



**NOTICE OF AVAILABILITY OF A
DRAFT PROGRAM ENVIRONMENTAL IMPACT REPORT
CITY OF LAKE ELSINORE**

To: State Clearinghouse, Property Owners, Responsible and Trustee Agencies, Interested Organizations, and Individuals

From: City of Lake Elsinore, Community Development Department

Subject: Notice of Availability (NOA) of a Draft Program Environmental Impact Report (DPEIR) for the proposed “General Plan Update (GPU), Zoning Code and Zoning Map Amendment (ZCA), and Climate Action and Adaptation Plan (CAAP)”, State Clearinghouse Number 2025080060.

Comment Period: July 31, 2026 through September 15, 2026 (45 days)

Notice of Availability of a Draft Environmental Impact Report: The City of Lake Elsinore is the Lead Agency under the California Environmental Quality Act (CEQA) and has prepared the Draft Program Environmental Impact Report (DPEIR) for the General Plan Update (GPU), Zoning Code and Zoning Map Amendment (ZCA), and Climate Action and Adaptation Plan (CAAP) for the City of Lake Elsinore described below. The Lead Agency has prepared this NOA, in compliance with Title 14, Section 15087 of the California Code of Regulations, for the Draft PEIR to provide the widest exposure an opportunity for input from public agencies, stakeholders, organizations, and individuals on the environmental analysis addressing the potential effects of the proposed Project. The Draft PEIR evaluated the potentially significant environmental impacts that may result from the Project.

Project Location: The City of Lake Elsinore and its adjacent unincorporated Sphere of Influence (SOI), known as the Planning Area, encompass 115 square miles in the southwestern portion of Riverside County, California. The City surrounds Lake Elsinore, a natural freshwater lake about 3,000 acres in size. The City is located east and west of the I-15 Freeway and north and south of the Ortega Highway (SR-74). Located in southwest Riverside County, approximately 24 miles south of downtown Riverside, the City is bordered by the City of Wildomar to the south and east, the City of Menifee to the East, the City of Canyon Lake to the east and north, and unincorporated portions of Riverside County to the north, west and south. The Planning Area encompasses all properties within the incorporated City limits, as well as unincorporated properties within the City's sphere of influence.

Project Applicant: City of Lake Elsinore, Community Development Department, 130 S. Main Street, Lake Elsinore, CA 92530. Contact: Damaris Abraham - (951) 848-4046 - dabraham@lake-elsinore.org

Project Description: The **General Plan Update (GPU)** succeeds the last comprehensive general plan adopted in 2011, with the Housing Element updated in 2022. The GPU incorporates statutory requirements for general plans and guidance provided in the 2023 General Plan Guidelines; coordinates future development and policies with regional planning efforts and serves

as the city's fundamental guide in developing strategies to address greenhouse gas reduction, climate change, and climate planning. The PEIR incorporates each of the elements' goals, policies, and programs of the following chapters (or elements) in the General Plan Update:

- Land Use and Community Character Element
- Mobility and Infrastructure Element
- Housing Element (2021-2029)
- Conservation, Open Space, and Parks Element
- Public Safety, Noise, and Air Quality Element
- Historical, Cultural, and Tribal Cultural Resources Element
- Environmental Justice Element

The **Zoning Code and Map Amendment (ZCA)** is a revision to the City's zoning regulations and zoning map to implement the proposed General Plan. The Zoning Code and Map Amendment implements the General Plan. The revisions include:

- reorganization to facilitate clarity and ease of use;
- creating new land use zoning categories to implement General Plan land use policy including Mixed Use and Medium High Density Residential;
- updating development standards, including parking, setbacks, signs, etc.;
- revising allowed uses in zoning districts, including removing required conditional use permits for certain uses to streamline approvals;
- updating nonconforming provisions;
- creating new procedures and processes to streamline development and implement General Plan direction, including creating a community benefits program; and
- updating standards and processes to reflect recent State legislation.

The **Climate Action Adaptation Plan (CAAP)** is a strategic policy framework that outlines how the City will address climate change by reducing greenhouse gas emissions and prepare for climate change impacts. The CAAP implements the General Plan and will include a baseline assessment of GHG emissions as well as the climate change hazards experienced in the city. Emissions are forecast for future years based on anticipated growth to assess trends and establish GHG reduction targets and strategies. Additionally, climate adaptation strategies have been developed to address climate hazards in the city. The range of strategies to be analyzed in the CAAP include:

- energy efficiency measures (improving building and transportation energy efficiency);
- renewable energy (transitioning to renewable energy sources such as solar, wind, etc.);
- sustainable transportation measures (promoting public transit, electric vehicles, active transportation infrastructure);
- waste reduction measures (reducing waste generation and increasing recycling and composting);
- water conservation measures;
- urban greening measures to enhance carbon sequestration and reduce extreme heat impacts);
- community resiliency (enhancing the ability of the community to withstand climate impacts); and
- infrastructure resiliency (strengthening infrastructure to withstand climate impacts).

Draft PEIR Contents: The Draft PEIR addresses the short- and long-term effects of development under the Project on the environment. It also evaluates the potential for the Project to cause direct and indirect growth-inducing impacts, as well as cumulative impacts. Alternatives to the proposed

Project were evaluated that may reduce impacts that were determined to be significant in the PEIR. The environmental topic areas addressed in the Draft PEIR include Aesthetics, Agriculture and Forest Resources, ***Air Quality***, Biological Resources, Cultural Resources, Energy, Geology and Soils, ***Greenhouse Gas Emissions***, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, ***Noise***, Population and Housing, Public Services, Recreation, Transportation (***VMT***), Tribal Cultural Resources, Utilities and Service Systems, and Wildfire. Significant and unavoidable impacts are noted in ***bold/italics***.

The City and SOI do not include any properties on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 by the California Department of Toxic Substances Control for various hazardous materials sites.

Public Comment Period: The NOA and Draft PEIR will be available for public review and comment for a period of 45 days beginning **July 31, 2026** and ending **September 15, 2026**. Public agencies, interested organizations, and individuals have the opportunity during that time to comment on the proposed PEIR.

Availability of the Draft PER: This NOA and Draft PEIR and its technical appendices are available for public review online at: <https://www.lake-elsinore.org/306/CEQA-Documents---Pending-Projects>. Hard copy of the Draft PEIR and supporting materials are also available for review at: **Lake Elsinore City Hall** – 130 S. Main Street, Lake Elsinore, CA 92530.

Any responses must be submitted to the City of Lake Elsinore, Community Development Department, at the earliest possible date, but no later than the **September 15, 2026** deadline. Comments must be submitted via email or in writing to:

Ms. Damaris Abraham, Community Development Director

City of Lake Elsinore
Community Development Department
130 S. Main Street
Lake Elsinore, CA 92530
(951) 848-4046
dabraham@lake-elsinore.org

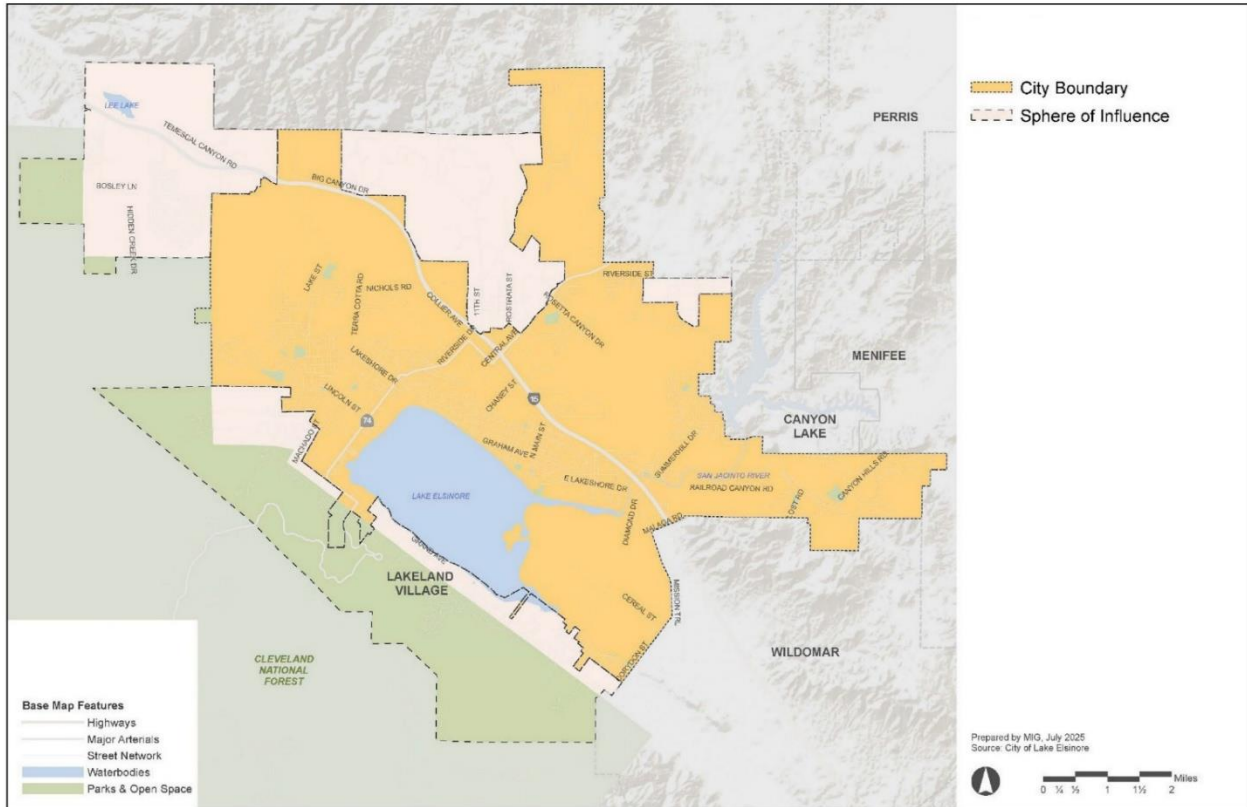


Exhibit 3-2 Planning Area Map



Lake Elsinore General Plan Environmental Impact Report
 Lake Elsinore, California