic Substance Control Web Site. According to a review of the California State Water Board's GeoTracker website (consistent with Government Code Section 65962.5) undertaken on August 22, 2019, which provides information on hazardous waste sites, including Leaking Underground Storage Tanks (LUST) is one open case at the Eastport Market related to gasoline service station. This station is within one of the three commercial centers within the City and is in continuous operation. Since no residential development is proposed as part of the Housing Element update impacts under this issue are considered less than significant and no mitigation is required.
- e) **No Impact** – According to a review of Google Maps (8/20/19) the residential areas within the City of Canyon Lake are not located within two miles of an airport or private airstrip. The closest airport is Skylark Airport located approximately 3.5 miles southwest of the City at 20701 Cereal Street, Lake Elsinore and Perris Valley Airport approximately 4.0 miles to the northeast of the City at 2091 Goetz Road, Perris. Given that the proposed project is not located within an airport land use plan and the distance from the project site to the nearest airport, any construction and operation of housing and related activities is not anticipated to result in exposure of people working or residing in the area to excessive noise levels. No impacts would occur under this issue and no mitigation is required.
- f) **Less Than Significant Impact** – The City's existing roadway system is completely improved and affords adequate access throughout the City. Multiple routes are available for evacuation in the event of an emergency. The proposed General Plan Housing Element update does not propose any new development. Emergency access for residents in the City is afforded by Greenwald Avenue to the north, Goetz Road to the east and Railroad Canyon Road traversing through the City on the south. Both Greenwald and Railroad Canyon Road are listed as Evacuation Routes on Exhibit SF-9 in the City's Safety Element. Future development would not affect these emergency access roadways. Thus, the lack of adverse impact on local circulation eliminates the potential for significant impacts on emergency access that could occur during construction or operation. No further mitigation is required. Therefore, there is no potential to physically interfere with any adopted emergency response plans, or evacuation plans. No further mitigation is required.



- g) **Less Than Significant Impact** – As discussed in Section XX Wildfire, the City of Canyon Lake contains areas that are within a very high fire hazard zone, as recommended and mapped by CALFire and displayed on their Web Site and in the City’s Seismic Safety Element, Exhibit SF-6. These areas are generally located around the perimeter of the City and are either adjacent to BLM land in the northerly portion of the City, include a portion of the large lot subdivision area in the southeast corner of the City, or cover undeveloped hillsides near the lake. Portions of the mapped areas include existing residential and mobile home lots with existing residences. The existing fire station in the northerly portion of the City is also located within the mapped very high fire hazard zone.

Areas within the City that are mapped as high fire hazard areas have access to improved roadways that provide emergency access to the surrounding area roadway system. Although the proposed Housing Element update does not propose any new development projects within the City, if development were to occur, it would be required to have access to existing roadways. New single family housing is also required to provide fire sprinklers to abate potential fires. Weed abatement is also required in the City and unincorporated County areas to reduce potential fire hazards. Utilization of existing roadways, required Building Codes, and the enforcement of weed abatement programs would assist in the reduction of exposure to risk of fire damage. Adoption of the proposed Housing Element update would not change that potential occurrence over the life of the Housing Element update, approximately two years. As such, less than significant impacts are anticipated and no mitigation is required.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>X. HYDROLOGY AND WATER QUALITY:</b> Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
(i) result in substantial erosion or siltation onsite or offsite?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding onsite or offsite?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(iii) 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?; or,	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(iv) impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**SUBSTANTIATION:**

- a) **No Impact** – Water quality control standards and discharge regulations within the City are determined by Regional Water Quality Control Board, Santa Ana Region. No development is proposed as part of the proposed Housing Element update. Historically, development within the City has occurred as part of individual home construction on relatively small lots. Generally, individual home construction is not subject to waste discharge requirements since an adequate area of disturbance would occur on these smaller single family lots.

Erosion control measures are required for each new residence based upon the Building Code. As such, the proposed Housing Element update will not directly violate any water quality standards or waste discharge requirements and no mitigation measures are required.

- b) **Less Than Significant Impact** – Implementation of the proposed Project will not decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin. Water is provided to the City by both Elsinore Valley Municipal Water District (EVMWD) and Eastern Municipal Water District (EMWD). Both agencies both water from imported sources, groundwater, and surface water runoff. Based upon the District’s Urban Water Management Plan, EVMWD services most of the City and groundwater supplies from the District are obtained from the Elsinore and Coldwater Basins. Neither Basin is in an overdraft condition nor are they adjudicated. Groundwater levels in both Basins have decreased over time and the District has adopted a Groundwater Management Plan for the Elsinore Basin, which covers an area in and around Lake Elsinore. The District’s portion of water withdrawn from the Coldwater Basin is approximately 25 percent of the current water use derived from the Basin.

Since no development is proposed as part of the proposed Housing Element update, the amount of water withdrawn from the Basins would not affect existing supplies. As such, the proposed Housing Element update would not have a significant impact upon ground recharge capability or capacity and no mitigation measures are required.

- c) i. Result in substantial erosion or siltation onsite or offsite?

**No Impact** – The proposed Project would not change the volume of flows downstream of the project site, since no development is proposed. New development within the City is required to provide on-site erosion control features and best management practices that ensure on site sedimentation would not discharge off-site. As such, no impacts would occur under this issue and no mitigation is required.

- c) ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding onsite or offsite?

**Less Than Significant Impact** – The proposed Project would not increase the amount of surface runoff that would result in onsite or offsite flooding, because no development is proposed as part of the proposed Housing Element update. The incremental increase in stormwater runoff is stored on-site in garden areas. In addition, new development would occur in existing developed areas with existing stormwater drainage systems that would adequately convey the limited amount of any new water discharged from the property.

Thus, the implementation of onsite drainage improvements and applicable requirements will ensure that drainage and stormwater will not substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site. Impacts under this issue are considered less than significant with no mitigation required.

- c) iii. 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?

**Less Than Significant Impact** – The predominate number of areas available for future residential development within the City are within developed areas of the City that have an existing storm drain system. The system was designed for full buildout of the residential area within the gated portion of the City. This system has been designed to intercept the stormwater flows from area development. Thus, the existing onsite drainage improvements ensure that drainage and stormwater will not create or contribute runoff that would exceed the capacity of existing or planned offsite stormwater drainage systems or provide substantial additional sources of polluted runoff. Impacts under this issue are considered less than significant with no mitigation required.

- c) iv. Impede or redirect flood flows?

**No Impact** – Based upon a review of Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps and Exhibit SF-4, Flood Map, of the General Plan Safety Element, areas within the City subject to flooding are restricted to the lake area and points leading into the City from the San Jacinto River on the north and Salt Creek and the east. Since no development is proposed as part of the proposed Housing Element update, no development would be affected by flood flows. In addition, based upon existing FEMA mapping, no flooding would occur in areas planned for residential development. Therefore, no impacts would occur under this issue and no mitigation is required.

- d) **Less Than Significant Impact** – Portions of the City of Canyon Lake could be affected by upstream dams, including Perris Dam and Diamond Valley Dam. Inundation areas are generally restricted to areas adjoining the existing lake. The City of Canyon Lake is located more than 25 miles from the Pacific Ocean with an intervening mountain range, which would eliminate the potential for a tsunami to occur within the Project area. The proposed Housing Element update does not propose any new development. Therefore, impacts under this issue are considered less than significant and no mitigation is required.

- e) **No Impact** – The purpose of the proposed Housing Element update is to address potential housing needs in the City. As with many programs and development activity in general, regulatory requirements overlap or interlock. As such, water quality control plans or groundwater management plan could be related to the needs of new development depending upon the type of development proposed, available infrastructure, and its location. In this particular circumstance the proposed Housing Element update does not require land use changes or new design criteria would not affect water quality control plans or sustainable groundwater management plans. Therefore, no impacts would occur under this issue and no mitigation is required.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>XI. LAND USE AND PLANNING:</b> Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**SUBSTANTIATION:**

- a) **No Impact** – The proposed Project consists of an update to the City’s General Plan Housing Element, which is a City-Wide document. The City of Canyon Lake is substantially developed. The remaining vacant land is primarily suitable for single family development and would represent in-fill development due to the existing development pattern. As such, any future development would not physically divide an established community. No impacts would occur under this issue and no mitigation is required.
  
- b) **No Impact** – The proposed Project is an update to the City’s existing General Plan Housing Element. The General Plan is an integrated document which discusses various topics. The proposed update builds upon the existing General Plan Housing Element and, as such, would not conflict with the provisions of the General Plan or its policies. The Housing Element contains measures that intend to address potential housing needs, established by State and based upon the local needs of its citizens. Therefore, since the proposed Housing Element is similar to the existing Housing Element, it is not anticipated that the proposed project would cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. No impacts would occur under this issue and no mitigation is required.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>XII. MINERAL RESOURCES:</b> Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUBSTANTIATION:**

- a) **Less Than Significant Impact** – The proposed Project is an update to the existing General Plan Housing Element. According to the Mineral Land Classification Map of the Southern Temescal Valley Area, Riverside County, California, 1991, published by the State Division of Mines and Geology, Department of Conservation, Canyon Lake and surrounding lands are identified as MRZ-3a. This category is defined on the document as “Areas containing known mineral occurrences of undetermined mineral resource significance. Further exploration work within these areas could result in the reclassification of specific localities into MRZ-2a or MRZ-2b categories.” Since the City has been predominately developed for many years and mining operations typically encompass large areas of land and would be incompatible with existing residential land uses, it is unlikely mining of resources would occur. Therefore, the continued development of the City with additional residential development is not anticipated to 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. No significant impacts are anticipated and no mitigation is required.
- b) **Less Than Significant Impact** – As noted above, the potential for mineral resources exist within the City. However, due to the significant level of residential development that has occurred and the limited land area existing, which is primarily planned for residential development, it is unlikely mining of resources would occur. Therefore, the continued development of the City with additional residential homes is not anticipated to result in the loss of availability of a locally important mineral resource. No significant impacts are anticipated and no mitigation is required.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>XIII. NOISE:</b> Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of a project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**SUBSTANTIATION:**

Background

The proposed Project is an update to the General Plan Housing Element that generally relates to uses City-Wide, since most the land uses in the City are single family residential in nature. A potential effect of noise is generally described as unwanted sound. As such, these existing residences represent sensitive receptors and would be adversely affected by adverse noise levels generated by particular uses or activities. This could include construction activities as well as traffic noise from surrounding streets.

The unit of sound pressure ratio to the faintest sound detectable to a person with normal hearing is called a decibel (dB). Sound or noise can vary in intensity by over one million times within the range of human hearing. A logarithmic loudness scale, similar to the Richter scale for earthquake magnitude, is therefore used to keep sound intensity numbers at a convenient and manageable level. The human ear is not equally sensitive to all sound frequencies within the entire spectrum. Noise levels at maximum human sensitivity from around 500 to 2,000 cycles per second are factored more heavily into sound descriptions in a process called “A-weighting,” written as “dBA.”

Leq is a time-averaged sound level; a single-number value that expresses the time-varying sound level for the specified period as though it were a constant sound level with the same total sound energy as the time-varying level. Its unit is the decibel (dB). The most common averaging period for Leq is hourly.

Because community receptors are more sensitive to unwanted noise intrusion during more sensitive evening and nighttime hours, state law requires that an artificial dBA (A-weighted

decibel) increment be added to quiet time noise levels. The State of California has established guidelines for acceptable community noise levels that are based on the Community Noise Equivalent Level (CNEL) rating scale (a 24-hour integrated noise measurement scale). The guidelines rank noise land use compatibility in terms of "normally acceptable," "conditionally acceptable," and "clearly unacceptable" noise levels for various land use types. The State Guidelines, Land Use Compatibility for Community Noise Exposure, single-family homes are "normally acceptable" in exterior noise environments up to 60 dB CNEL and "conditionally acceptable" up to 70 dB CNEL based on this scale. Multiple family residential uses are "normally acceptable" up to 65 dB CNEL and "conditionally acceptable" up to 70 CNEL. Schools, libraries and churches are "normally acceptable" up to 70 dB CNEL, as are office buildings and business, commercial and professional uses with some structural noise attenuation.

- a) **Less Than Significant Impact** – Development activity is not proposed as part of this Project. The Housing Element, as an integral component of the City's General Plan, provides mechanisms for development of residential uses needed by the City that would occur within areas identified in the Land Use Element. Due to the development design of the City and the permitted uses planned within the City, the balance of the existing vacant potential developable lots would be split between single family homes within existing subdivision tracts recorded in the late 1968/1969 and potential multiple family housing within the Village Overlay Zone. Construction of housing would represent a noise increase above ambient noise levels in the City. The City has adopted several Noise Ordinances to regulate amplified or unnecessary noise levels (Section 11.15 of the Municipal Code) and the operation of power tools and equipment (Section 11.30 of the Municipal Code). However, construction activities, while representing an increase in noise levels, are not identified as either amplified or unnecessary noise that is regulated by the ordinance. The operation of power tools is permitted during specified times provided it is not audible within 200 feet of the property. The Noise Element of the General Plan does not provide for specific noise levels within the City.

In addition, the Property Owners Association (POA) has adopted and enforces various regulations, including noise levels within the geographic area of their membership boundaries. At present, the POA has established the following noise restrictions: 1) October 1<sup>st</sup> through April 30<sup>th</sup>, 7:00 am to 6 pm; 2) May 1<sup>st</sup> through September 30<sup>th</sup>, 6:00 am to 6:00 pm, and; 3) Saturday hours year-round, 7:00 am to 6:00 pm. The POA prohibits work on Sundays and Holidays.

Based upon the existence of buildings and other structures surrounding potential buildable lots, the propagation of noise over an extended distance would be difficult and the time periods utilized by the City and POA would further restrict noise levels. As such, the proposed Housing Element would not conflict with existing noise regulations and represents a less than significant impact.

- b) **Less Than Significant Impact** – Vibration is the periodic oscillation of a medium or object. The rumbling sound caused by vibration of room surfaces is called structure borne noises. Sources of groundborne vibrations include natural phenomena (e.g. earthquakes, volcanic eruptions, sea waves, landslides) or human-made causes (e.g. explosions, machinery, traffic, trains, construction equipment). Vibration sources may be continuous or transient. Vibration is often described in units of velocity (inches per second) and discussed in decibel



(VdB) units in order to compress the range of numbers required to describe vibration. Vibration impacts related to human development are generally associated with activities such as train operations, construction, and heavy truck movements.

The background vibration-velocity level in residential areas is generally 50 VdB, while the groundborne vibration directly adjacent to an industrial facility requiring movement of heavy machinery might be greater. Groundborne vibration is normally perceptible to humans at approximately 65 VdB, while 75 VdB is the approximate dividing line between barely perceptible and distinctly perceptible. Construction activity can result in varying degrees of groundborne vibration, but is generally associated with pile driving and rock blasting. Other construction equipment, such as air compressors, light trucks, hydraulic loaders, etc. generates little or no ground vibration.

The City of Canyon Lake does not have requirements on Vibration. Vibration typically occurs with street repaving or construction. Future development would be located within areas with existing streets. As such, the potential for adverse effects from vibration are less than significant.

- c) **No Impact** – According to a review of Google Maps (8/20/19) the residential areas within the City of Canyon Lake are not located within two miles of an airport or private airstrip. The closest airport is Skylark Airport located approximately 3.5 miles southwest of the City at 20701 Cereal Street, Lake Elsinore and Perris Valley Airport approximately 4.0 miles to the northeast of the City at 2091 Goetz Road, Perris. Given that the proposed Project is not located within an airport land use plan and the distance from the Project site to the nearest airport is beyond two miles, any construction and operation of housing and related activities is not anticipated to result in exposure of people working or residing in the area to excessive noise levels. No impacts would occur under this issue and no mitigation is required.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>XIV. POPULATION AND HOUSING:</b> Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**SUBSTANTIATION:**

- a) **Less Than Significant Impact** – The proposed Housing Element update is intended to respond to the requirements of State law, which include addressing potential housing needs that could result in new housing. The location of this future housing would occur within areas currently identified as having the potential for housing, based upon the established subdivision pattern and General Plan Land Use Map. It is estimated that the remaining number of residential vacant lots within the City is approximately 230. The City projects an estimated 10 to 12 residential building permits would be issued each year based upon historic trends. Development of these individual residences would occur within areas that have existing infrastructure

The Land Use Element and the Housing Element also identify the potential for development within the Village Overlay Zone, which would provide for multiple family development. Prior to that the City had adopted a Mixed Use Category that allowed higher density development, up to 24 dwellings per acre. Although this area is not currently subdivided nor been approved for a specific development, it has been designated for higher density development since Year 2012. Infrastructure is available to the Village Overlay area due to its proximity to surrounding development and pipelines, according the Elsinore Valley Municipal Water District. The adoption of the proposed Housing Element update is not expected to change the potential level of development activity that may occur, since this land use is already established. Infrastructure, including streets, water, and sewer facilities, is currently available to meet future housing demand.

Thus, based on the type of proposed Project and the small increment of potential population generated each year associated with project implementation, the proposed Project will not induce substantial population growth either directly or indirectly. As such, the potential impact is less than significant.

- b) **No Impact** – The proposed Project is intended to need the housing needs of local residents. Vacant land is currently available for additional residential development. The proposed Project does not call for the destruction of homes or displacement of the population, nor is

any envisioned that would necessitate the construction of replacement housing elsewhere. No impacts would occur under this issue and no mitigation is required.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>XV. PUBLIC SERVICES:</b> Will the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUBSTANTIATION:**

- a) **Less Than Significant Impact** – The proposed Project site is a developed City with approximately 11,285 residents, according the information from the State Department of Finance, as of January 2019. The County of Riverside, through a contract with the City, provides fire protection services. The County also serves the surrounding cities of Menifee and Lake Elsinore. Station 60 is located in the northerly portion of the City and includes one Type 1 fire engine and a three-man crew. Stations in the surrounding area include Stations 10 and 95 in Lake Elsinore and Station 68 in Menifee. The entire City of Canyon Lake is within approximately two miles of Station 60, measured in a straight line. Due to the proximity of Station 60 and other surrounding stations to the City, the proposed Project does not pose a significant fire hazard, nor is the proposed Project projected to cause a significant demand for fire protection services, since new development would represent in-fill development within an existing urban environment. The City will require standard building construction techniques for the new structures to minimize fire hazard, and standard conditions will be imposed to ensure adequate fire flow for the new facilities.

As mentioned throughout this document, the proposed Housing Element update does not propose any new development. However, as a component of the General Plan that establishes land uses, and in association with the Zoning Ordinance, which provides specific design criteria, any new development consistent with these documents would have the effect of contributing property and sales taxes to the City’s general fund to offset the potential increased demand for public services. Thus, the proposed project will have a less than significant impact to parks and recreation facilities. The citizens of the City have also agreed to levy a special tax upon themselves to provide additional funding for fire protection services. These requirements

are considered adequate measures to prevent any significant impacts under this issue, thus no mitigation is required.

- b) **Less Than Significant Impact** – The City of Canyon Lake contracts for police services through the Riverside County Sheriff Department. The Department enforces local, state, and federal laws; performs investigations and makes arrests; administers emergency medical treatment; and responds to City emergencies. The City contracts with the County for one full-time deputy, dispatched from the Perris Patrol Station 137 North Perris Boulevard, Perris.

The Property Owners Association (POA) also provides security personnel for various activities and events and enforcement of certain POA regulations, such as traffic and parking control and they have the authority to issue citations. If necessary, Sheriff Deputies would support the security personal depending upon the type of planned activity or event or if enforcement of particular laws is required.

Due to the nature of the proposed Project its implementation would not substantially increase the demand for law enforcement services beyond that already provided to the City. As such, no additional measures are necessary to reduce potential impacts to less than significant under this issue and no mitigation is required.

- c) **Less Than Significant Impact** – The City of Canyon Lake is served by the Lake Elsinore Unified School District. The District has established specific boundaries for schools that serve the City, which include Tuscany Hills Elementary School, Canyon Lake Middle School, and Temescal Canyon High School. The proposed Project would not generate a new demand upon area schools due to the fact no new development is proposed. Even if ongoing development generated new demands for schools, this would be limited based upon the average number of permits issued each year and required Development Impact Fees to the local school district. New housing units are required to contribute Development Impact Fees to the Lake Elsinore Unified School District in accordance with the Leroy F. Greene School Facilities Act of 1998 (Senate Bill 50). According to the District their current development impact fee for single family residences is \$3.79 per square foot. Pursuant to Senate Bill 50, payment of school impact fees constitutes complete mitigation under CEQA for project related impacts to school services. No other mitigation is identified or needed. Since this is a mandatory requirement, no mitigation measures are required to reduce school impacts of the proposed project to a less than significant level.
- d) **No Impact** – The proposed project will not adversely add to the existing demand on local recreational facilities. The POA provides for a number of parks and recreational facilities within the City, paid for by residents as part of their local assessment fees. These facilities are intended to meet the needs of the entire City upon buildout. As such, any incremental increase in population is not anticipated to generate a notable new direct demand for parks. Thus, no impacts would occur for parks and recreation facilities that would necessitate the construction of new facilities and no mitigation is required.
- e) **Less Than Significant Impact** – Other public facilities include library and general municipal services. Since the proposed Project will not induce substantial population growth, it is not forecast that the use of such facilities will increase as a result of its implementation. The

proposed Project will contribute to the City's General Fund through payment of property and sales tax, which is considered sufficient to offset any impacts to other public facilities as a result of implementing the Project. Thus, any impacts under this issue are considered less than significant, and no mitigation is required.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>XVI. RECREATION:</b>				
a) Will 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**SUBSTANTIATION:**

- a) **Less Than Significant Impact** – As discussed previously, the proposed Project does not include a specific use that would substantially induce population growth. In addition, the discussion under Section XIV Population and Housing, indicated vacant parcels are available for future development. Such development and use of those properties would contribute towards the increased use of existing recreational facilities. These facilities are currently operated by the POA and funded by property owner assessments. The number of recreational facilities operated by the POA are adequate to meet the needs of the City upon its buildout. As such, the increased use of these facilities due to new development and the increased assessments paid by the new homeowners would provide adequate funding to ensure continued maintenance of these facilities. Therefore, any impacts under this issue are considered less than significant and mitigation is required.
- b) **No Impact** – The proposed Project does not include recreational facilities. Recreational facilities are available within the City and are provided by the POA to their members. Since these facilities are based upon the buildout of the City no new facilities are required. Therefore, the proposed Project would not result in a physical effect on the environment as a result of construction or expansion of recreational facilities, since no new facilities are required. No impacts would occur under this issue and no mitigation is required.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>XVII. TRANSPORTATION:</b> Would the project:				
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**SUBSTANTIATION:**

- a) **Less Than Significant Impact** – The proposed Project does not propose specific development within any location of the City, but is a City-Wide policy document enumerating a variety of policies and programs to further residential development and meet identified housing needs. No specific transit or circulation improvements are proposed or necessary to meet the needs specified in the proposed Housing Element update. Depending upon the type of future development proposed improvements required for area roadways, including its potential use for public transit, bicycle, and pedestrians, would be evaluated at that time depending upon the specific nature of development. Historically, development within the City consists of single family homes, built on individual lots scattered throughout the City. Street improvements would utilize the County’s design specifications, since the area was originally subdivided when it was governed by the County of Riverside. As such, the project would not decrease the performance of existing transportation facilities or be in conflict with the policies, plans, or programs supporting various types of transportation methods. Therefore, any impacts under this issue are considered less than significant. No mitigation is required.
- b) **Less Than Significant Impact** – The City of Canyon Lake has not yet adopted a Vehicle Miles Traveled methodology, which is not required until July 1, 2020. CEQA Guidelines provide that in the event such criteria is not available, a qualitative analysis is permitted. Such a qualitative analysis would identify the type of use, which is residentially related uses that are located in close proximity to other residential uses. The overall nature of existing residential development within the City is predominately within gated areas, either for mobile homes or single family residences. As such, much of the future development would occur within the gated areas and be restricted in its accessibility to surrounding arterial roadways that connect to surrounding cities. Future single family development within the gated areas would represent in-fill housing within developed neighborhoods, complete with a fully completed roadway network and local park and recreation facilities that reduce the need for



out of town travel. In addition, the entire City is easily accessible from Goetz Road to the east and Railroad Canyon Road to the south for those individuals commuting to other areas, thereby minimizing the number of vehicle miles traveled due to their ease of accessibility. As such, the proposed project would not conflict with or be inconsistent with the goal of reducing vehicle miles traveled and potential impacts are less than significant.

- c) **Less Than Significant Impact** – The Housing Element is a City-Wide policy document that addresses the housing needs of its citizens. No specific development proposal is encompassed within this Project. Future development could occur within a number of areas of the City. However, each potential development area has improvements or can be connected to improved streets. For the most part, future residential development will be single family development on individual lots within developed neighborhoods. The overall design of the residential streets was approved and operated under the County of Riverside criteria prior to incorporation. No hazardous conditions are known to exist that would adversely affect future development or residents. The development of future uses would be similar to surrounding uses, and the design of future projects would not create any hazards to surrounding roadways. Thus, any impacts are considered less than significant and no mitigation is required.
  
- d) **No Impact** – Emergency access for residents in the area is afforded by Greenwald Avenue to the north, Goetz Road to the east and Railroad Canyon Road traversing through the City on the south. Both Greenwald and Railroad Canyon Road are listed as Evacuation Routes on Exhibit SF-9 in the City’s Safety Element. Any future development would not affect these emergency access roadways. Thus, the lack of adverse impact on local circulation eliminates the potential for significant impacts on emergency access that could occur during construction or operation. No impacts would occur under this issue and no mitigation is required.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>XVIII. TRIBAL CULTURAL RESOURCES:</b> Will the project:				
a) Would the project cause a substantial change in the significance of tribal cultural resources, 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 the California Native American Tribe, and that is?				
i. 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), or?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUBSTANTIATION:** Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21083.3.2.) Information may also be available from the California Native American Heritage Commission’s Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

a) i & ii) **Less Than Significant Impact.** As noted previously in Section V, Cultural Resources, the City of Canyon Lake General Plan area was occupied by the Luiseno people affiliated with Mission San Luis Rey de Francia, contained approximately 1500 square miles, and included the western extreme of the San Jacinto River and a portion of the Elsinore Valley. The General Plan environmental document and previous Housing Element update did not identify significant historical resources within the City.

As referenced throughout this document, no new development is proposed as part of this Housing Element update. Historically, new development within the City has occurred within

existing developed areas associated with single family subdivisions approved in the late 1960's. Incrementally new in-fill development has occurred on these relatively small single family lots, developed by individual homeowners. Therefore, the continued development of the City with additional residential homes is not anticipated to result in an impact upon historic resources.

Based upon information contained in previous environmental documents prepared as part of planning related documents, no historical or archaeological resources are known to exist within the Project area, nor will the proposed Housing Element update have a potential to disturb such resources. Thus, any impacts are considered less than significant and no mitigation is required. No further cultural resources investigation is necessary for the proposed Project unless development plans are filed that necessitate the need to evaluate potential site specific impacts.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>XIX. UTILITIES AND SERVICE SYSTEMS:</b> Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**SUBSTANTIATION:**

a) Water  
**No Impact** – Domestic water is provided to City residents by both Elsinore Valley Municipal Water District (EVMWD) and Eastern Municipal Water District (EMWD). The proposed Project involves an update to the City’s Housing Element that enumerates a variety of policies and programs to further residential development and meet identified housing needs. No new development is proposed. Water is provided throughout the City for domestic and fire protection purposes. Both agencies have adopted Urban Water Management Plans that identify the ability to provide adequate water in single and multiple dry years. No impacts would occur under this issue and no mitigation is required.

Wastewater  
**No Impact** – EVMWD provides wastewater treatment facilities for those connected to a sanitary system. Any new development would be required to connect to the existing sewer system, unless located in the hillside area in the southeasterly portion of the City where on-

site septic systems are necessary. No new development is proposed as part of the Housing Element update. No impacts would occur under this issue and no mitigation is required.

#### Stormwater

**No Impact** – The City of Canyon Lake is significantly built out and developed with storm water drainage facilities. The proposed Housing Element update does not propose construction or expansion of these facilities or new housing that would necessitate these facilities. The goals, policies, and programs in the Housing Element assist in guiding future development and any potential environmental impact would be analyzed on a project specific basis at the time such development is proposed, utilizing the development criteria in place at that time. No impacts would occur under this issue and no mitigation is required.

#### Electric Power

**No Impact** – Southern California Edison provides electrical service to the City. Connection to their local system would be required for all new housing development. However, no development is proposed as part of the Housing Element update. As such, no impacts would occur under this issue and no mitigation is required.

#### Natural Gas

**No Impact** – Natural gas is not available in most of the City, particularly the area within the primary gated portion of the City that contains the predominate amount of housing. Since no new housing is proposed as part of the proposed Housing Element update no new facilities are required. No impacts would occur under this issue and no mitigation is required.

#### Telecommunications

**No Impact** – Telecommunication facilities are provided through a variety of businesses, especially wireless internet service. However, no new housing is proposed as part of the proposed Housing Element update and no new facilities are required. No impacts would occur under this issue and no mitigation is required.

- b) **No Impact** – As noted above, both EVMWD and EMWD have adequate capacity to provide water to new development in dry years. In addition, the historic demand for housing within the City has been between 10 and 12 units per year. This will generate an additional demand for service by the local water agencies. However, this is not a significant increase in housing that would affect the ability of either District to provide water service. However, no new housing is proposed as part of this Housing Element update. As such, no new facilities are required. No impacts would occur under this issue and no mitigation is required.
- c) **No Impact** – As noted above the historic demand for housing within the City has been between 10 and 12 units per year. This will generate an additional demand for service by the local wastewater treatment facility. However, this is not a significant increase in housing that would affect the ability of EVMWD to provide sewer service. Since, no new housing is proposed as part of this Housing Element update, no new facilities are required. No impacts would occur under this issue and no mitigation is required.
- d&e) **No Impact** – New residential development will generate demand for solid waste service system capacity and has a minimal potential to contribute to potentially significant cumulative demand impacts on the solid waste system. Solid waste generation rates

outlined on the CalRecycle website indicate approximately 12 pounds of waste are generated per day for residential uses. This could increase the yearly waste disposal amount to approximately 26 tons per year. This could decrease 50% utilizing an assumed diversion factor to be recycled per the state's solid waste diversion requirements under AB 939. This level of waste generation would not significantly change potential landfill capacity or adversely affect solid waste collection patterns. However, no new development is proposed that would generate additional solid waste. Since, no new housing is proposed as part of this Housing Element update, no new facilities or systems are necessary to meet an increased demand. Any future development would need to comply with applicable solid waste collection regulations at the time of development. No impacts would occur under this issue and no mitigation is required.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>XX. WILDFIRE:</b> If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUBSTANTIATION:**

- a) **Less Than Significant Impact** – The proposed Project area, which represents the City of Canyon Lake, contains areas that are within a very high fire hazard zone, as recommended and mapped by CALFire and displayed on their Web Site and provided for within the Canyon Lake Safety Element. These areas are generally located around the perimeter of the City and are either adjacent to BLM land in the northerly portion of the City, include a portion of the large lot subdivision area in the southeast corner of the City, or cover undeveloped hillsides near the lake. Portions of the mapped areas include existing residential and mobile home lots with existing residences. The existing fire station in the northerly portion of the City is also located within the mapped very high fire hazard zone.

Areas within the City that are mapped as high fire hazard areas have access to improved roadways that provide emergency access to the surrounding area roadway system. Although the proposed Housing Element update does not propose any new development projects within the City, if development were to occur, it would be required to have access to existing roadways. Utilization of these existing roadways would not conflict with an adopted emergency response plan or emergency evacuation plan. As such, less than significant impacts are anticipated and no mitigation is required.

- b) **Less Than Significant Impact** – The proposed Housing Element update does not propose new development. Development can occur within the City at present, provided it is

consistent with current development requirements. The Housing Element update provides policies and programs to be utilized, if appropriate, for the development of housing or to meet the related housing needs of residents. It is possible that the effects of wildfires, such as smoke, which would potential affect a broad area would also affect future development. Due to the proximity of mapped hazard areas it is possible the entire City would be affected by wildfire related smoke. However, adoption of the Housing Element would not change that potential occurrence over the life of the Housing Element update, approximately two years. As such, less than significant impacts are anticipated and no mitigation is required.

- c) **No Impact** – The proposed Housing Element update is intended to address potential housing needs within the City of Canyon Lake. The City is substantially developed, with limited ability to expand development beyond the areas that were subdivided in the 1960’s, due to the corporate boundaries, BLM lands, and surrounding jurisdictional boundaries. No infrastructure related improvements are proposed that would exacerbate the potentially adverse effect of wildfires or fire risk. No impacts would occur under this issue and no mitigation is required.
- d) **Less Than Significant Impact** — As stated under issue XX(a) above, the proposed Project does not propose new development. At the time new development is proposed, the potential environmental effects of that development would be evaluated through CEQA and include the effects associated with post-fire conditions. No impacts are anticipated under this issue.



Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XXI. MANDATORY FINDINGS OF SIGNIFICANCE:</b>				
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**SUBSTANTIATION:** The analysis in this Initial Study and the findings reached indicate that the proposed project can be implemented without causing any new project specific or cumulatively considerable unavoidable significant adverse environmental impacts. Mitigation is not required to control potential environmental impacts of the proposed Project to a less than significant impact level. The following findings are based on the detailed analysis of the Initial Study of all environmental topics and summarized following this section.

- a) **Less Than Significant Impact** – The proposed Project has no potential to cause a significant impact on any biological or cultural resources. The proposed Housing Element update has been identified as having no potential to degrade the quality of the natural environment, substantially reduce 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, or reduce the number or restrict the range of a rare or endangered plant or animal. The Project area is a developed City and potential residential development areas, as reflected in the General Plan Land Use Map, have been planned for such activity for approximately 50 years as part of subdivisions recorded in the late 1960's.

Although no residential development is proposed as part of the proposed Housing Element update and no land use changes are proposed, the planning area does have general biological value, such as the lake and historical value as part of its relationship to the Luiseno people affiliated with Mission San Luis Rey de Francia. However, no resources have been identified that would be affected by potential future residential development, since the residential areas primarily relate to in-fill locations that have been previously disturbed, are isolated properties due to adjoining development, and are removed from either the lake, Bureau of Land Management property or other potential resource areas. As such, the less than significant response reflects the general characteristics of the City, rather than the potential effect of the project, which is negligible.

Therefore, the Project will not 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. Please see biological and cultural sections of this Initial Study.

- b) **No Impact** – The proposed Project will not cause a significant impact on the environment once implemented, since no construction is proposed. The Housing Element is a policy document that enumerates a variety of policies and programs to further residential development and meet identified housing needs. No land use changes are proposed or necessary as part of the Housing Element update. Most of the programs contained in the proposed update are similar to the City's existing State certified Element and, as such, represent no change in focus or direction of the Housing Element and reflect existing conditions within the City. Future activities undertaken utilizing the programs contained in the proposed Housing Element would be required to comply with all applicable environmental requirements and regulations. Those criteria would relate to the site specific characteristics and impacts caused by future development. As such, future residential development activity would work in unison with General Plan policies and environmental requirements to create a development that meets the needs of the region, City, and environmental concerns. No impacts would occur under this issue and no mitigation is required.
- c) **Less Than Significant Impact** – The Project is not considered growth-inducing, as defined by *State CEQA Guidelines*. The issues analyzed within this document do not require implementation of mitigation measures to reduce impacts to a less than significant level and ensure that cumulative effects are not cumulatively considerable. All environmental issues were found to have no significant impacts without implementation of mitigation. The potential cumulative environmental effects of implementing the proposed project have been determined to be less than considerable and thus, would have a less than significant cumulative impact.
- d) **No Impact** – The proposed Project has not identified activities that could have a potential to cause direct substantial adverse effects on humans. All other environmental issues were found to have no significant impacts on humans without implementation of mitigation. The potential for direct human effects from implementing the proposed Project have been determined to be less than significant or no impact.

## Conclusion

This document evaluated all CEQA issues contained in the latest Initial Study Checklist form. The evaluation determined that either no impact or less than significant impacts would be associated with all topical issues contained in this Initial Study. No mitigation has been proposed in this Initial Study to reduce impacts for these issues to a less than significant impact.

Based on the findings in this Initial Study, the City of Canyon Lake proposes to adopt a Negative Declaration (ND) for the proposed Housing Element update, which is an amendment to the City's General Plan. A Notice of Intent to Adopt a Negative Declaration (NOI) will be issued for this Project by the City. The Initial Study and NOI will be circulated for 30 days of public comment because this project involves the State as either a responsible or trustee agency. At the end of the 30-day review period it will be reviewed by the City for a possible adoption at a future City Council hearing, the date for which has not yet been determined.

## **GENERAL REFERENCES**

CEQA Guidelines, Appendix G

City of Canyon Lake Zoning Ordinance

City of Canyon Lake General Plan, 2012

California Department of Toxic Substances Control; <https://dtsc.ca.gov/>

Canyon Lake's General Plan Safety and Housing Element Update Initial Study and Negative Declaration, prepared by Hogle-Ireland, March 2012.

Elsinore Valley Municipal Water District Urban Water Management Plan, Final, July 2011, <http://www.evmwd.com/civicax/filebank/blobdload.aspx?blobid=8029>

Environmental Impact Report, San Bernardino County General Plan, 2007

Farmland Mapping and Monitoring Program, California Resources Agency; [ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2016/riv16\\_w.pdf](ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2016/riv16_w.pdf)

Federal Emergency Management Agency Flood Insurance Rate Map and Flood Boundary Maps

*Mineral Land Classification of the Temescal Valley Area, Riverside County, California, Special Report 165* ifornia, dated 1991, prepared by the California Department of Conservation [ftp://ftp.consrv.ca.gov/pub/dmg/pubs/sr/SR\\_165/](ftp://ftp.consrv.ca.gov/pub/dmg/pubs/sr/SR_165/)

NETROnline Website; <https://www.netronline.com/>

State of California CalRecycle Website; <https://www.calrecycle.ca.gov/>

South Coast Air Quality Management District; <http://www.aqmd.gov/>

2013-2021 Housing Element, Draft, June 2019.