

SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

741 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
January 22, 2008

SUBJECT: RESOLUTION NO. 2008-094 – FIRST CYCLE OF GENERAL PLAN
AMENDMENTS (LAND USE AND CIRCULATION ELEMENTS) FOR 2008 (GPA No.
884)

RECOMMENDED MOTION:

ADOPTION of Resolution No. 2008-094 amending the Riverside County General Plan
in accordance with the Board's actions taken on General Plan Amendment (GPA) No.
884.

BACKGROUND:

Board of Supervisors Resolution No. 2008-094 for the first General Plan Amendment
cycle of 2008 is for GPA No. 884. The table below provides summary information about
the proposed General Plan Amendment:

RG:cv

Ron Goldman
Planning Director

(Continued on Attached Pages)

REVIEWED BY EXECUTIVE OFFICE

DATE 1/22/08
Tina Grande
Departmental Concurrence

FORM APPROVED COUNTY COUNCIL

BY Michelle Clark
Date 1/22/08

Policy
 Policy

Consent
 Consent

Dept's Recomm.:
Per Exec. Ofc.:

Prev. Agn. Ref.

District: First

Agenda Number:

3.49

SUPERVISORIAL DISTRICT	AREA PLAN	CASE NO.	PAGES	LETTER
First	Elsinore	GPA No. 884	1	A

The General Plan Amendment comprising of the first cycle of 2008 was considered by the Board of Supervisors on January 29; and is described below:

GPA No. 884 affects the Elsinore Area Plan, Wildomar/Sedco Hills Policy Area: Community Development: Mixed Use Planning Area (CD-MUPA), Commercial Retail (CD-CR) (0.20 - 0.35 Floor Area Ratio), Commercial Office (CD-CO) (0.35 - 1.0 Floor Area Ratio), Light Industrial (CD-LI) (0.25 - 0.60 Floor Area Ratio), Business Park (CD-BP) (0.25 - 0.60 Floor Area Ratio), Public Facilities (CD-PF) 0.25 - 0.60 Floor Area Ratio), Very Low Density Residential (CD-VLDR) (1 Acre Minimum), Low Density Residential (CD-LDR) (1/2 Acre Minimum), Medium Density Residential (CD-MDR) (2 - 5 Dwelling Units Per Acre), Medium High Density Residential (CD-MHDR) (5 - 8 Dwelling Units Per Acre), Community Center (CD-CC) (5 - 40 Dwelling Units Per Acre - 0.10 - 0.30 Floor Area Ratio), and Open Space: Recreation (OS-R) – Location: Wildomar/Sedco Hills, between Cities of Lake Elsinore and Murrieta – 2,300 Gross Acres proposed for change. **REQUEST:**

1. **Amend various land use designations** in the Wildomar Area within the Community Development Foundation Component of the General Plan affecting approximately 1,300 individual parcels, including, but not limited to (see attached Exhibit 2, "Proposed General Plan Land Use Designation Changes"):
 - a. Remove the Community Center Overlay designation on properties around I-15 & Baxter Road, leaving mostly Commercial Retail designations.
 - b. Add a Community Center Overlay designation to properties around Palomar St. & Central Ave. and properties generally southeasterly of I-15 & Clinton Keith Road.
 - c. Add a Mixed Use Policy Area designation to area west of I-15 to Mission Trail, north of Lemon St., to the Lake Elsinore City limits.
 - d. Change a Community Center Overlay designation to a Mixed Use Policy Area designation for properties at the southeast corner of Mission Trail and Canyon Dr. and change a Community Center designation to a Mixed Use Policy Area designation at the northwest and southeast corners of Clinton Keith Road and Inland Valley Drive.
 - e. Change various designations along Clinton Keith Road east of I-15 mostly to Business Park and Commercial Office and some properties west of I-15 to various residential designations.
 - f. Change various designations along La Estrella St east of the I-15 mostly to Business Park and Medium Density Residential.
 - g. Change from Commercial Office to Business Park designation southeasterly of Monte Vista Dr. & I-15.
 - h. Change designations to Commercial Retail & Business Park northwesterly of Bundy Canyon Road and Almond St.
 - i. Change designations to Low Density Residential at the northeast corner of Palomar St. & Mission Trail and to Medium Density Residential at the northwest corner of said streets.
 - j. Change designations to Medium High Density Residential southeasterly of Corydon St & Palomar Ave. and to Business Park at the northeasterly corner of said streets.
 - k. Change of designation to Light Industrial southwesterly of Mission Trail and Garden Street, extending to Corydon St.

2. **Add policies to the Elsinore Area Plan** in the General Plan to guide development in newly designated Mixed Use Policy Areas and regarding trails in the Wildomar area (see Exhibit 1, "General Plan Amendment 00884 Text Amendments).
3. **Amend the Circulation Element** in the Wildomar area to **add Secondary road designations** including Palomar Street between Mission Trail and Corydon and Inland Valley Drive from Clinton Keith Road with a new over-crossing of the I-15 to connect to Washington Ave., and the Collector road designations including Wyman Road, Stable Lanes Way, Hidden Springs Road, Bayless Road, Susan Drive, Iodine Springs Road, Salida Del Sol, Yamas Drive, Elizabeth Lane, Bunny Trail, and Jana Lane (see Exhibit 3, Proposed Circulation Element and Detail Revisions).
4. **Amend the Circulation Element to amend or add trail designations** along various existing roadways and drainage channels throughout the Wildomar Area and along existing trails in the Sedco Hills area (see Exhibit 4, Proposed Trails and Bikeway System).

2 **RESOLUTION NO. 2008-094**

3 **AMENDING THE**
4 **RIVERSIDE COUNTY GENERAL PLAN**

5 **WHEREAS**, pursuant to the provisions of Government Code Section 65350 et seq., public
6 hearings were held before the Riverside County Board of Supervisors on December 18, 2007 and January
7 15, 2008 and before the Riverside County Planning Commission on October 17, 2007, November 14,
8 2007 and December 5, 2007 to consider proposed amendment to the Elsinore Area Plan Text, and Land
9 Use and Circulation, and Trails Maps of the Riverside County General Plan; and,
10

11 **WHEREAS**, all the provisions of the California Environmental Quality Act (CEQA) and
12 Riverside County CEQA implementing procedures have been satisfied; and,

13 **WHEREAS**, the above matters were discussed fully with testimony and documentation presented
14 by the public and affected government agencies; and,

15 **WHEREAS**, the proposed general plan amendments are hereby declared to be severable and if
16 any proposed amendment is adjudged unconstitutional or otherwise invalid, the remaining proposed
17 amendments shall not be affected thereby; now, therefore,

18 **BE IT RESOLVED, FOUND, DETERMINED AND ORDERED** by the Board of Supervisors
19 of the County of Riverside, and in regular session assembled on January 29, 2008 that:

20 A. General Plan Amendment No. 884 (GPA00884) is a proposal to amend the Elsinore Area
21 Plan by amending the Land Use and Circulation Elements consisting of approximately 2,300 gross acres
22 for the following specific requests:

23 1. *Amend various land use designations* in the Wildomar Area within the Community Development
24 Foundation Component of the General Plan affecting approximately 1,300 individual parcels. The
25 amended land use designations include, but are not limited to, the following which are further
26 described in Exhibit 2, attached hereto and incorporated herein by reference, entitled "Proposed
27 General Plan Land Use Designation Changes":

28 a. Remove the Community Center Overlay designation on properties around I-15 & Baxter Road,

FORM APPROVED COUNTY COUNSEL
BY  DATE 1/22/08
MICHELLE CLACK

- 1 leaving mostly Commercial Retail designations.
- 2 b. Add a Community Center Overlay designation to properties around Palomar St. & Central Ave.
3 and properties generally southeasterly of I-15 & Clinton Keith Road.
- 4 c. Add a Mixed Use Policy Area designation to area west of I-15 to Mission Trail, north of Lemon
5 St., to the Lake Elsinore City limits.
- 6 d. Change a Community Center Overlay designation to a Mixed Use Policy Area designation for
7 properties at the southeast corner of Mission Trail and Canyon Dr. and change a Community
8 Center designation to a Mixed Use Policy Area designation at the northwest and northeast corners
9 of Clinton Keith Road and Iodine Springs Road.
- 10 e. Change various designations along Clinton Keith Road east of I-15 mostly to Business Park and
11 Commercial Office and some properties west of I-15 to various residential designations.
- 12 f. Change various designations along La Estrella St east of the I-15 mostly to Business Park and
13 Medium Density Residential.
- 14 g. Change from Commercial Office to Business Park designation southeasterly of Monte Vista Dr. &
15 I-15.
- 16 h. Change designations to Commercial Retail & Business Park northwesterly of Bundy Canyon Road
17 and Almond St.
- 18 i. Change designations to Low Density Residential at the northeast corner of Palomar St. & Mission
19 Trail and to Medium Density Residential at the northwest corner of said streets.
- 20 j. Change designations to Medium High Density Residential southeasterly of Corydon St & Palomar
21 Ave. and to Business Park at the northeasterly corner of said streets.
- 22 k. Change of designation to Light Industrial southwesterly of Mission Trail and Garden Street,
23 extending to Corydon St.
- 24 2. *Add policies to the Elsinore Area Plan* in the General Plan to guide development in newly designated
25 Mixed Use Policy Areas and regarding trails in the Wildomar area as shown on Exhibit 1 entitled
26 "General Plan Amendment 00884 Wildomar Area Text Amendments" a copy of which is attached
27 hereto and incorporated herein by reference.
- 28 3. *Amend the Circulation Element* in the Wildomar area to *add Secondary road designations* including

1 Palomar Street between Mission Trail and Corydon and Inland Valley Drive from Clinton Keith Road
2 with a new over-crossing of the I-15 to connect to Washington Ave., and the Collector road
3 designations including Wyman Road, Stable Lanes Way, Hidden Springs Road, Bayless Road, Susan
4 Drive, Iodine Springs Road, Salida Del Sol, Yamas Drive, Elizabeth Lane, Bunny Trail, and Jana
5 Lane, as shown on Exhibit 3A, 3B and 3C entitled "Proposed Circulation Element and Detailed
6 Revisions" a copy of which is attached hereto and incorporated herein by reference.

7 4. *Amend the Circulation Element to amend or add trail designations* along various existing roadways
8 and drainage channels throughout the Wildomar Area and along existing trails in the Sedco Hills area,
9 as shown on Exhibit 4A, 4B and 4C entitled "Proposed Trails and Bikeway System" a copy of which
10 is attached hereto and incorporated herein by reference.

11 This amendment (GPA00884) is evaluated by Mitigated Negative Declaration/Environmental
12 Assessment number 41594.

13 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented
14 on this matter, both written and oral, including Environmental Assessment No. 41594, that:

- 15 1. The site is located in the Elsinore Area Plan (ELAP).
- 16 2. The Elsinore Area Plan Land Use Map determines the extent, intensity, and location of
17 land uses within the ELAP.
- 18 3. The sites are currently designated Wildomar/Sedco Hills Policy Area: Community
19 Development: Mixed Use Planning Area (CD-MUPA), Commercial Retail (CD-CR) (0.20 – 0.35
20 Floor Area Ratio), Commercial Office (CD-CO) (0.35 – 1.0 Floor Area Ratio), Light Industrial
21 (CD-LI) (0.25 – 0.60 Floor Area Ratio), Business Park (CD-BP) (0.25 – 0.60 Floor Area
22 Ratio), Public Facilities (CD-PF) (0.25 – 0.60 Floor Area Ratio), Very Low Density
23 Residential (CD-VLDR) (1 Acre Minimum), Medium Density Residential (CD-MDR) (2 –
24 5 Dwelling Units Per Acre), Medium High Density Residential (CD-MHDR) (5 – 8
25 Dwelling Units Per Acre), Community Center (CD-CC) (5 – 40 Dwelling Units Per Acre –
26 0.10 -0.30 Floor Area Ratio), and Open Space: Recreation (OS-R) within the Community
27 Development Foundation Component.
- 28 4. The sites are presently mixed with undeveloped and developed properties.

- 1 5. The General Plan Foundation Component will remain the same.
- 2 6. The proposed amendment does not involve a change in the Riverside County Vision, any
- 3 General Plan Principle, or any Foundation Component designation in the General Plan.
- 4 7. The proposed amendment would contribute to the achievement of the purposes of the
- 5 General Plan.
- 6 8. Special circumstances or changes have emerged that were unanticipated in preparing the
- 7 General Plan.
- 8 9. The proposed general plan amendment will not be detrimental to public health, safety, and
- 9 welfare.
- 10 10. The proposed amendment is consistent with the policies of the Elsinore Area Plan and with
- 11 all policies of the Riverside County General Plan, as adopted on October 7, 2003.
- 12 11. The findings of the initial study performed pursuant to Environmental Assessment No.
- 13 41594 (a copy of which is attached hereto) are incorporated herein by reference. The initial
- 14 study determined that the proposed general plan amendments would have impacts on, or be
- 15 impacted by, transportation/traffic. However, it was determined that the impacts were
- 16 insignificant or would be mitigated to a level of non-significance through the addition of a
- 17 traffic lane on Mission Trail, north of Corydon Street (additional noise would be mitigated
- 18 by the use of rubberized asphalt), and adding operational and interchange improvements at
- 19 the Bundy Canyon/I-15 interchange. The initial study concluded that the project, as
- 20 mitigated, would not have a significant effect on the environment.

21 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the Mitigated
22 Negative Declaration for Environmental Assessment No. 41594 and **ADOPTS** General Plan Amendment
23 No. 884 (GPA00884) as described herein and as shown on the exhibits entitled "EXHIBIT 1 - General
24 Plan Amendment 00884 Wildomar Area Text Amendments; EXHIBIT 2 - Proposed General Plan Land
25 Use Designation Changes; EXHIBIT 3A, 3B and 3C - Proposed Circulation Element and Detail Revisions; and
26 EXHIBIT 4A, 4B and 4C, Proposed Trails and Bikeway System."

27 ///

28 ///

1 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the custodians of the
2 documents upon which this decision is based are the Clerk of the Board of Supervisors and the County
3 Planning Department, and that such documents are located at 4080 Lemon Street, Riverside, California.
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

General Plan Amendment 00884 Wildomar Area (January 2008)
Text Amendments to Elsinore Area Plan

General Plan Amendment 00884 comprises the following;

1. Amendments to the Land Use Designation for approximately 1300 parcels within the Community Development Foundation. (See Proposed Land Use Designations Map)
2. Amendments to the Circulation System. (See Proposed Circulation Element Map)
3. Amendments to the County Trails and Bikeway System Maps in the Circulation Element (Figure C-7) and Elsinore Area Plan (ELAP Figure 8) to add trails as shown on the Proposed County of Riverside Trails Map
4. Amendment to the text of the Elsinore Area Plan within the Riverside County General Plan under Land Use to:

Delete the following

~~Wildomar/Sedco Hills~~

~~This community is located in the southeastern portion of the Elsinore Area Plan. The majority of the project growth within the Elsinore can best be accommodated within this area.~~

Adding in its place the following:

Wildomar Area

The Wildomar Area consists of approximately 24.3 square miles, or 15,571.8 acres generally located between the Cities of Lake Elsinore and Murrieta, along both sides of the I-15 freeway. The Wildomar Area includes the area known as Sedco Hills northeasterly of the I-15. A system of local Community Trails, Regional Trails, and Historic Trails is included in the Wildomar Area. Special Mixed Use Policy Areas within the Wildomar Area are also identified for which special policies relating to development of these areas are described below:

Wildomar Mixed Use Planning Areas

A. Mission Trail/I-15 Mixed Use Planning Area Overlay (MUPAO): This is a designation that overlays the existing zoning which is predominantly Medium High Density Residential and Very High Density Residential, with some Commercial Retail designations along Mission Trail. It consists of 347.93 acres located between I-15 on the east and Mission Trail on the west, and between Malaga Road on the north and Lemon Street on the south.

General Plan Amendment 00884 Wildomar Area (January 2008)

Text Amendments to Elsinore Area Plan

Page 2

The Mission Trail/I-15 Mixed Use Policy Area is mostly an older, developed area containing predominantly single-family residences on small lots, with small retail commercial uses scattered along Mission Trail. The area has minimal and generally inadequate road improvements and other infrastructure.

The purpose of the MAPAO is to encourage the assembly of small parcels into larger project areas that can be developed for mixed residential/commercial development without the requirement for general plan amendments, helping to revitalize the area and improving local infrastructure. All proposed commercial areas must be contiguous to Mission Trail or other commercial parcels contiguous with Mission Trail and have direct access to streets intersecting with Mission Trail, or to Mission Trail itself if access to such intersecting streets is not feasible, in order to minimize potential future traffic impacts on the area's residential uses.

Even with the implementation of this policy, it is anticipated that a maximum of only 5% additional retail commercial development will occur in the MUPAO area, beyond the area already designated for commercial uses on the Land Use Map.

Policy ELAP 9.3 listed below shall apply to projects proposing to utilize commercial development pursuant to this Mixed Use Policy Area.

B. Central Gateway Mixed Use Planning Area: This is a new designation, replacing a Commercial Retail designation with a Community Center Overlay on 77.9 acres along the southwest side of I-15 and along both sides of Baxter Road/Central Avenue.

This area, strategically located at the interchange of I-15 and Baxter Road/Central Avenue, is a gateway into the heart of the Wildomar community. The Central Gateway Mixed Use Planning Area is appropriate for mixed use, residential/commercial development that are internally integrated and walkable, and that exhibit a high quality of design, with landscaping, varied building setbacks, heights, and wall articulations, and other features that provide for a highly attractive, inviting face for Wildomar along I-15 and along Central Avenue. Although the actual mixture of uses will be permitted to vary moderately, it is anticipated that eighty percent (80%) will be developed with residential land use and twenty percent (20%) will be developed with commercial land use for the Central Gateway Mixed Use Planning Area as a whole.

General Plan Amendment 00884 Wildomar Area (January 2008)

Text Amendments to Elsinore Area Plan

Page 3

Policy ELAP 9.4 listed below shall apply to all projects proposed in this Mixed Use Policy Area.

C. Clinton Keith Road/Iodine Springs Road Mixed Use Planning Area: This is a new designation, replacing Community Center and Medium Density Residential on 42.02 acres at the northwest corner of Porras Road (George Drive) and Clinton Keith Road and the northeast and northwest corners of Iodine Springs Road and Clinton Keith Road.

This area, located near I-15, and adjacent to commercial development, is appropriate for mixed use, residential/commercial/and business park development. This area shall be designed to accommodate the proposed Circulation Element Roads, including re-aligned Iodine Springs Road to connect with Inland Valley Drive and the connection of Bayless (DePasquale Drive) to re-aligned Iodine Springs Road. Further, this area shall exhibit a high quality of design, with landscaping, varied building setbacks, heights, and wall articulations, and other features that provide for a highly attractive, inviting face for Wildomar along abutting roads. Although the actual mixture of uses will be permitted to vary, the allowed uses shall be limited to the extent that they do not cause any decrease in Level of Service of Clinton Keith Road and Inland Valley Drive below Level of Service D. Any proposed development shall also provide adequate buffering of adjoining residential properties.

Policy ELAP 9.5 listed below shall apply to all projects proposed in this Mixed Use Policy Area.

D. Mission Trail/Walnut Street Mixed Use Planning Area: This is a new designation, replacing Very High Density Residential (14 to 20 DU per acre) and Commercial Retail on 28.82 acres along the east side of Mission Trail between Walnut Street and Canyon Drive.

This area, located at the northeast intersection of Mission Trail and Walnut Street, and adjacent undeveloped land and single-family residential, is appropriate for mixed use, residential/commercial development that are internally integrated and walkable, and are oriented toward and provide linkages to other adjacent and nearby land uses, to the maximum degree possible. Further, this area shall exhibit a high quality of design, with landscaping, varied building setbacks, heights, and wall articulations, and other features that provide for a highly attractive, inviting face for Wildomar along Mission Trail and along Walnut Street. Although the actual mixture of uses will be permitted to vary moderately, it is anticipated that eighty percent (80%) will be developed with residential land use and twenty percent (20%) will be developed with commercial land use for this MUPA as a whole.

General Plan Amendment 00884 Wildomar Area (January 2008)

Text Amendments to Elsinore Area Plan

Page 4

Policy ELAP 9.6 listed below shall apply to all projects proposed in this Mixed Use Policy Area.

Policies ELAP 9.1 and 9.2 are to be retained and Policies 9.3 to 9.7 are added:

Policies:

ELAP 9.1 Reduce flooding damage through adherence to design and density standards contained in the Master Drainage Plans for the Edco Area and the Wildomar Area.

ELAP 9.2 Encourage retail commercial development to be focused in nodes at intersections as opposed to strip development spread along corridors.

ELAP 9.3 In the **Mission Trail/I-15 Mixed Use Policy Area Overlay** a maximum of five percent (5%) additional retail commercial development may be allowed in the MUPAO area, beyond the area already designated for commercial uses on the Land Use Map. All proposed commercial areas must be contiguous to Mission Trail or other commercial parcels contiguous with Mission Trail and have direct access to streets intersecting with Mission Trail, or to Mission Trail itself if access to such intersecting streets is not feasible, in order to minimize potential future traffic impacts on the area's residential uses.

Projects proposing development utilizing this Policy shall be processed pursuant to the same processes as specified in the Administrative Section of Ordinance 348. Findings that demonstrate consistency with this policy shall be made by the approving authority prior to approving any such project.

ELAP 9.4 In the **Central Gateway Mixed Use Planning Area** a maximum of eighty percent (80%) of the area may be developed with residential land use. While higher and lower densities may be proposed within a single project, the overall density shall be the density equivalent to Medium High Density Residential. At least twenty percent (20%) of the area shall be devoted to commercial uses, with at least fifteen percent (15%) of the Central Gateway Mixed Use Planning Area as a whole devoted to Retail Commercial, with the balance devoted to Commercial Office or Commercial Tourist.

Proposed projects shall demonstrate that are internally integrated and walkable, and exhibit a high quality of design, with enhanced landscaping,

General Plan Amendment 00884 Wildomar Area (January 2008)

Text Amendments to Elsinore Area Plan

Page 5

varied building setbacks and heights, wall articulations, and other features that provide for a highly attractive, inviting face for surrounding streets.

All projects in the Central Gateway Mixed Use Planning Area shall be processed pursuant to the same processes as specified in the Administrative Section of Ordinance 348. Findings that demonstrate consistency with this policy shall be made by the approving authority prior to approving all projects in the Central Gateway Mixed Use Planning Area.

ELAP 9.5 In the **Clinton Keith Road/Iodine Springs Road Mixed Use Planning Area** is appropriate for mixed use, residential/commercial/and business park development. This area shall be designed to accommodate the proposed Circulation Element Roads, including re-aligned Iodine Springs Road to connect with Inland Valley Drive and the connection of Bayless (DePasquale Drive) to re-aligned Iodine Springs Road. Further, this area shall exhibit a high quality of design, with landscaping, varied building setbacks, heights, and wall articulations, and other features that provide for a highly attractive, inviting face for Wildomar along abutting roads. Although the actual mixture of uses will be permitted to vary, the allowed uses shall be limited to the extent that they do not cause any decrease in Level of Service of Clinton Keith Road and Inland Valley Drive below Level of Service D. Any proposed development shall also provide adequate buffering of adjoining residential properties.

All projects in the Clinton Keith Road/Iodine Springs Road Mixed Use Planning **Area** shall be processed pursuant to the same processes as specified in the Administrative Section of Ordinance 348. Findings that demonstrate consistency with this policy shall be made by the approving authority prior to approving all projects in the Clinton Keith Road/Iodine Springs Road Mixed Use Planning Area.

ELAP 9.6 In the **Mission Trail/Walnut Street Mixed Use Planning Area** a maximum of eighty percent (80%) of the area may be developed with residential land use. While higher and lower densities may be proposed within a single project, the overall density shall be the density equivalent to Medium High Density Residential. At least twenty percent (20%) of the area shall be devoted to commercial uses, with at least fifteen percent (15%) of the Mission Trail/Walnut Street Mixed Use Planning Area as a whole devoted to Retail Commercial, with the balance devoted to Commercial Office or Commercial Tourist.

Proposed projects shall demonstrate that are internally integrated and walkable, and exhibit a high quality of design, with enhanced landscaping,

General Plan Amendment 00884 Wildomar Area (January 2008)

Text Amendments to Elsinore Area Plan

Page 6

varied building setbacks and heights, wall articulations, and other features that provide for a highly attractive, inviting face for surrounding streets.

All projects in the Mission Trail/Walnut Street Mixed Use Planning Area shall be processed pursuant to the same processes as specified in the Administrative Section of Ordinance 348. Findings that demonstrate consistency with this policy shall be made by the approving authority prior to approving all projects in the Mission Trail/Walnut Street Mixed Use Planning Area.

ELAP 9.7 Implement **Trails in the Wildomar Area** as depicted in the Trails and Bikeway System, Figure 8 (Revised Map). The Wildomar area includes an extensive system of local Community Trails linked to Historic and Regional Trails. Most of these trails are along existing dirt roadways or roads that are not fully improved. It is anticipated that many of these trails will continue along un-improved dirt shoulders of these roads and be maintained through the Wildomar Adopt-A-Trail Program. Where development is already existing, it is anticipated that trails will be accommodated within existing rights-of-way with modified sidewalk/trail sections. Where new development is proposed, trails should be developed to the extent feasible consistent with County standards in the Circulation Element. However, where short stretches of new Community Trails would be developed, modified sections may be appropriate consistent with other portions of the trail in the vicinity.

Wildomar Area

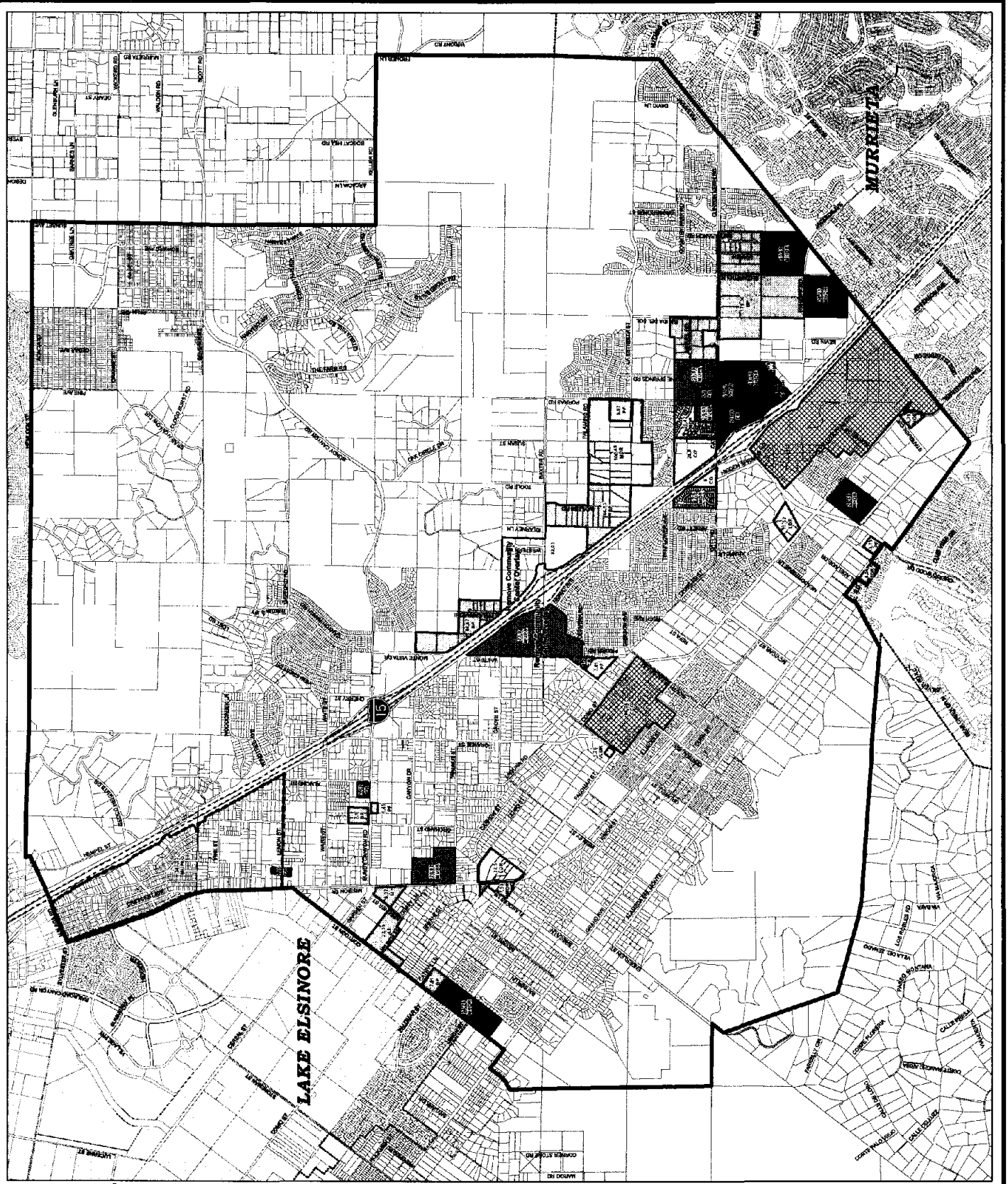
**Proposed General Plan
Amendment 00884
Land Use Designation
Changes (Map shows only
Proposed changes to
Existing General Plan
Land Use Element)
(Map Revised for Planning of
Commission meeting of
December 5, 2007**

- Parcels
- Highways
- Mixed Use Policy Area Overlay
- Remove Community Center Overlay
- Boundary of Proposed Wildomar Incorporation
- Office
- Specific Plan 340
- Estate Residential
- Open Space Conservation Habitat
- Very High Density Residential
- Community Center Overlay
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- Medium High Density Residential
- Commercial Office
- Commercial Office
- Light Industrial
- Business Park
- Public Facilities
- Mixed Use Policy Area



September 25, 2007
Revised December 3, 2007

Disclaimer: Maps and data are to be used for reference purposes only. Map makers are not responsible for any errors or omissions. Residents are advised to verify the accuracy of the information contained on this map. Any use of this product without the written consent of the County of Riverside is prohibited. Source: County of Riverside, Planning and Public Works Department, GIS/Map Services Unit, 900 University Ave., Riverside, CA 92507. Date: 09/25/07. File: Wildomar_Map_Sep07.mxd



Iodine Springs Road/Miguel Road – Detail Revision

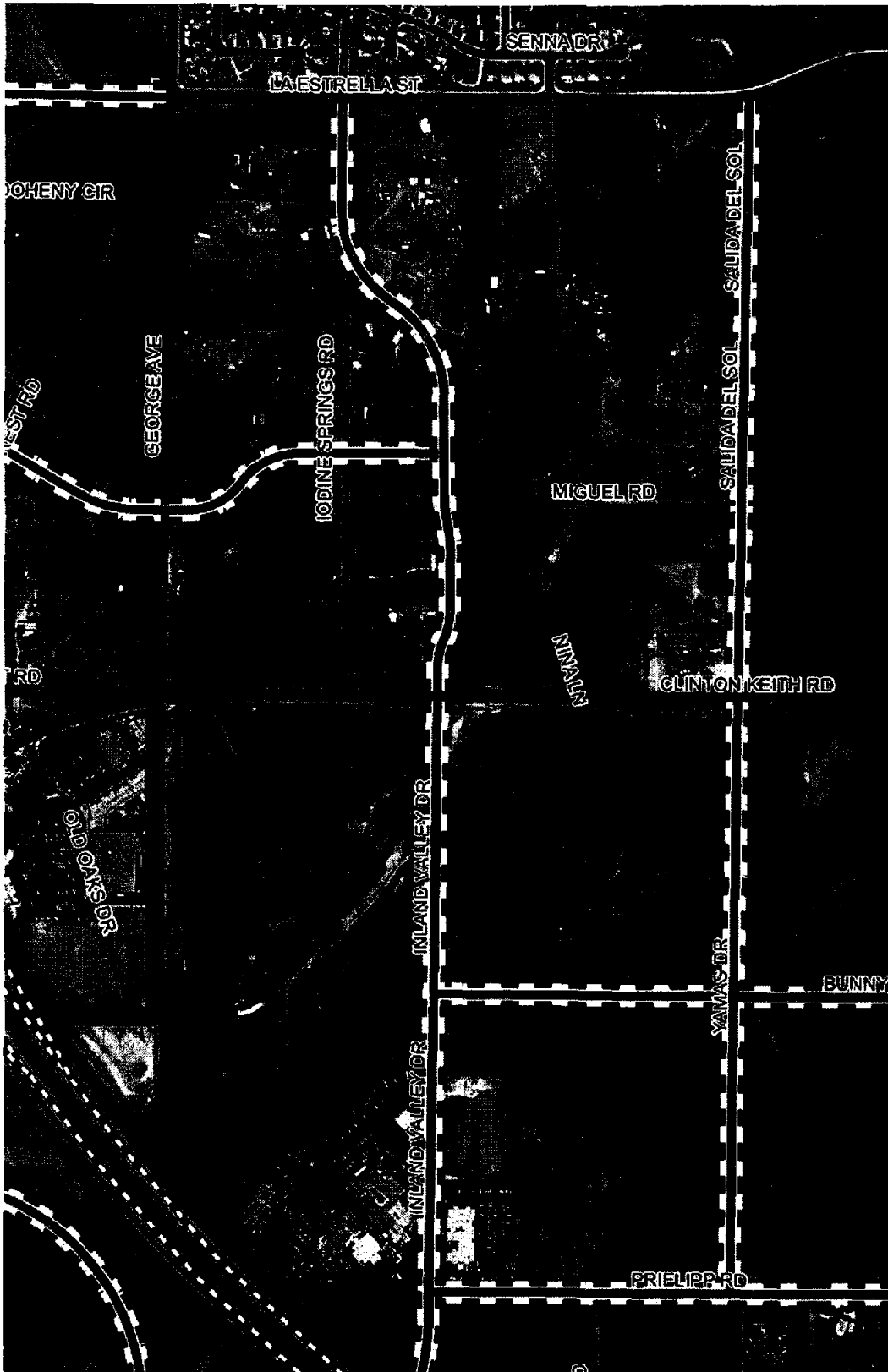


EXHIBIT 3B

Hidden Springs Road/Stable Lane Road – Detail Revision

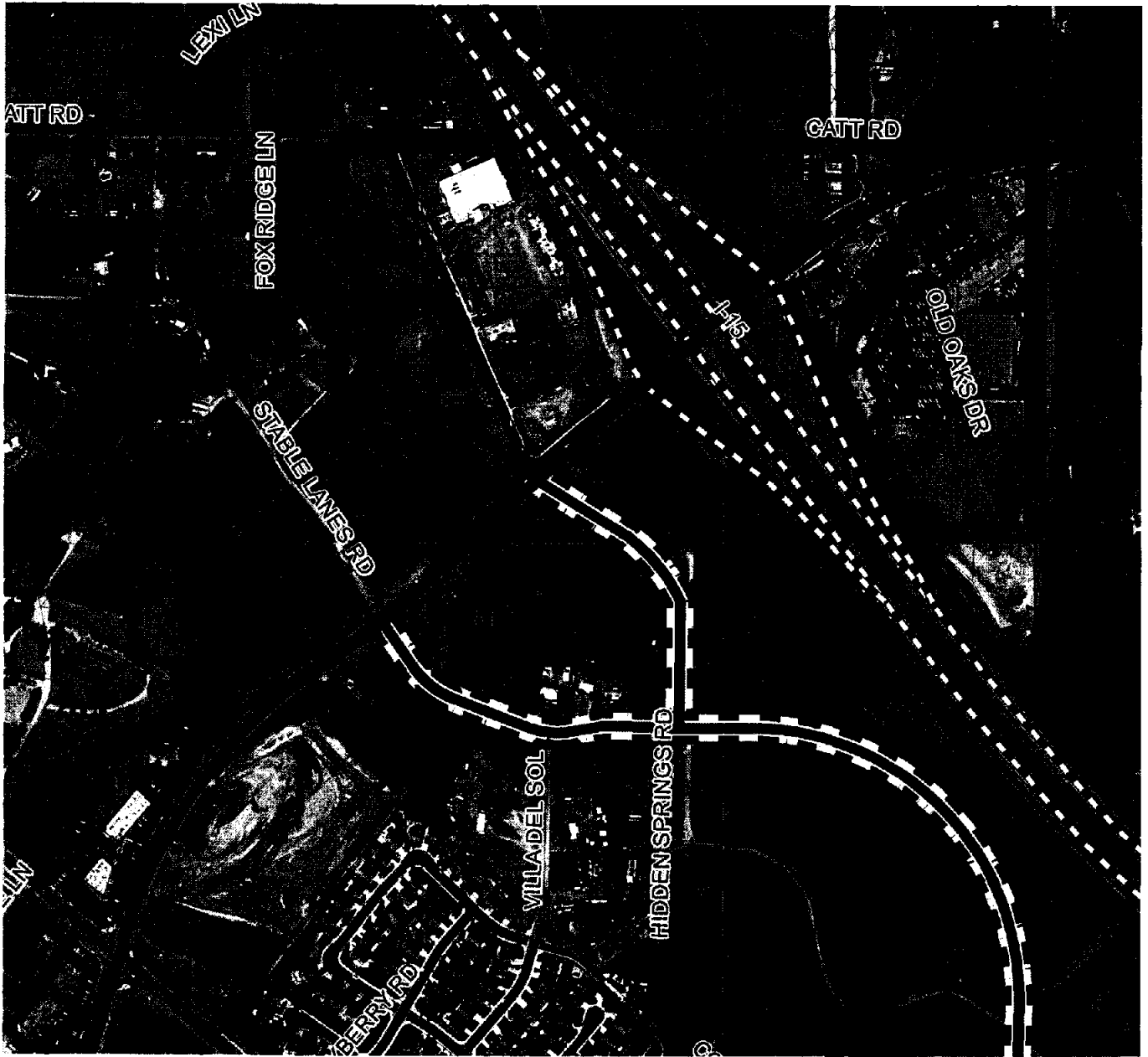
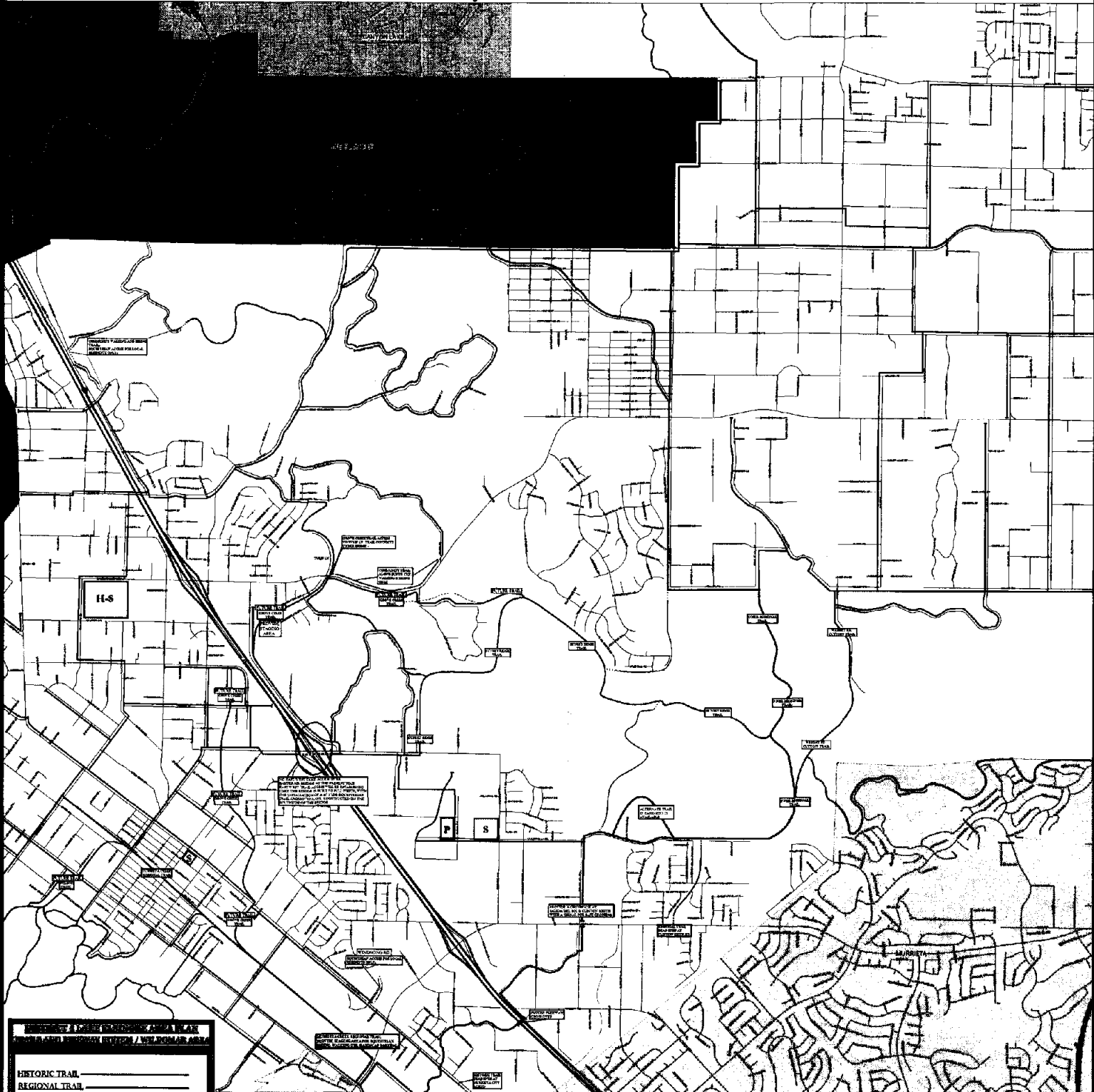


EXHIBIT 3C

County of Riverside Trails



LEGEND

HISTORIC TRAIL _____

REGIONAL TRAIL _____

CLASS 1 BIKE PATH _____

REGIONAL TRAIL _____

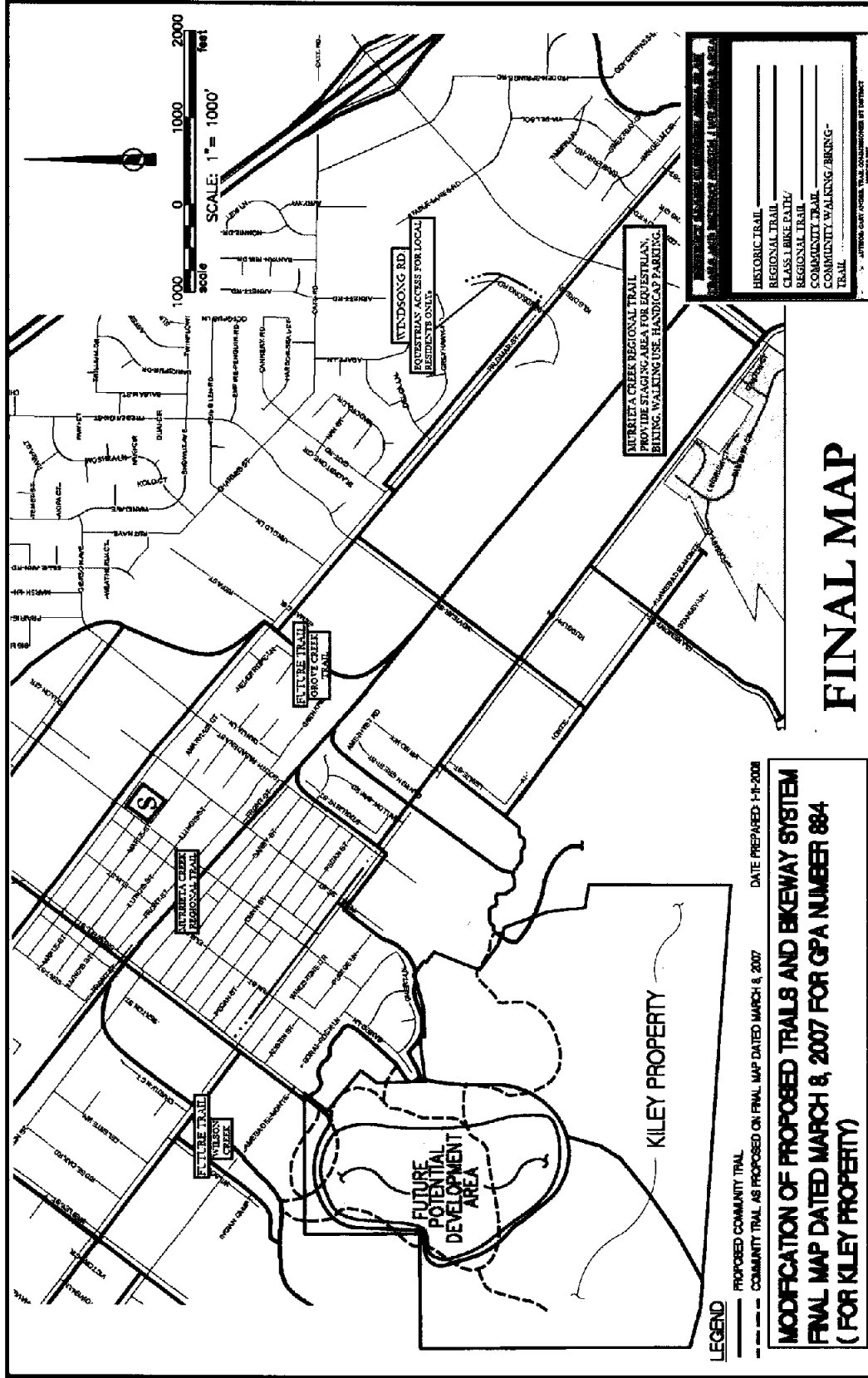
COMMUNITY TRAIL _____

COMMUNITY WALKING/BIKING TRAIL _____

ATTENTION: CLASS 1 BIKE PATHS ARE CONSIDERED AS DISTRICTS UNDER THE STATE TRAIL ACT (S.T.A.)

FINAL MAP





FINAL MAP

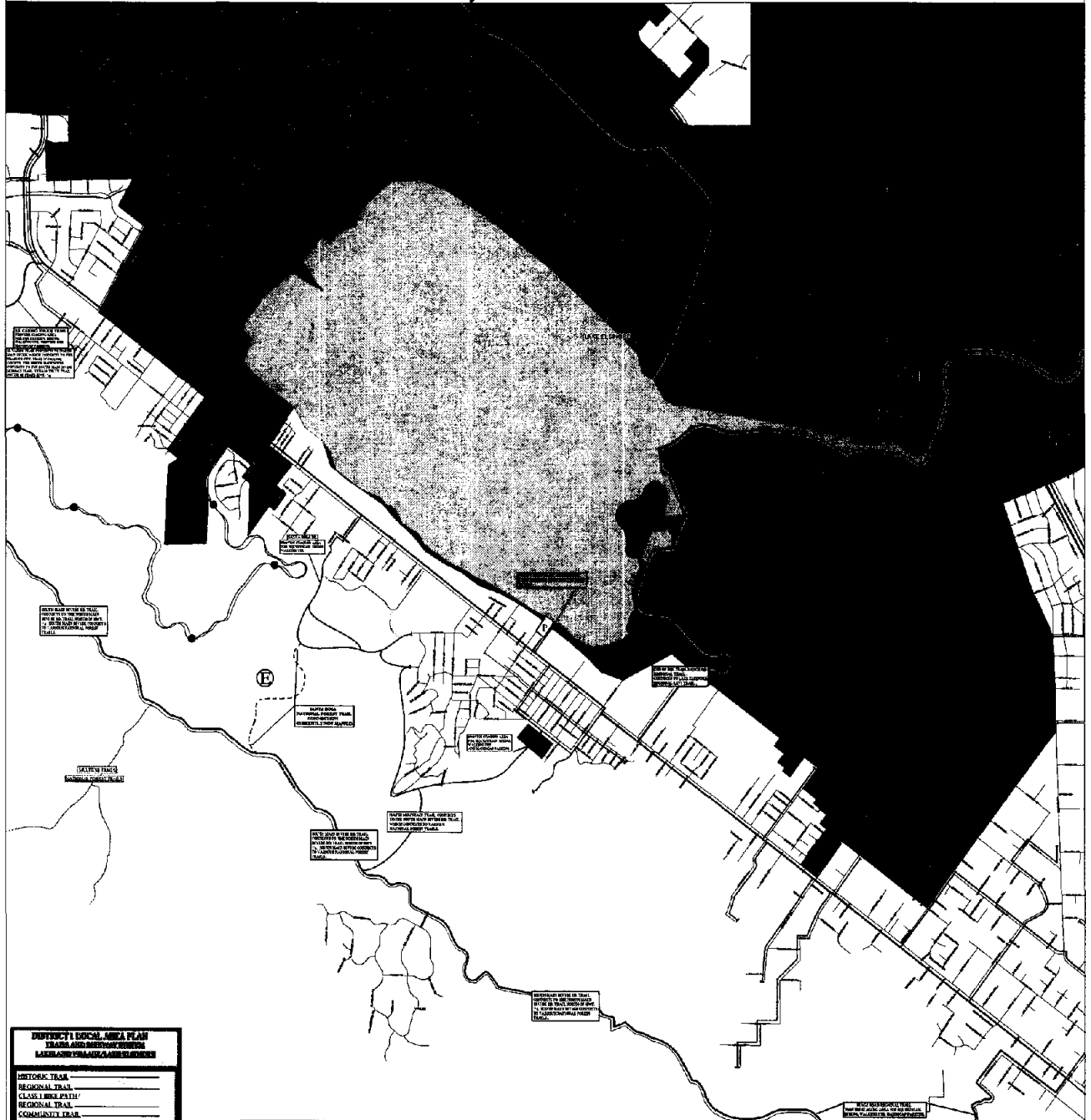
LEGEND
 — PROPOSED COMMUNITY TRAIL
 - - - COMMUNITY TRAIL AS PROPOSED ON FINAL MAP DATED MARCH 8, 2007
 ···· FUTURE POTENTIAL DEVELOPMENT AREA

**MODIFICATION OF PROPOSED TRAILS AND BIKEWAY SYSTEM
 FINAL MAP DATED MARCH 8, 2007 FOR GPA NUMBER 884
 (FOR KILEY PROPERTY)**

DATE PREPARED: 11-2008

- HISTORIC TRAIL
- REGIONAL TRAIL
- CLASS I BIKEWAY
- REGIONAL TRAIL
- COMMUNITY TRAIL
- COMMUNITY WALKING/BIKING-TRAIL

County of Riverside Trails



DISTRICT LOCAL AREA PLAN
TRAILS AND RECREATION
LAKELAND COMMUNITY CENTER

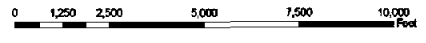
REGIONAL TRAIL	_____
CLASS 1 BIKE PATH	_____
REGIONAL TRAIL	_____
COMMUNITY TRAIL	_____
COMMUNITY BIKE	_____
TRAIL	_____
COMMUNITY WALKING/BIKING	_____
NATIONAL FOREST TRAIL	_____
TRAIL	_____
LAKELAND REGIONAL	_____
RIVERLAKE BIKE TRAIL	_____

ALWAYS USE LOCAL TRAIL INFORMATION BY DISTRICT WEBSITE

FINAL MAP

This map is the District Local Area Plan and is subject to change.

	Interstate Highway		Class 1 Bike Path
	California State Highway		Local Area Plan
	US Highway		Lake & Dam
	Street Centerline		Park
	Interchange		Tennis



RIVERSIDE COUNTY

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 41594

Project Case Type (s) and Number(s): General Plan Amendment No. 00855

Lead Agency Name: County of Riverside Planning Department

Address: (Mailing) P. O. Box 1409, Riverside CA 92502-1409

(To View Document) 4080 Lemon Street, 9th Floor, Riverside CA

Contact Person: Nelson Miller, Consultant Planner for Jerry Jolliffe, Deputy Director

Telephone Number: (951) 955-0978

Applicant's Name: County of Riverside Board of Supervisors

Applicant's Address: 4080 Lemon Street, 5th Floor, Riverside CA 92501

I. PROJECT INFORMATION

A. Project Description: **GENERAL PLAN AMENDMENT NO. 00884 and ENVIRONMENTAL ASSESSMENT 41594** – Applicant: Riverside County –First Supervisorial District – Elsinore Area Plan: Amendments are proposed to the Riverside County General Plan, in the Wildomar portion of the Elsinore Area Plan, in unincorporated Riverside County, to:

1. Amend various land use designations in the Wildomar Area within the Community Development Foundation Component of the General Plan including, but not limited to:
 - a. Remove the Community Center Overlay designation on properties around I-15 & Baxter Road, leaving mostly Commercial Retail designations.
 - b. Add a Community Center Overlay designation to properties around Palomar St. & Central Ave. and properties generally southeasterly of I-15 & Clinton Keith Road.
 - c. Add a Mixed Use Policy Area designation to area west of I-15 to Mission Trail, north of Lemon St., to the Lake Elsinore City limits.
 - d. Change a Community Center Overlay designation to a Mixed Use Policy Area designation for properties at the southeast corner of Mission Trail and Canyon Dr. and change a Community Center designation to a Mixed Use Policy Area designation at the northwest and southeast corners of Clinton Keith Road and Inland Valley Drive.
 - e. Change various designations along Clinton Keith Road east of I-15 mostly to Business Park and Commercial Office and some properties west of I-15 to various residential designations.
 - f. Change various designations along La Estrella St east of the I-15 mostly to Business Park and Medium Density Residential.
 - g. Change from Commercial Office to Business Park designation southeasterly of Monte Vista Dr. & I-15.
 - h. Change designations to Commercial Retail & Business Park northwesterly of Bundy Canyon Road and Almond St.
 - i. Change designations to Low Density Residential at the northeast corner of Palomar St. & Mission Trail and to Medium Density Residential at the northwest corner of said streets.
 - j. Change designations to Medium High Density Residential southeasterly of Corydon St & Palomar Ave. and to Business Park at the northeasterly corner of said streets.
 - k. Change of designation to Light Industrial southwesterly of Mission Trail and Garden Street, extending to Corydon St.
2. Add policies to the Elsinore Area Plan in the General Plan to guide development in newly designated Mixed Use Policy Areas in the Wildomar area.

3. Amend the Circulation Element in the Wildomar area to add Secondary road designations to Palomar Street between Mission Trail and Corydon and Inland Valley Drive from Clinton Keith Road with a new over-crossing of the I-15 to connect to Washington Ave., and the Collector road designations to Wyman Road, Stable Lanes Way, Hidden Springs Road, Bayless Road, Susan Drive, Iodine Springs Road, Salida Del Sol, Yamas Drive, Elizabeth Lane, Bunny Trail, and Jana Lane.
4. Amend the Circulation Element to amend or add trail designations along various existing roadways and drainage channels throughout the Wildomar Area and along existing trails in the Sedco Hills area.

B. Type of Project: Site Specific ; Countywide ; Community ; Policy .

C. Total Project Area:

Residential: Acres ; Lots ; Units ; Projected No. of Residents .
Commercial: Acres ; Lots ; Sq. Ft. of Bldg. Area ; Est. No. of Employees
Industrial: Acres ; Lots ; Sq. Ft. of Bldg. Area ; Est. No. of Employees
Other:

The community of Wildomar is located along the southwest foothills of the Temecula Valley in Riverside County, California (see Exhibit 1, Regional Location). The project area encompasses approximately 1802.49 acres. Regional access to the project area is provided by Interstate 15 (I-15). Unincorporated Wildomar is bound by the Cleveland National Forest to the west, the City of Lake Elsinore to the north and northwest, and the City of Murrieta to the south. The unincorporated community of Menifee Valley lies to the east of Wildomar.

D. Assessor's Parcel No(s): See list of affected parcels in Attachment "A".

E. Street References: The project site is located within the Wildomar Community of the Elsinore Area Plan, more specifically, along the following major streets: Baxter Road, Bundy Canyon Road, Catt Road, Central Avenue, Clinton Keith Road, Corydon Street, Grand Avenue, La Estrella Street, Lemon Street, Mission Trail, Monte Vista Drive, Palamino Road, Palomar Street, Prielipp Road, and White Street.

F. Section, Township & Range Description or reference/attach a Legal Description:

Section	Township	Range
7	7-South	3-West
6	7-South	3-West
31	6-South	3-West
12	7-South	4-West
1	7-South	4-West
36	6-South	4-West
35	6-South	4-West
34	6-South	4-West
26	6-South	4-West
27	6-South	4-West
28	6-South	4-West
22	6-South	4-West
21	6-South	4-West

G. Brief description of the existing environmental setting of the project site and its surroundings: The project is located within the Wildomar Community of the Elsinore Area Plan. Wildomar is located immediately south of the City of Lake Elsinore in a valley between the Santa Ana Mountains and the Gavilan and Sedco Hills. Wildomar, also an Unincorporated Community recognized by LAFCO, includes rural residential uses in the rolling hills and more intense concentration of residential, commercial and employment uses between Interstate 15 and Grand Avenue. The community is expanding easterly of Interstate 15, especially along Clinton Keith Road and Bundy Canyon Road. The Community encompasses approximately 23 square miles and has been transitioning from rural residential area to a more mixed use suburban community over the last two decades.

The subject lots range from residential, institutional, commercial, industrial and vacant undeveloped lots. Newer commercial development is concentrated at the Clinton Keith, Central/Baxter, and Bundy Canyon highway exchanges. Older strip commercial development occurs in pockets along these same east-west streets extending throughout the community as well as along Mission Trail and Palomar Street, the major north-south arterials.

II. APPLICABLE GENERAL PLAN LAND USE POLICIES AND ZONING

- A. General Plan Foundation Component Designation(s): See Attachment "A".
- B. Area Plan Land Use Map Information
 - 1. Area Plan, if any: Elsinore Area Plan
 - 2. Area Plan Land Use Designation, if any: See Attachment "A"
- C. Adopted Specific Plan Information
 - 1. Name and Number of Specific Plan, if any:
 - 2. Specific Plan Planning Area, and Policies, if any:
- D. Existing Zoning: See Attachment "A".
- E. Proposed Zoning, See Attachment "A"
- F. Adjacent and Surrounding Zoning:

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below () would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Hazards & Hazardous Materials	<input type="checkbox"/> Public Services
<input type="checkbox"/> Agriculture Resources	<input type="checkbox"/> Hydrology/Water Quality	<input type="checkbox"/> Recreation
<input type="checkbox"/> Air Quality	<input type="checkbox"/> Land Use/Planning	<input checked="" type="checkbox"/> Transportation/Traffic
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Mineral Resources	<input type="checkbox"/> Utilities/Service Systems
<input type="checkbox"/> Cultural Resources	<input type="checkbox"/> Noise	<input type="checkbox"/> Other
<input type="checkbox"/> Geology/Soils	<input type="checkbox"/> Population/Housing	<input type="checkbox"/> Mandatory Findings of Significance

IV. DETERMINATION:

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

I find that although the proposed project could have a significant effect on the environment **NOTHING FURTHER IS REQUIRED** because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal 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.

I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:

(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;

(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;

(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,

(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

Signature Nelson Miller

Date October 9, 2007

Nelson Miller, Consultant Planner for
Larry Jolliffe, Deputy Director

For Ron Goldman, Planning Director

Printed Name

V. ENVIRONMENTAL ISSUES ASSESSMENT

... accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 - 21178.1), this Initial Study has been prepared to analyze the proposed project to determine any potential significant impacts upon the environment that would result from construction and implementation of the project. In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the proposed project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed project.

Where no source is listed, source is the writer of this environmental assessment.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<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 unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Writer, Elsinore Area Plan Figures 8 (Trails and Bikeway Systems) & 9 (Scenic Highways)
 Findings of Fact:

a-b) The proposal is a general plan amendment and will not directly impact the environment. The amendment may facilitate land development and thereby indirectly affect scenic highway corridors and scenic resources, but it is not expected that the proposed change in designations would substantially affect the area's scenic resources. In the Wildomar Community, Interstate-15 is depicted as a State Eligible Scenic Highway.

Mitigation: No Mitigation Measures are required.
Monitoring: No Monitoring Measures are required.

2. Mt. Palomar Observatory

Interfere with the night time use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?

Source GIS data base, writer.
 Findings of Fact:

The Project sites are located within a 45-mile radius of Mt. Palomar Observatory located in San Diego County; which is within the designated 45-mile (ZONE B) Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 contains approved materials and methods of installation, definition, general requirements, requirements for lamp source and shielding, prohibition and exceptions. This general plan amendment would not result in new lighting. Lighting which does not comply with the restrictions imposed by Ordinance No. 655 cumulatively results in a significant impact on the use of the Mt. Palomar Observatory. However, lighting in this area would be required to conform to the provisions of Ordinance No. 655, so impacts would be insignificant.

Mitigation: No Mitigation Measures are required.
Monitoring: No Monitoring Measures are required..

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

3. Other Lighting Issues

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) 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"/> |
| b) Expose residential property to unacceptable light levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: writer

Findings of Fact:

a-b) This general plan amendment will not result directly in new lighting. The amendment may facilitate land development and thereby indirectly increase levels of lighting and glare, but such effects are speculative at this time. While future commercial and/or business park development projects, in the absence of controls, may result in the exposure of residential property to unacceptable light levels, County ordinances require plot plan or use permit review for all new commercial and business park development. Appropriate mitigation for light and glare impacts will be required through the plot plan and use permit review process for commercial and business park uses.

Mitigation: No Mitigation Measures are required.

Monitoring: No Monitoring Measures are required.

AGRICULTURE RESOURCES Would the project

1. Agriculture

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 Right-to-Farm)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: Writer, Elsinore Area Plan, Table 2 (Statistical Summary).

Findings of Fact:

a-d) The proposed general plan amendment does not in itself convert land use, but will not lead to the conversion of Prime Farmland, Unique Farmland, and Farmland of Statewide Importance to non-agricultural use. The proposed amendment would not conflict with existing agricultural uses or change the designations of land subject to Land Conservation Contracts to higher intensity uses inconsistent with the County's Uniform Rules for Agricultural Preserves. The proposed amendment will not facilitate development of land within 300-feet of agriculturally zoned. Table 2 of the Elsinore Area Plan does not designate any base land use areas for future agricultural land use. Future development projects submitted in conformance with the amended land use designations may impact existing agricultural lands or may cause changes in areas in the vicinity of such resources. Individual projects which have the potential for such impacts shall be evaluated through site-specific assessments. Therefore, the proposed General Plan Amendments will result in no impacts to agricultural land uses.

Mitigation: No Mitigation Measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

Monitoring: No Monitoring Measures are required.

AIR QUALITY Would the project

5. Air Quality Impacts

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Writer, Wildomar Community Circulation Plan Analysis page 10.

Findings of Fact:

a-f) This general plan amendment does not directly result in pollutant emissions or deterioration of ambient air quality. The amendment is not expected to conflict with or obstruct implementation of an air quality plan; however, the amendment may result in an increase in population, employment, and housing unforeseen on adopted regional plans. To that extent, the amendment may contribute to an existing air quality violation, but not to a substantial extent. The additional population, and employment may be expected to result in a net increase in criteria pollutants in a non-attainment area. Development that is facilitated by this amendment may result in the location of sensitive receptors within one mile of existing substantial pollutant point source emitters. The project will not result in point source emissions or the creation of objectionable odors. To the extent that the amendment results in increased public facilities, commercial and business park development, the amendment would contribute to an increase in the actual employment-to-housing ratio in the area. It is anticipated that the acceleration of job creation in this area would assist in reducing the number of inter-county work trips (involving Inland Empire residents driving to and from work in Los Angeles and Orange Counties) during peak hours. Future development projects submitted in conformance with the amended land use designations may impact air quality thresholds in the area. Individual projects which have the potential for such impacts shall be evaluated through site-specific assessments. Therefore, the proposed General Plan Amendments will result in less than significant impacts to the air quality of the area.

Mitigation: No Mitigation Measures are required.

Monitoring: No Monitoring Measures are required.

BIOLOGICAL RESOURCES Would the project

6. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?

c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<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 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) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) 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"/>

Source: Writer, GIS Data base.

Findings of Fact:

- g) A small portion of the proposed land use changes in the southwestern portion of the Wildomar Area is in a Multi-Species Habitat Conservation Plan (MSHCP) criteria cell number 5342. The criteria for this cell is to preserve 5% to 15 % of the coastal sage scrub habitat in the north central portion of the cell to be connected to the criteria cell to the north. This would focus conservation on the areas adjacent to the lake areas across Corydon Street from the proposed land use changes and therefore there are no impacts.

Some of the proposed trails in the Sedco Hills on the northern side of I-15 are within criteria cells within areas generally intended to contribute to the Proposed Linkage 8 of the MSHCP which will focus on chaparral, coastal sage scrub, grassland, woodland, and forest habitat. However, the proposed trails generally follow existing trails and the MSHCP does include allowance for trails within conservation areas. Therefore, there are less than significant impacts.

The general plan amendments do not propose development, construction, or site disturbance. The proposed Land Use Element map changes follow the Certainty System and Foundation Components of the General Plan. The proposed General Plan Amendments will not have an adverse effect, either directly or through habitat modifications, on any endangered or threatened species, or on any species identified as a candidate, sensitive, or special status species identified by state and federal agencies. Future development projects submitted in conformance with the amended land use designations may impact existing biological resources or may cause changes in areas in the vicinity of such resources. Individual projects which have the potential for such impacts shall be evaluated through site-specific assessments. The proposed project will not substantially interfere with the movement of any native resident or migratory fish or wildlife species or with established native wildlife corridors.

Mitigation: No Mitigation Measures are required.

Monitoring: No Monitoring Measures are required.

CULTURAL RESOURCES Would the project

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

7. Historic Resources

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Alter or destroy an historic site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: Writer.

Findings of Fact:

a-b) This general plan amendment does not propose any construction, demolition, or alteration of structures and hence has no impact on historic structures, if any exist within the project sites. Future development projects submitted in conformance with amended land use designations may impact historic resources and structures, or may cause changes in areas in the vicinity of such resources. Individual projects which have the potential for such impacts shall be evaluated through site-specific assessments.

Mitigation: No Mitigation Measures are required.

Monitoring: No Monitoring Measures are required.

8. Archaeological Resources

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Alter or destroy an archaeological site. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Disturb any human remains, including those interred outside of formal cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Restrict existing religious or sacred uses within the potential impact area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: writer.

Findings of Fact:

a-d) This general plan amendment does not propose any construction, grading, alteration, or demolition and hence has no impact on archaeological resources, if any exist within the project sites. Future development projects submitted in conformance with amended land use designations may impact archaeological resources. Individual projects which have the potential for such impacts shall be evaluated through site-specific assessments. The proposed amendment does not restrict existing religious or sacred uses.

Mitigation: No Mitigation Measures are required.

Monitoring: No Monitoring Measures are required.

9. Paleontological Resources

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source: GIS data base, writer.

Findings of Fact: This general plan amendment does not propose any construction, grading, alteration, or demolition, and hence has no impact on paleontological resources. Some of the project sites are located in areas that are high in paleontological sensitivity, while other portions are low in sensitivity. Future development projects submitted in conformance with amended land use designations may impact paleontological resources. Individual projects which have the potential for such impacts shall be evaluated through site-specific assessments.

Mitigation: No Mitigation Measures are required.

Monitoring: No Monitoring Measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------------	--	------------------------------------	--------------

GEOLOGY AND SOILS

Definitions for Land Use Suitability Ratings

Where indicated below, the appropriate Land Use Suitability Rating(s) has been checked.

NA - Not Applicable S - Generally Suitable PS - Provisionally Suitable

U - Generally Unsuitable R - Restricted

a. Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: _____

10. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones

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?

A-P Zones	NA <input type="checkbox"/>	PS <input type="checkbox"/>	U <input type="checkbox"/>	R <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
CFH Zones	NA <input type="checkbox"/>	PS <input type="checkbox"/>	U <input type="checkbox"/>	R <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: GIS data base, writer, Elsinore Area Plan Figure 12 (Seismic Hazards).

Findings of Fact:

a) Some of the project sites are crossed by earthquake fault zones. Future development applications will need to consider this factor. In these situations, the general plan amendment would potentially increase exposure to fault rupture hazards.

The presence of earthquake faults is a special concern along Palomar Street and Grand Avenue. Properties within the aforementioned streets are located partially or wholly within the County and Elsinore Fault Zones. The proposed project is for a General Plan Amendments of the Land Use and Circulation Elements. Future development projects submitted in conformance with amended land use designations may impact would increase exposure to fault rupture hazards. Individual projects which have the potential for such impacts shall be evaluated through site-specific assessments.

Mitigation: No Mitigation Measures are required.

Monitoring: No Monitoring Measures are required.

11. Liquefaction Potential Zone

Seismic-related ground failure, including liquefaction?

NA <input type="checkbox"/>	S <input type="checkbox"/>	PS <input type="checkbox"/>	U <input type="checkbox"/>	R <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
-----------------------------	----------------------------	-----------------------------	----------------------------	----------------------------	--------------------------	--------------------------	-------------------------------------	--------------------------

Source: GIS data base, writer, Elsinore Valley Area Plan Figure 12 (Seismic Hazards).

Findings of Fact:

Liquefaction within the area is designated to be very low to moderate. This general plan amendment does not propose any construction, grading, alteration, or demolition; however, future land development facilitated by this amendment could potentially increase exposure to liquefaction hazards. Individual projects in areas subject to liquefaction may require evaluation through site-specific assessments.

No properties within the project area are located in areas rated as high to very high in liquefaction susceptibility. Therefore, the proposed General Plan Amendments will result in less than significant impacts as it pertains to potential liquefaction hazards within the area.

Mitigation: No Mitigation Measures are required.

Monitoring: No Monitoring Measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------------	--	------------------------------------	--------------

12. Groundshaking Zone

Strong seismic ground shaking?

NA S PS U R

Source GIS data base; writer, Elsinore Valley Area Plan Figure 12 (Seismic Hazards).

Findings of Fact:

This general plan amendment does not propose any construction or alteration of structures. Future land development facilitated by this amendment could potentially increase exposure to high levels of groundshaking. Suitability for development in areas subject to groundshaking varies by land use. While seismic design standards more stringent than those of the Uniform Building Code are not required, it should be noted that buildings which meet Code requirements may, nevertheless, suffer significant damage from groundshaking in some areas. Individual projects which are not considered "generally suitable" in areas subject to this level of groundshaking shall be evaluated through site-specific assessments.

The properties along Palomar Street and Grand Avenue areas in particular may be expected to experience high levels of groundshaking as a result of the proximity to the County and Elsinore Faults. However, no properties within the project area are located in areas rated as high to very high in liquefaction susceptibility.

Mitigation: No Mitigation Measures are required.

Monitoring: No Monitoring Measures are required.

13. Landslide Risk

Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?

NA S PS U R

Source: Writer, Elsinore Area Plan Figure-14 (Slope Instability).

Findings of Fact:

This general plan amendment does not propose any construction or alteration of structures. Future land development facilitated by this amendment, especially in mountainous areas, could potentially increase exposure to landslide and rockfall hazards. Individual projects in areas subject to landslide risks shall be evaluated through site-specific assessments.

Mitigation: No Mitigation Measures are required.

Monitoring: No Monitoring Measures are required.

14. Ground Subsidence

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 ground subsidence?

Source: GIS data base, writer.

Findings of Fact:

This general plan amendment does not propose any development, construction, or site disturbance. Future development of unstable or susceptible land surfaces facilitated by this amendment could potentially increase exposure to ground subsidence risks. Individual projects in areas subject to risks of ground subsidence shall be evaluated through site-specific assessments.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------------	--	------------------------------------	--------------

Mitigation: No Mitigation Measures are required.
Monitoring: No Monitoring Measures are required.

15. Other Geologic Hazards

Such as seiche, mudflow or volcanic hazard?

Source:
Findings of Fact:

This general plan amendment does not propose any development, construction, or site disturbance. Future development of land subject to these geologic hazards could potentially increase exposure to the hazards. Individual projects in areas subject to these risks shall be evaluated through site-specific assessments.

Mitigation: No Mitigation Measures are required.
Monitoring: No Monitoring Measures are required.

b. Would the project:

16. Slopes

a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS data base, writer, Elsinore Area Plan Figure-14 (Slope Instability).
Findings of Fact:

a-c) The proposed general plan amendment will not directly result in changes in topography or ground surface relief features, cut or fill slopes greater than 2:1 or higher than 10 feet, or grading that affects or negates subsurface sewage disposal systems. However, there are areas of 25% or greater slope within some of the surrounding properties, and future land development facilitated by this amendment could result in changes in topography or ground surface relief features, the creation of cut and fill slopes higher than ten feet, and/or grading that affects subsurface sewage disposal systems. Individual projects shall be evaluated on a site-specific basis so as to determine appropriate measures to minimize impacts.

Mitigation: No Mitigation Measures are required.
Monitoring: No Monitoring Measures are required.

17. Soils

a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Writer.
Findings of Fact:

b) This general plan amendment does not propose development, construction, or site disturbance. Therefore, this amendment will not directly result in the loss of topsoil or substantial soil erosion. Some of the project sites may be located on expansive soils. Individual projects located on expansive soils shall be evaluated

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------------	--	------------------------------------	--------------

through site-specific assessments.

Mitigation: No Mitigation Measures are required.

Monitoring: No Monitoring Measures are required.

18. Erosion

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Change deposition, siltation or erosion which may modify the channel of a river or stream or the bed of a lake? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Result in any increase in water erosion either on or off site? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: Writer.

Findings of Fact:

a-b) This general plan amendment does not propose any construction or grading, and will not directly result in an increase in water erosion. However, future development facilitated by this amendment could potentially affect water erosion, deposition, and siltation. Individual projects shall be evaluated on a site-specific basis so as to determine appropriate measures to minimize erosion.

Mitigation: No Mitigation Measures are required.

Monitoring: No Monitoring Measures are required.

19. Wind Erosion and Blowsand from project either on or off site

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| Be impacted by or result in an increase in wind erosion and blowsand, either on or off site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source: Writer, Safety Element Figure S-8 (Wind Erosion Susceptibility Map).

Findings of Fact:

This general plan amendment does not propose any construction or grading, and will not directly result in an increase in wind erosion. The subject area is located within a "moderate" wind erosion susceptibility area. Thus, the wind erosion is not as susceptible as with "high" and "very high" wind erosion susceptibility areas, which are areas of concern. The Individual projects shall be evaluated on a site-specific basis so as to determine appropriate measures to minimize wind erosion. Potential mitigation measures for site specific projects include solid masonry walls, windbreaks consisting of suitable trees and shrubs, suitable ground cover, and irrigation systems.

Mitigation: No Mitigation Measures are required.

Monitoring: No Monitoring Measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

20. Hazards and Hazardous Materials

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Emit hazardous emissions or handle hazardous or acutely hazardous | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

materials, substances, or waste within one-quarter mile of an existing or proposed school?

e) 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?

Source: Writer, Safety Element – Hazardous Waste and Materials

Findings of Fact:

a-e) The proposed general plan amendment would not involve the transport, use, or disposal of hazardous materials, and does not involve a risk of release of hazardous substances, interference with an emergency response plan or emergency evacuation plan, creation of health hazards, or increased exposure to health hazards. The amendment would facilitate development of land, and such development may be expected to result in increased routine use and transport of hazardous materials. Some of the project sites are known to have been landfills or waste disposal sites in the past. Individual projects which may pose risks of release of hazardous substances and materials, interference with an emergency response plan or emergency evacuation plan, creation of health hazards, or increased exposure to health hazards shall be evaluated through site-specific environmental assessments.

Mitigation: No Mitigation Measures are required.

Monitoring: No Monitoring Measures are required.

.1. Airports

a) Result in an inconsistency with an Airport Master Plan?

b) Require review by the Airport Land Use Commission?

c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?

Source: GIS data base, writer, Elsinore Area Plan.

Findings of Fact:

a-d) This general plan amendment does not propose construction of any structures. The proposed project would not result in a safety hazard for people residing or working in the project area and the proposed changes would improve permitted uses that are more consistent with the Land Use Compatibility Guidelines for airports. Skylark Airstrip is a small privately owned, private use airstrip located in the southeastern portion of City of Lake Elsinore just northwest of the Wildomar Community. As a private use airport review of this General Plan Amendment is not required by the County Airport Land Use Commission. Staff has reviewed the proposed land use changes and the proposed land use changes would be positive in that they would reduce the number or residential units in proximity to the airport and result in lower concentrations of people in the vicinity of the airport.

Mitigation: No Mitigation Measures are required.

Monitoring: No Monitoring Measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

22. Hazardous Fire Area

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

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

Source: GIS data base, writer, Elsinore Area Plan Figure 11, Wildfire Susceptibility

Findings of Fact:

A number of sites within this amendment are located in Hazardous Fire Areas. While this general plan amendment does not propose construction or alteration of any structures, future development facilitated by this amendment could, in the absence of mitigation, result in increased exposure to the risk of wildland fires. These impacts would be mitigated at the development stage through such measures as establishment of fire breaks, assurance of adequate emergency water storage to fight fires, provision for secondary access routes, and restrictions on roofing materials.

Mitigation: No Mitigation Measures are required.

Monitoring: No Monitoring Measures are required.

HYDROLOGY AND WATER QUALITY Would the project

23. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Writer.

Findings of Fact:

a-g) This general plan amendment does not propose construction or grading and would not directly result in alteration of existing drainage patterns, erosion or silt deposition, discharge into surface waters, alteration of surface water quality, depletion of groundwater supplies, or substantial interference with groundwater recharge. The amendment will not violate any water quality standards or waste discharge requirements, exceed the capacity of existing or planned stormwater drainage systems, substantially increase the pollutant concentrations of runoff water, or otherwise degrade water quality. Future land development facilitated by this amendment could potentially result in depletion of groundwater supplies or a lowering of local groundwater

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------------	--	------------------------------------	--------------

table levels. Individual projects shall be evaluated on a site-specific basis so as to determine appropriate measures to minimize impacts. Additionally, some sites are within 100-year flood plains, and this amendment would facilitate placement of structures within the 100-year flood hazard area. However, it is not expected that the placement of structures would impede or redirect flood flows, as development within flood plains is subject to review by the applicable flood control district pursuant to Ordinance No. 458.

Mitigation: No Mitigation Measures are required.

Monitoring: No Monitoring Measures are required.

24. Floodplains

Degree of Suitability in 100-Year Floodplains.

NA - Not Applicable U - Generally Unsuitable R - Restricted

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS data base, writer, Elsinore Area Plan Figure-10 (Flood Hazards).

Findings of Fact:

a-d) This general plan amendment does not propose construction, grading, or site disturbance; consequently, the proposed amendment will not result in a substantial alteration of drainage patterns, a substantial increase in the rate or amount of surface runoff, or a change in the amount of surface water in any water body. However, the proposed amendment will facilitate future development, which could result in an increase in the rate or amount of surface runoff, reduction in absorption rates, and/or increased exposure to flooding and dam inundation.

In the Wildomar Community, portions of the community east and west of Front Street and Osa Avenue are located within a 100-year flood plain. However, it is not expected that the placement of structures would impede or redirect flood flows, as development within flood plains is subject to review by the applicable flood control district pursuant to Ordinance No. 458.

Mitigation: No Mitigation Measures are required.

Monitoring: No Monitoring Measures are required.

LAND USE/PLANNING Would the project

25. Land Use

a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: GIS data base, writer, Riverside County General Plan Area Plans Volumes 1 and 2.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------------	--	------------------------------------	--------------

Findings of Fact:

a-b) The proposed amendment would change the designations of approximately 1,300 parcels in within the Elsinore Area Plan located between the City of Lake Elsinore and Murrieta.

In the Elsinore Area Plan, a majority of the properties will be changed to a Mixed Use Planning Area (MUPA) or another land use designation within the Community Development Foundation Component. The Planning Department staff have discussed the proposed land use changes with representatives of the Wildomar Roundtable Group and it was the consensus of these parties that the underlying designation in these areas should be changed as shown in Attachment A and would result in a positive benefit to the community.

Mitigation: No Mitigation Measures are required.

Monitoring: No Monitoring Measures are required.

26. Planning

a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS data base, writer.

Findings of Fact:

a-e) The proposed general plan amendment would in many cases amend the land use designation to be consistent existing land use. The project is a general plan amendment that would change land use designations. The amendment is consistent with General Plan policies. The proposed project will not disrupt or divide the physical arrangement of an established community. Consistency zoning for the proposed General Plan designations will be completed with the County-wide consistency zoning effort, so that the new zoning designations will be appropriately applied. Until that is completed, any Zone Changes for consistency purposes would be processed concurrently with any proposed development applications.

Mitigation: No Mitigation Measures are required.

Monitoring: No Monitoring Measures are required.

MINERAL RESOURCES Would the project

27. Mineral Resources

a) Result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------------	--	------------------------------------	--------------

designated area or existing surface mine?

d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?

Source: Writer.

Findings of Fact: This general plan amendment does not propose development, construction, or site disturbance; therefore, its approval will not result in the loss of availability of a known mineral resource. This amendment does not propose siting of incompatible land uses adjacent to State classified or designated areas or existing surface mines. To the extent that this amendment would facilitate development, it may indirectly result in greater exposure of people to hazards from existing or abandoned quarries or mines. Individual projects shall be evaluated on a site-specific basis so as to determine appropriate measures to minimize impacts.

Mitigation: No Mitigation Measures are required.

Monitoring: No Monitoring Measures are required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.

NA - Not Applicable A - Generally Acceptable B - Conditionally Acceptable

C - Generally Unacceptable D - Land Use Discouraged

9. Airport Noise

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

NA A B C D

b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

NA A B C D

Source: GIS data base, writer, Elsinore Area Plan, Table 4 (Land Use Compatibility Guidelines for Airport Safety Zones)

Findings of Fact:

a-b) The majority of properties are located outside areas affected by airport land use plans. A few properties are located in close proximity to the Skylark Private Airport. Noise impacts from Skylark Airport are relatively limited since the airport is not a public use airport. Properties most likely to be potentially impacted are being changed from residential to Light Industrial land use designations. All land use compatibility guidelines will be followed for specific projects as required by the County General Plan and Zoning standards. This general plan amendment does not propose development, construction, or site disturbance, but the amendment would facilitate future land development in areas subject to Airport Land use Compatibility Guidelines outlined in Table 4 of the Elsinore Area Plan. All project sites are located more than two miles from French Valley Airport, public use airports, located in within the City of Murrieta.

Mitigation: No Mitigation Measures are required.

Monitoring: No Monitoring Measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

29. Railroad Noise

NA A B C D

Source: Writer.

Findings of Fact:

None of the project sites are subject to noise from rail operations. This general plan amendment will not result in greater exposure of persons to railroad noise.

Mitigation: No Mitigation Measures are required.

Monitoring: No Monitoring Measures are required.

30. Highway Noise

NA A B C D

Source: GIS data base, writer, Elsinore Area Plan.

Findings of Fact:

This general plan amendment does not propose development, construction, or site disturbance, but the amendment would facilitate future land development in areas subject to highway noise. Those properties adjacent to Interstate 15 will be reviewed under site-specific assessments to address noise-sensitive uses.

Mitigation: No Mitigation Measures are required.

Monitoring: No Monitoring Measures are required.

31. Other Noise

NA A B C D

Source: Writer.

Findings of Fact: There are no other significant noise sources affecting the project sites.

Mitigation: None required.

Monitoring: None required.

32. Noise Effects on or by the Project

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS data base, writer.

Findings of Fact:

This general plan amendment does not propose development, construction, or site disturbance, and will not directly affect ambient noise levels, on either a permanent, temporary, or periodic basis. Approval of this amendment will not result in the generation of excessive groundborne vibration or noise. Development of the project sites as facilitated by this amendment will result in increases in existing noise levels. Some persons

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------------	--	------------------------------------	--------------

may be exposed to noise levels in excess of standards. Individual projects shall be evaluated on a site-specific basis so as to determine appropriate measures to minimize impacts.

Mitigation: No Mitigation Measures are required.

Monitoring: No Monitoring Measures are required.

POPULATION AND HOUSING Would the project

33. Housing

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) 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"/>

Source: Writer.

Findings of Fact:

a-f) The proposed general plan amendment will not affect existing housing or displace residents, nor will it directly create demand for additional housing. Development facilitated by this amendment could induce substantial population growth, but it is not expected that such growth would be sufficient to cumulatively exceed official regional population projections. Some of the project sites are located in Redevelopment Areas.

Mitigation: No Mitigation Measures are required.

Monitoring: No Monitoring Measures are required.

PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the 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:

34. Fire Services

Source: Writer.

Findings of Fact:

This general plan amendment does not propose development, construction, or site disturbance, so there is no direct impact. Land development facilitated by this amendment could increase demand for fire protection services. Mitigation for such impacts would occur at the development stage.

Mitigation: No Mitigation Measures are required.

Monitoring: No Monitoring Measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------------	--	------------------------------------	--------------

35. Sheriff Services

Source: Writer.

Findings of Fact:

This general plan amendment does not propose development, construction, or site disturbance, so there is no direct impact. Land development facilitated by this amendment could increase demand for sheriff services. Mitigation for such impacts would occur at the development stage.

Mitigation: No Mitigation Measures are required.

Monitoring: No Monitoring Measures are required.

36. Schools

Source: Writer.

Findings of Fact:

This general plan amendment does not propose development, construction, or site disturbance, so there is no direct impact. Residential development facilitated by this amendment would increase need for schools and demand for educational services. Mitigation for such impacts would occur at the development stage.

Mitigation: No Mitigation Measures are required.

Monitoring: No Monitoring Measures are required.

37. Libraries

Source: Writer.

Findings of Fact:

This general plan amendment does not propose development, construction, or land disturbance, so there is no direct impact. Residential development facilitated by this amendment would increase need for libraries and demand for library services. Mitigation for such impacts would occur at the development stage.

Mitigation: No Mitigation Measures are required.

Monitoring: No Monitoring Measures are required.

38. Health Services

Source: Writer.

Findings of Fact:

This general plan amendment does not propose development, construction, or land disturbance, so there is no direct impact on health services. Land development facilitated by this amendment would increase demand for health services. Mitigation for such impacts would occur at the development stage.

Mitigation: No Mitigation Measures are required.

Monitoring: No Monitoring Measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------------	--	------------------------------------	--------------

RECREATION

39. Parks and Recreation

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Would 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Would the project include the use of existing neighborhood or 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"/> |
| c) Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: Writer.

Findings of Fact:

a-c) This general plan amendment does not propose development, construction, or land disturbance, so there is no direct impact on parks and recreation, other than the designation of a parcel owned by a County Service Area as Open Space - Recreation. Land development facilitated by this amendment would increase demand for parks and recreational services. Such development may ultimately lead to the construction of new parks and recreational facilities, the expansion of existing parks and recreational facilities, or the increased use of existing facilities so as to affect the physical condition of such facilities. Some of the project sites are located in recreation and park districts with Community Parks and Recreation Plans. Others are included in County Service Areas with such plans.

Mitigation: No Mitigation Measures are required.

Monitoring: No Monitoring Measures are required.

40. Recreational Trails.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

Source: Writer.

Findings of Fact:

An expanded system of recreational trails is designated as part of this General Plan Amendment. Those trail designations follow existing roads and drainage facilities in most of the Wildomar area and existing trails in the Sedco Hills area of Wildomar. This general plan amendment does not propose development, construction, or land disturbance, so there is no direct impact on recreational trails. Individual projects shall be evaluated on a site-specific basis so as to determine appropriate measures to minimize impacts.

Mitigation: No Mitigation Measures are required.

Monitoring: No Monitoring Measures are required.

TRANSPORTATION/TRAFFIC Would the project

41. Circulation

- | | | | | |
|--|--------------------------|-------------------------------------|--------------------------|-------------------------------------|
| a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Result in inadequate parking capacity? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

or highways?

d) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Substantially increase hazards to a 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"/>
g) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Writer, Elsinore Valley Area Plan Figure 7 (Circulation Map).

Findings of Fact:

a-c) According to the Circulation Analysis prepared, the proposed General Plan Amendment will result in a collective increase of 78,000 daily trips and an increase of 73,000 Vehicle Miles traveled. The added roadway segments proposed in the Circulation changes will facilitate motorists taking more direct routes between their origins and destinations, which is reflected in the relatively lower increase in Vehicle Miles Traveled. Further, the proposed changes result in a projected increase of 7,860 (32.5%) in total employment and a decrease of 1,700 (6.5%) in household units as compared to the existing adopted General Plan, resulting in an improved jobs/housing balance. However, with the proposed changes to the Wildomar Circulation Element, overall traffic operation remains at acceptable level with most of the roadways operating at LOS C or better and a decrease of 17,500 (2.8%) in vehicle miles traveled compared to vehicle miles traveled generated under the Adopted General Plan. The Circulation Analysis indicates that the roadway segment level-of-service within the study area does not get worse or is improved.

The proposed land use and circulation changes identified in the Circulation Analysis would reduce the roadway segments identified as having Level of Service (LOS) F from four to two. The Circulation Analysis indicates that Jackson Street would be improved from Level of Service F to C or better and Clinton Keith Road east of the I-15 would be improved from Level of Service F to E. Mission Trail north of Corydon would remain Level of Service F. However, this could be mitigated by the addition of an additional travel lane within the planned right-of-way, expanding the road to six lanes. The City of Lake Elsinore already identifies Mission Trail as a six lane road for the west side of Mission Trail, so this would only require the addition of a lane on the east side. Any additional noise impacts could be mitigated by use of rubberized asphalt. Bundy Canyon Road, west of the I-15 would also remain Level of Service F. This is primarily associated with the configuration and operation of the freeway interchange. It is anticipated that with operational and interchange improvements that better Level of Service may be possible to achieve on this portion of Bundy Canyon. However, in any case, Bundy Canyon was projected for Level of Service F with the existing General Plan Land Use and Circulation.

Although two road segments, Mission Trail north of Corydon and Bundy Canyon west of I-15, still remain at Level of Service F, these segments were already Level of Service F with the existing Land Use and Circulation and mitigation measures are identified that would improve the Level of Service for these roadway segments.

d-j) The amendment is not projected to result in inadequate parking capacity, changes in air traffic patterns or in waterborne, rail, or air traffic. Additional trails such as "Community Trail" are proposed and will be evaluated on an individual project basis. This general plan amendment does not propose development, construction, or site disturbance. Individual projects shall be evaluated on a site-specific basis so as to determine appropriate

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------------	--	------------------------------------	--------------

measures to minimize impacts on circulation of the roadways within the Wildomar Area.

Mitigation:

1. Level of Service F on Mission Trail, north of Corydon Street would be mitigated by the addition of a lane on the east side. Any additional noise impacts could be mitigated by use of rubberized asphalt.
2. Level of Service F on Bundy Canyon would be mitigated by operational and interchange improvements at the Bundy Canyon/I-15 interchange.

Monitoring: The County Transportation Department would monitor the Level of Service on these roadways and implement the mitigation measures with proposed development and as part of County Road projects on these facilities.

42. Bike Trails

Source: Writer.

Findings of Fact:

This general plan amendment does not propose development, construction, or site disturbance, so there is no direct impact. Land development facilitated by this amendment could result in increased demand for bicycle trails. Mitigation for this impact would occur at the development stage.

Mitigation: No Mitigation Measures are required.

Monitoring: No Monitoring Measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

43. Water

a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

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

Source: Writer.

Findings of Fact:

a-b) This general plan amendment does not propose development, construction, or land disturbance, so there is no direct impact on water service. Land development facilitated by this amendment would increase water demand, however an overall decrease in allowed dwelling units from the existing General Plan is projected with the proposed amendments. It is not known whether water supplies from existing entitlements and resources would be sufficient to serve future development. While it is not expected that the increased demand from the project sites taken together would require the construction of new water treatment facilities or expansion of existing water treatment facilities, there is a possibility that such facilities may be required at some future date. Individual projects shall be evaluated on a site-specific basis so as to determine appropriate measures to minimize impacts.

Mitigation: No Mitigation Measures are required.

Monitoring: No Monitoring Measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

44. Sewer

- a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?
- b) Result in a determination by the wastewater treatment provider which serves or may service 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 checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Writer.

Findings of Fact:

a-b) This general plan amendment does not propose development, construction, or land disturbance, so there is no direct impact on sewer service. Land development facilitated by this amendment would increase sewage generation and would likely result in the construction of new septic systems. While it is not expected that the increased demand from the project sites taken together would require the construction of new district wastewater treatment plants or expansion of existing wastewater treatment facilities other than septic tanks, there is a possibility that such facilities may be required at some future date. Individual projects shall be evaluated on a site-specific basis so as to determine appropriate measures to minimize impacts.

Mitigation: No Mitigation Measures are required.

Monitoring: No Monitoring Measures are required.

45. Solid Waste

- a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?
- b) Comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP (County Integrated Waste Management Plan)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Writer.

Findings of Fact:

a-b) This general plan amendment does not propose development, construction, or land disturbance, so there is no direct impact on solid waste. Land development facilitated by this amendment would increase solid waste generation and thereby increase the difficulty of meeting the solid waste reduction goals of the County Integrated Waste Management Plan. While it is not expected that the increased demand from the project sites taken together would require the construction of new landfills or expansion of existing landfills, there is a possibility that such facilities may be required at some future date.

Mitigation: No Mitigation Measures are required.

Monitoring: No Monitoring Measures are required.

46. Utilities

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

- a) Electricity?
- b) Natural gas?
- c) Communications systems?
- d) Storm water drainage?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| e) Street lighting? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Maintenance of public facilities, including roads? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) Other governmental services? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| h) Conflict with adopted energy conservation plans? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: Writer.

Findings of Fact:

a-h) This general plan amendment does not propose development, construction, or land disturbance. The amendment would change the designation of several Metropolitan Water District facilities to Public Facilities. Land development facilitated by this amendment would increase demand for electricity, natural gas, communications facilities, storm water drainage, street lighting, road maintenance, maintenance of public facilities, and other governmental services. While it is not expected that the increased demand from the project sites taken together would require the construction of new facilities or expansion of existing facilities other than those normally required to serve neighborhood development, there is a possibility that such facilities may be required at some future date.

Mitigation: No Mitigation Measures are required.

Monitoring: No Monitoring Measures are required.

OTHER

17. Other:

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

Source: Staff Review

Findings of Fact: No other potential impacts were identified

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures are required.

MANDATORY FINDINGS OF SIGNIFICANCE

48. 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, reduce the number or restrict the range of a rare, or endangered plant or animal to eliminate important examples of the major periods of California history or prehistory?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

Source: writer.

Findings of Fact: This general plan amendment does not propose development, construction, or land disturbance, and the proposed changes in the Area Plan designations of the project sites will not substantially affect wildlife and vegetation. The project does not 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, 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.

49. Does the project have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

Source:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------------	--	------------------------------------	--------------

Findings of Fact: The effects of this project are limited, and will not substantially affect the achievement of long-term environmental goals.

50. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of an individual 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 as defined in California Code of Regulations, Section 15130)?

Source:

Findings of Fact: The incremental effects of this project are limited, and will not substantially affect the cumulative impacts of development in the surrounding area.

51. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Source:

Findings of Fact: The project has no environmental effects which will cause substantial adverse effects on human beings.

VI. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any: Environmental Impact Report for the Riverside County Integrated Project (Includes the General Plan)

Location Where Earlier Analyses, if used, are available for review:

Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside CA 92501