

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



**ITEM**  
**3.53**  
**(ID # 3832)**

**MEETING DATE:**  
Tuesday, April 11, 2017

**FROM :** TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING:  
RESOLUTION NO. 2017-001 AMENDING THE RIVERSIDE COUNTY  
GENERAL PLAN – FIRST CYCLE OF GENERAL PLAN AMENDMENTS FOR  
2017 (General Plan Amendment Nos. 1156 and 1166), 1st District, [\$115,000 –  
Total Cost] General Funds 100%.

**RECOMMENDED MOTION:** That the Board of Supervisors:

**ADOPT RESOLUTION NO. 2017-001** amending the Riverside County General Plan in  
accordance with the Board's actions taken on General Plan Amendment Nos. 1156 and 1166.

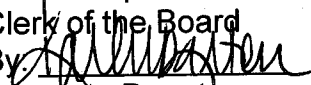
**ACTION:** Policy

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Jeffries, seconded by Supervisor Ashley and duly carried by  
unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Tavaglione, Washington and Ashley  
Nays: None  
Absent: None  
Date: April 11, 2017  
xc: Planning

Kecia Harper-Ihem  
Clerk of the Board  
By   
Deputy

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

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ 12,000	\$ 0	\$ 115,000	\$ N/A
<b>NET COUNTY COST</b>	\$ 12,000	\$ 0	\$ 115,000	\$ N/A
<b>SOURCE OF FUNDS:</b> General Funds 100% (Departmental allocation)			<b>Budget Adjustment:</b> No	
			<b>For Fiscal Year:</b> 15/16 - 16/17	

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

**Summary**

The County has the ability to process four cycle updates to its General Plan annually. The General Plan Amendments comprising the First Cycle of General Plan Amendments for 2017 were considered by the Board of Supervisors in public hearings, which are listed below. GPA No. 1156 is a Regular Entitlement/Policy Amendment and GPA No. 1166 is a Technical Amendment.

**INDIVIDUAL AMENDMENTS:**

**General Plan Amendment No. 1156 (Entitlement/Policy Amendment):** A General Plan Amendment to amend the Elsinore Area Plan, Land Use Element, Circulation Element, and Appendix E-1 to establish the "Lakeland Village Policy Area" by replacing the existing "Elsinore Environs Policy Area," and including the re-designation of 471 parcels shown on Exhibit 6, updating the circulation network and trails system, incorporating map refinements and policy language recommended by the Planning Commission on July 20, 2016 and property owner requests considered by the Board of Supervisors on December 13, 2016. The Project site is located within the First Supervisorial District, the Elsinore Area Plan, and along the southern edge of Lake Elsinore along Grand Avenue, bordered by the City of Lake Elsinore to the northeast. The Planning Commission recommended to the Board of Supervisors adoption of General Plan Amendment No. 1156 on July 20, 2016 and the Board of Supervisors tentatively approved General Plan Amendment No. 1156 on December 13, 2016—Agenda Item 16.1.

**General Plan Amendment No. 1166 (Technical Amendment):** A proposal to amend the project site's General Plan Foundation Component from Rural (RUR) to Community Development (CD) and to amend the site's General Plan Land Use Destination from Rural Residential (RR) [5 Acre Minimum] to Light Industrial (LI) [0.25 – 0.60 FAR], on five parcels, totaling 7.03 gross acres. The project site is located within the First Supervisorial District, the Elsinore Area Plan, the Temescal Wash Policy Area, the Alberhill Zoning Area, and is located between Interstate 15 and Temescal Canyon Road, east of Hostettler Road, and west of Larson Avenue. The Planning Commission recommended to the Board of Supervisors adoption of General Plan Amendment No. 1166 on November 2, 2016 and the Board of Supervisors

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tentatively approved the General Plan Amendment No. 1166 on February 7, 2017—Agenda Item 16.1.

**Impact on Residents and Businesses**

These projects have been carefully considered, analyzed, and reviewed during the public hearings before the Planning Commission and Board of Supervisors on the dates specified for each item listed above.

**SUPPLEMENTAL:**

**Additional Fiscal Information**

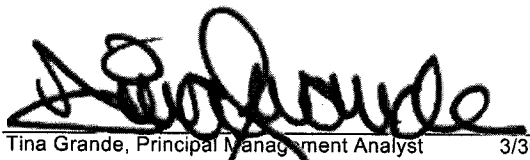
As these are county initiated general plan amendments, the cost is borne by the county. The total cost is \$115,000. The majority of the work was undertaken last fiscal year, with the remaining \$12,000 cost this fiscal year. The department used and is using its general fund allocation; therefore, no additional general fund is requested.

**Contract History and Price Reasonableness**

N/A

**ATTACHMENTS:**

- A. Resolution No. 2017-001
- B. General Plan Amendment No. 1156 Report Package
- C. General Plan Amendment No. 1166 Report Package



Tina Grande, Principal Management Analyst

3/30/2017



Gregory V. Priamos, Director County Counsel

3/29/2017

2  
3 **RESOLUTION NO. 2017-001**  
4 **AMENDING THE RIVERSIDE COUNTY**  
5 **GENERAL PLAN**  
6 **(First Cycle General Plan Amendments for 2017)**

7 **WHEREAS**, pursuant to the provisions of Government Code Section 65350 et seq., notice was  
8 given and public hearings were held before the Riverside County Board of Supervisors and the Riverside  
9 County Planning Commission in Riverside, California to consider proposed amendments to the Elsinore  
10 Area Plan of the Riverside County General Plan; and,

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

13 **WHEREAS**, the proposed general plan amendments were discussed fully with testimony and  
14 documentation presented by the public and affected government agencies; and,

15 **WHEREAS**, the proposed general plan amendments are hereby declared to be severable and if any  
16 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 in regular session assembled on April 11, 2017 that:

- 20 A. **General Plan Amendment No. 1156**: A General Plan Amendment to amend the Elsinore  
21 Area Plan, Land Use Element, Circulation Element, and Appendix E-1 to establish the  
22 "Lakeland Village Policy Area." General Plan Amendment No. 1156 deletes the existing  
23 "Elsinore Environs Policy Area" and replaces it with the new "Lakeland Village Policy  
24 Area," re-designates 471 parcels shown on Exhibit 6 titled, "GPA No.1156 Proposed Land  
25 Use changes" attached hereto and incorporated herein by reference, updates the circulation  
26 network and trails system, and incorporates map refinements and policy language set forth  
27 in the Attachment B provided to the Board of Supervisors on December 13, 2016 and  
28 attached hereto and incorporated herein by reference. Specifically, the project updates the  
Elsinore Area Plan Figure 3: Land Use Plan, Figure 4: Overlay and Policy Areas, Figure 7:

FORM APPROVED COUNTY COUNSEL  
BY: *Leila J. Moshref-Danesh* DATE



1 Circulation and Figure 8: Trails and Bikeway System. Moreover, for consistency, the project  
2 also includes minor amendments to the General Plan Land Use Element, Circulation  
3 Element and Appendix E-1. The project site is located within the First Supervisorial District  
4 in the Elsinore Area Plan, along the southern edge of Lake Elsinore along Grand Avenue,  
5 and is generally bordered by the City of Lake Elsinore to the northeast, as shown on Exhibit  
6 6. General Plan Amendment No. 1156 is associated with Environmental Assessment No.  
7 42912, which was considered concurrently with this amendment at the public hearings  
8 before the Planning Commission and the Board of Supervisors. On July 20, 2016, the  
9 Planning Commission approved Resolution No. 2016-008, recommending that the Board of  
10 Supervisors adopt General Plan Amendment No. 1156. Subsequently, the Board of  
11 Supervisors tentatively approved General Plan Amendment No. 1156 on December 13,  
12 2016.

13 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented on  
14 this matter, both written and oral, including Environmental Assessment No. 42912, that:

- 15 1. The site is located in the Elsinore Area Plan.
- 16 2. The Elsinore Area Plan Land Use Map establishes the extent, intensity, and location  
17 of land uses within the Elsinore area.
- 18 3. General Plan Amendment No. 1156 is a Regular Entitlement/Policy Amendment.
- 19 4. The project site has an existing General Plan land use designation of Community  
20 Development: Low Density Residential (LDR) [0.5 acre minimum], Medium  
21 Density Residential (MDR) [2-5 dwelling units per acre], Medium High Density  
22 Residential (MHDR) [5-8 dwelling units per acre], High Density Residential (HDR)  
23 [8-14 dwelling units per acre], Commercial Retail (CR) [0.20–0.35 Floor Area  
24 Ratio], Light Industrial (LI) [0.25–0.60 Floor Area Ratio]; Rural: Rural Mountainous  
25 (RM) [10 acre minimum].
- 26 5. General Plan Amendment No. 1156 will result in changing several land use  
27 designations to Community Development: Estate Density Residential (EDR) [2 acre  
28 minimum], Medium Density Residential (MDR) [2-5 Dwelling Units per Acre],

1 Medium High Density Residential (MHDR) [5-8 dwelling units per acre], High  
2 Density Residential (HDR) [8-14 dwelling units per acre], Very High Density  
3 Residential (VHDR) [14-20 dwelling units per acre], Commercial Retail (CR) [0.20-  
4 0.35 Floor Area Ratio], Public Facility (PF) [less than or equal to 0.60 Floor Area  
5 Ratio], Mixed Use Planning Area (MUPA); Open Space: Open Space Conservation  
6 (OS-C); and Rural: Rural Mountainous (RM) [10 acre minimum], as shown on the  
7 Exhibit 6.

8 6. General Plan Amendment No. 1156 will: update the Elsinore Area Plan to (1)  
9 establish three new mixed use Gateway areas with accompanying policies that guide  
10 the area's future development (Figure 3: Land Use Plan), (2) delete the "Elsinore  
11 Environs Policy Area" and establish the new "Lakeland Village Policy Area" in its  
12 place (Figure 4: Overlay and Policy Areas), (3) reclassify Union Avenue and  
13 Brightman Avenue as Collector Roads with an extension of Union Avenue to  
14 Brightman Avenue (Figure 7: Circulation), and (4) add additional multi-purpose trail  
15 connections starting from the mixed use areas and connecting to the existing trails in  
16 the area (Figure 8: Trails and Bikeway System). Moreover, the project will amend  
17 the Elsinore Area Plan text and tables to be consistent with the new policy area. In  
18 addition, for consistency, the project also includes minor amendments to the General  
19 Plan Land Use Element (Table LU-2), Circulation Element (Figure C-1 and C-6),  
20 and Appendix E-1 to reflect the name change from Mixed Use Planning Areas to  
21 Mixed Use Areas and updated assumptions incorporating the changes.

22 7. General Plan Amendment No. 1156 also makes refinements to Exhibit 6 titled, "GPA  
23 No.1156 Proposed Land Use changes," Figure 3 and Table 2 of the Elsinore Area  
24 Plan, Table LU-2 of the Land Use Element, Table E-9 of General Plan Appendix E-  
25 1, the Lakeland Village Policy Area and the Lakeland Village Policy Area -  
26 Gateways as provided in Attachment B.

27 8. The project site is generally surrounded by properties having a General Plan land use  
28 designations of Rural Mountainous (RM) [10 acre minimum] and Conservation

1 Habitat (CH) to the south and west. The project area is also surrounded by Lake  
2 Elsinore and the Cities of Lake Elsinore and Wildomar to the north and east.

3 9. The project site has existing zoning classifications of R-1, R-1-1000, R-1-A, R-3, R-  
4 5, R-D, R-R, C-1/C-P, C-P-S, M-SC, W-1, and W-2.

5 10. The project site is generally surrounded by properties having a zoning classification  
6 of Rural Residential (R-R) and Controlled Development Areas (W-2) to the south  
7 and west.

8 11. The project site is surrounded by rural residential and open space uses to the south  
9 and Lake Elsinore and the Cities of Lake Elsinore and Wildomar to the north and  
10 east.

11 12. General Plan Amendment No. 1156 does not involve a change in or conflict with the  
12 Riverside County Vision; This project is consistent with the Riverside County Vision  
13 Statement in the following ways:

14 a. Item number 1 under the Vision Statement's Population Growth section  
15 provides, "New growth patterns no longer reflect a pattern of random sprawl.  
16 Rather, they follow a framework of transportation and open space corridors,  
17 with concentrations of development that fit into that framework. In other  
18 words, important open space and transportation corridors define growth  
19 areas." This project will result in a reorganization of land uses along an  
20 established transportation corridor of Grand Avenue through the creation of  
21 the Lakeland Village Policy Area (Policy Area). Appropriate sections within  
22 the Policy Area have been identified to support densification through  
23 applying a mixed use area designation, which encourages the development of  
24 residential, in combination with commercial services. The application of the  
25 mixed use area designations will enable the future growth along the corridor  
26 in a more managed pattern, reducing sprawl and leapfrog development.  
27 Furthermore, the corridor is situated between the Cleveland National Forest  
28 on the west and Lake Elsinore on the east, which creates physical limitations

1 for development expansion. The new Policy Area is consistent with the  
2 Vision Statement, in that it encourages managed development in an area that  
3 can support it, while protecting open space and the surrounding natural  
4 amenities.

5 b. Item number 4 under the Vision Statement's Housing section states, "Mixed-  
6 use development occurs at numerous urban concentrations in city spheres and  
7 unincorporated communities, many of which include residential uses." The  
8 Lakeland Village Policy Area (Policy Area) establishes several mixed use  
9 areas, which are focused in areas along Grand Avenue that can support  
10 greater densities due to available access and infrastructure. The mixed use  
11 areas provide for a variety of residential opportunities and products, including  
12 age-restricted communities, while encouraging the establishment of  
13 compatible commercial supportive services. This project is consistent with  
14 the County's Vision Statement by creating an opportunity for mixed-use  
15 development.

16 c. Item number 2 under the Vision Statement's Jobs and the Economy section  
17 states "Jobs/housing balance is significantly improved overall, as well as  
18 within sub regions of Riverside County." This project reorganizes some of  
19 the land uses along Grand Avenue, within the Lakeland Village Policy Area  
20 (Policy Area), which extends generally from Corydon Road on the south to  
21 Bonnie Lea Drive on the north. The Policy Area encourages clustering of  
22 residential and commercial support uses within the new mixed areas, while  
23 preserving much of the residential land uses along the corridor. The mixed  
24 use areas provide for a wide-range of residential and commercial  
25 development opportunities, which is in support of the County's Vision  
26 Statement for maintaining a good jobs/housing balance in close proximity to  
27 each other.  
28

1 13. General Plan Amendment No. 1156 does not involve a change in or conflict with any  
2 Foundation Component designation in the General Plan. This project does not  
3 propose any General Plan Foundation land use changes. A new policy area is being  
4 established along Grand Avenue and all land uses within the policy area will remain  
5 in their current Foundation Component. As a result, there will be no conflict with  
6 any General Plan Foundation Component.

7 14. General Plan Amendment No. 1156 does not involve a change in or conflict with any  
8 principle set forth in General Plan Appendix B. Specifically, this General Plan  
9 Amendment is consistent with the following principles:

10 a. Principle I.C.1 provides "The General Plan Vision acknowledges that every  
11 community in the County is maturing in its own way, at its own pace and  
12 within its own context. Policies and programs should be tailored to local  
13 needs in order to accommodate the particular level of anticipated maturation  
14 in any given community." New development and growth along Grand  
15 Avenue corridor, as well as Lake Elsinore in general, has accelerated over the  
16 past decade. The Lakeland Village Policy Area is a response to that growth  
17 and maturation of the community. The establishment of Lakeland Village  
18 Policy Area will foster future growth in a more managed and systematic way,  
19 through the creation of mixed use areas. This project is consistent with the  
20 General Planning Principles through the recognition of a maturing  
21 community and a response to encourage managed growth in appropriate  
22 locations.

23 b. Principle I.G.1 provides, "The County should encourage compact and transit-  
24 adaptive development on regional and community scales. The policy goal is  
25 to permit and encourage increase densities and intensities, and to reduce the  
26 land required for public infrastructure by reducing street widths (subject to  
27 emergency access requirements) and other such requirements, excepting land  
28 that the public has exercised its prerogative to purchase at fair market value."

1 Through the creation of mixed use areas, a higher density of residential  
2 development can occur, in conjunction with a variety of compatible and  
3 supportive commercial uses. This densification and grouping of uses, in  
4 conjunction with the new Lakeland Village Policy Area, encourages more  
5 compact development footprints, thereby reducing area needed for  
6 infrastructure.

7 c. Principle II.D.1 provides, "Designation of open spaces in the General Plan  
8 and Area Plans conveys the intent of creating a comprehensive open space  
9 system that provides a framework for community development and  
10 encompasses the needs of humans for active and passive recreation, as well  
11 as the needs of multiple species for survival and sustenance. Within that  
12 overall designation, the functional areas of community open space and habitat  
13 preservation should be clearly delineated." In addition to reorganizing the  
14 land uses along Grand Avenue and the establishment of mixed use areas, new  
15 multi-purpose trail locations have been integrated into the policy area.  
16 Specifically, trails are located within the mixed use areas and extend west  
17 into the Cleveland National Forest existing trail system, providing  
18 connectivity. This expansion of trails will provide additional opportunities  
19 for active recreation, which meets the General Planning Principles of the  
20 Riverside County General Plan.

21 15. General Plan Amendment No. 1156 has been reviewed in conjunction with each of  
22 the Riverside County General Plan Elements, including Land Use, Circulation,  
23 Multi-Purpose Open Space, Safety, Noise, Housing, Air Quality, Healthy  
24 Communities, and Administration, and it has been determined that this project is in  
25 conformance with the policies and objectives of each Element. As a result, this  
26 project will not create an internal inconsistency among any of the General Plan  
27 Elements.  
28

1           16.    General Plan Amendment No. 1156 will contribute to achieving the purposes of the  
2                    General Plan in the following ways:

3            a.     Policy LU 2.1(d) of the General Plan Land Use Element provides  
4                    “Concentrate growth near community centers that provide a mixture of  
5                    commercial, employment, entertainment, recreation, civic, and cultural uses  
6                    to the greatest extent possible.” General Plan Amendment No. 1156  
7                    reorganizes the land uses along Grand Avenue by establishing mixed use  
8                    areas at key locations, reducing sprawl and randomization of commercial  
9                    designations, and preserves the residential areas. This strategic  
10                   reorganization focuses development in locations that can support higher  
11                   densities, have more available developable land, as well as better access  
12                   opportunities. Additionally, through the new Policy Area, growth is  
13                   encouraged where it is appropriate and can be supported, which meets the  
14                   purpose of the Riverside County General Plan.

15           b.     Policy C 1.1 of the General Plan Circulation Element provides “Design the  
16                   transportation system to respond to the concentration of population and  
17                   employment activities, as designated by the Land Use Element and in  
18                   accordance with the Circulation Plan [...]” Resulting from the densification  
19                   of land uses through the establishment of mixed use areas along the Grand  
20                   Avenue corridor, as identified under the Lakeland Village Policy Area,  
21                   additional circulation routes have been identified in order to accommodate  
22                   this potential growth. Specifically, Union Avenue, which runs parallel to  
23                   Grand Avenue, has been established as a new Collector Road. Union Avenue  
24                   will provide additional north-south access through the area, connecting the  
25                   mixed use areas, redirecting traffic from Grand Avenue. Additionally,  
26                   Brightman Avenue, which also runs parallel to Grand Avenue, would connect  
27                   to Union Avenue and be widened to meet a Collector Road classification.  
28

1 This addition and expansion of roadway network will help facilitate growth  
2 in the area and meets the purpose of the Riverside County General Plan.

3 c. Policy HC 6.4 of the General Plan Healthy Communities Element provides  
4 "Ensure that regional trail plans are implemented at the Area Plan and  
5 Specific Plan level." The Lakeland Village Policy Area within the Elsinore  
6 Area Plan identifies new multipurpose trail extensions starting within the  
7 mixed use area and tying into the existing trail system. The trail system  
8 expansion provides active recreational opportunities within the denser areas,  
9 which meets the purpose of the Riverside County General Plan.

10 17. General Plan Amendment No. 1156 will expand basic job opportunities that  
11 contribute directly to the County's economic base and improve the ratio of jobs-to-  
12 workers in the County. This project establishes the Lakeland Village Policy Area  
13 (Policy Area). Within the Policy Area, land uses around the Grand Avenue corridor  
14 are reorganized into more appropriate configurations and mixed use areas have been  
15 established. Additionally, transportation infrastructure has been addressed through  
16 the reclassification and extension of Union Avenue and Brightman Avenue, to  
17 accommodate future growth, and the extension of multipurpose recreational trails  
18 into the mixed use areas and connecting to the existing trail system. The Lakeland  
19 Village Policy Area includes these changes for the purpose of fostering development  
20 and intensification along the underutilized Grand Avenue corridor. The mixed use  
21 areas provide for a wide variety of residential and commercial support uses within  
22 close proximity to each other. The establishment of this new Policy Area through a  
23 General Plan Amendment is necessary to encourage a more appropriate and managed  
24 growth pattern in the area, which in turn provides new commercial development  
25 opportunities and subsequent job creation. Furthermore, closure of the Butterfield  
26 Stage school site provides an opportunity to repurpose the facility into a community  
27 center, which will provide services and programs to the community, benefitting the  
28 area as a whole. This General Plan Amendment will result in land use enhancement



1 to the area, providing additional opportunities for commercial development and  
2 employment growth.

3 18. General Plan Amendment No. 1156 will not be detrimental to the public health,  
4 safety, or welfare.

5 19. General Plan Amendment No. 1156 does not create an internal inconsistency among  
6 any of the General Plan Elements.

7 20. The findings of the Initial Study performed pursuant to Environmental Assessment  
8 No. 42912 (EA No. 42912), a copy of which is attached hereto, are incorporated  
9 herein by reference. EA No. 42912 determined that General Plan Amendment No.  
10 1156 could have impacts on Air Quality, Geology and Soils, Greenhouse Gas  
11 Emissions, Noise, and Utilities and Service Systems. However, it was determined  
12 that these impacts were less than significant or would be mitigated to a level of non-  
13 significance through the application of the measures indicated in the initial study.  
14 The initial study concluded that the amendment, as mitigated, would not have a  
15 significant effect on the environment.

16 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** Mitigated Negative  
17 Declaration for Environmental Assessment No. 42912 and **ADOPTS** General Plan Amendment No. 1156,  
18 as described herein and in Attachment B, and as shown on Exhibit 6 titled, "GPA No.1156 Proposed Land  
19 Use changes."

20  
21 **B. General Plan Amendment No. 1156:** A proposal to amend the project site's General Plan  
22 Foundation Component from Rural (RUR) to Community Development (CD) and to amend  
23 the site's General Plan land use designation from Rural Residential (RR) [5 Acre Minimum]  
24 to Light Industrial (LI) [0.25 – 0.60 FAR], on five parcels, totaling 7.03 gross acres. The  
25 project site is located within the First Supervisorial District, the Elsinore Area Plan, the  
26 Temescal Wash Policy Area, the Alberhill Zoning Area, and is specifically located between  
27 Interstate 15 and Temescal Canyon Road, east of Hostettler Road, and west of Larson  
28 Avenue, as shown on Exhibit 5 titled, "GPA01166 Existing General Plan," which also

1 illustrates the proposed General Plan land use designation, a copy of which is attached hereto  
2 and incorporated herein by reference. General Plan Amendment No. 1166 is associated with  
3 Negative Declaration No. 42937, which was considered concurrently with this amendment  
4 at the public hearings before the Planning Commission and the Board of Supervisors. On  
5 November 2, 2016, the Planning Commission approved Resolution No. 2016-012,  
6 recommending that the Board of Supervisors adopt General Plan Amendment No. 1166. The  
7 Board of Supervisors tentatively approved General Plan Amendment No. 1166 on February  
8 7, 2017.

9 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented on  
10 this matter, both written and oral, including Negative Declaration No. 42937, that:

- 11 1. The site is located in the Elsinore Area Plan.
- 12 2. The Elsinore Area Plan Land Use Map establishes the extent, intensity, and location  
13 of land uses within the Elsinore area.
- 14 3. General Plan Amendment No. 1166 is a Technical Amendment.
- 15 4. The project site has an existing General Plan land use designation of Rural: Rural  
16 Residential (RUR:RR).
- 17 5. General Plan Amendment No. 1166 will result in changing the project site's  
18 Foundation Component and land use designation to Community Development: Light  
19 Industrial (CD:LI) as shown on Exhibit 5.
- 20 6. The project site is surrounded by properties having a General Plan Foundation  
21 Component and land use designation of Community Development: Light Industrial  
22 (CD:LI) and Open Space: Rural (OS:OS-RUR) to the north and Rural: Rural  
23 Residential (RUR:RR) to the south, east, and west.
- 24 7. The project site has an existing zoning classification of Manufacturing Service  
25 Commercial (M-SC).
- 26 8. The project site is surrounded by properties having a zoning classification of  
27 Manufacturing-Service Commercial (M-SC) to the north, south and west and Scenic  
28 Highway Commercial (C-P-S) to the south and east.

- 1           9.     The project site is surrounded by scattered vacant lots and storage yards.
- 2           10.    General Plan Amendment No. 1166 will not change any policy direction or intent of
- 3           the General Plan. The project site is located within the Temescal Wash Policy Area
- 4           of the Elsinore Area Plan. This General Plan Amendment will not result in any
- 5           conflict with the policy area, as it is technical in nature, supports the existing onsite
- 6           use, and corrects a previous land use designation change done in error. The policy
- 7           area encourages development in tandem with consideration of sensitive conservation
- 8           and flood control area. Any future implementing project will be reviewed in
- 9           conjunction with the Temescal Wash Policy Area and include appropriate setbacks
- 10          and avoidance of natural drainage areas and dedicated open space. Furthermore, the
- 11          project meets the following General Plan Land use and Safety Policies:
- 12          a.     Policy S 4.3 of the General Plan Safety Element provides "Prohibit
- 13                 construction of permanent structures for human housing or employment to
- 14                 the extent necessary to convey floodwater without property damages or risk
- 15                 to public safety. Agricultural, recreational, or other low intensity uses are
- 16                 allowable if flood control and groundwater recharge functions are
- 17                 maintained." Additionally, Policy S4.8 provides "Allow development within
- 18                 the floodway fringe, if the proposed structures can be adequately flood-
- 19                 proofed and will not contribute to property damage or risks to public safety,"
- 20                 and Policy S4.9 provides "Within the floodway fringe of a floodplain as
- 21                 mapped by FEMA or as determined by site specific hydrologic studies for
- 22                 areas not mapped by FEMA, required development to be capable of
- 23                 withstanding flooding and to minimize use of fill. However, some
- 24                 development may be compatible within flood plains and floodways, as may
- 25                 some other land uses. In such cases, flood proofing would not be required.
- 26                 Compatible uses shall not, however, obstruct flows or adversely affect
- 27                 upstream or downstream properties with increase velocities, erosion
- 28                 backwater effects, or concentrations of flows." A section on the north side

1 of the project site is located along a floodway; however, the exterior storage  
2 of materials is a low intensity use, which does not put any structures in  
3 jeopardy in the case of severe flooding, thereby complying with Safety  
4 Policies 4.3, 4.8, and 4.9.

5 b. Policy LU 30.1 of the General Plan Land Use Element provides  
6 "Accommodate the continuation of existing and development of new  
7 industrial, manufacturing, research and development, and professional  
8 offices in areas appropriately designated by General Plan and Area Plan land  
9 use maps." This General Plan Amendment will result in facilitating the  
10 futures entitlement of the existing onsite industrial use and enable any future  
11 industrial uses to be consistent with the land use designation.

12 11. General Plan Amendment No. 1166 is required to correct an error or omission. The  
13 2003 General Plan update changed the land use designation of the site from Light  
14 Industrial (LI) to Rural Residential (RR), causing the existing storage yard to become  
15 a non-conforming use. As a result, General Plan Amendment No. 1166 is a County  
16 initiated Technical General Plan Amendment to correct the land use designation and  
17 complete the entitlement process for the parcels. The General Plan Land Use  
18 Element provides for a wide range of industrial uses within the Light Industrial land  
19 use designation, including contractor's storage yards. This General Plan Amendment  
20 will result in bring the existing use back into conformance with the General Plan land  
21 use designation and also re-establish a consistency between the zoning classification  
22 and General Plan land use designation.

23 12. General Plan Amendment No. 1166 will not be detrimental to the public health,  
24 safety, or welfare.

25 13. The findings of the initial study performed pursuant to Environmental Assessment  
26 No 42937 (EA No. 42937), a copy of which is attached hereto, are incorporated  
27 herein by reference. EA No. 42937 determined that General Plan Amendment No.  
28

1 1166 would not have any potentially significant impacts and concluded the  
2 amendment would not have a significant effect on the environment.

3 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** Negative  
4 Declaration for Environmental Assessment No. 42937 and **ADOPTS** General Plan Amendment No. 1166,  
5 as described herein and as shown on Exhibit 5 titled, "GPA01166 Existing General Plan," which also  
6 illustrates the proposed General Plan land use designation.

7 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the custodians of the documents  
8 upon which this decision is based are the Clerk of the Board of Supervisors and the County Planning  
9 Department, and that such documents are located at 4080 Lemon Street, Riverside, California.

10  
11  
12  
13 ROLL CALL:

14 Ayes: Jeffries, Tavaglione, Washington and Ashley  
15 Nays: None  
16 Absent: None

17 The foregoing is certified to be a true copy of a resolution duly  
18 adopted by said Board of Supervisors on the date therein set forth.

19 KECIA HARPER-IHEM, Clerk of said Board

20 By  Deputy

21  
22  
23  
24  
25  
26  
27  
28



OFFICE OF  
CLERK OF THE BOARD OF SUPERVISORS  
1st FLOOR, COUNTY ADMINISTRATIVE CENTER  
P.O. BOX 1147, 4080 LEMON STREET  
RIVERSIDE, CA 92502-1147  
PHONE: (951) 955-1060  
FAX: (951) 955-1071

KECIA HARPER-IHEM  
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR  
Assistant Clerk of the Board

April 19, 2017

THE PRESS ENTERPRISE  
ATTN: LEGALS  
PO BOX 792  
RIVERSIDE, CA 92501

TEL: (951) 368-9225  
E-MAIL: [legals@pe.com](mailto:legals@pe.com)

**RE: NOTICE INVITING BIDS: Troth Street Sidewalk Improvement C5-0082**

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **TEN (10) TIMES:**

Saturday	- April 22, 2017	Thursday	- April 27, 2017
Sunday	- April 23, 2017	Friday	- April 28, 2017
Monday	- April 24, 2017	Saturday	- April 29, 2017
Tuesday	- April 25, 2017	Sunday	- April 30, 2017
Wednesday	- April 26, 2017	Monday	- May 1, 2017

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, WITH TWO CLIPPINGS OF THE PUBLICATION.

**NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.**

Thank you in advance for your assistance and expertise.

Sincerely,

*Cecilia Gil*

Board Assistant to:  
KECIA HARPER-IHEM, CLERK OF THE BOARD

**Gil, Cecilia**

---

**From:** Legals <legals@pe.com>  
**Sent:** Tuesday, April 18, 2017 4:48 PM  
**To:** Gil, Cecilia  
**Subject:** Re: FOR PUBLICATION: Troth Street Sidewalk Improvement C5-0082

Received for publication on 4/22 - 5/1. Proof with cost to follow.

Nick Eller

Legal Advertising Phone: **951-368-9222** / Fax: 951-368-9018 / E-mail: [legals@pe.com](mailto:legals@pe.com)  
Deadline is 10:30 AM, three (3) business days prior to the date you would like to publish.  
\*\*Additional days required for larger ad sizes\*\*  
\*\*Employees of The Press-Enterprise are not able to give legal advice of any kind\*\*

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**The Press-Enterprise** PE.com / La Prensa

On Tue, Apr 18, 2017 at 4:36 PM, Gil, Cecilia <[CCGIL@rivco.org](mailto:CCGIL@rivco.org)> wrote:

Notice Inviting Bids for publication from April 22 to May 1, 2017. Please confirm. THANK YOU!

*Cecilia Gil*

Board Assistant

Clerk of the Board of Supervisors

4080 Lemon St., 1st Floor, Room 127

Riverside, CA 92501

(951) 955-8464 Fax (951) 955-1071

Mail Stop# 1010

[ccgil@rivco.org](mailto:ccgil@rivco.org)

<http://rivcocob.org/>

## Notice to Bidders

County of Riverside, herein called Owner, invites sealed proposals for:

**Troth Street  
Sidewalk Improvement Project  
58<sup>th</sup> Street to Jurupa Road  
City of Jurupa Valley  
Project No. C5-0082**

Bid shall be delivered to the County of Riverside Transportation Department, 14th Street Annex, 3525 14th Street, Riverside, California 92501, telephone (951) 955-6780 not later than 2:00 p.m., on Wednesday, **May 3, 2017** to be promptly opened in public at said address. Each bid shall be in accordance with plans, specifications and other contract documents, dated **February 2017**, and prepared by County of Riverside, whose address is same as the above, from whom they may be obtained upon deposit of **\$10.00** per set with 22" x 34" plans, plus mailing costs. No refund. Prospective bidders may preview the plans, specifications and other contract documents at no charge prior to purchase at the above noted location.

Pursuant to Labor Code section 1771.1, any Contractor bidding, or subcontractor to be listed on a bid proposal subject to Public Contract Code section 4104, shall not be qualified to bid after March 1, 2015, unless currently registered and qualified to perform public works pursuant to Labor Code section 1725.5. No Contractor or subcontractor may be awarded a contract or perform work on any contract for public work, after April 1, 2015, without proof of current registration with the Department of Industrial Relations pursuant to Labor Code section 1725.5 to perform public works.

The County of Riverside, in accordance with Title VI of the Civil Rights Act of 1964 (78 Stat. 252) and the Regulations of the Department of Commerce (15 C.F.R., Part 8) and related statutes, issued pursuant to such Act, hereby notifies all bidders that minority businesses will be afforded full opportunity to submit bids, and it will affirmatively insure that the contract entered into pursuant to this advertisement will be awarded to the lowest responsible bidder without discrimination on the grounds of race, color, sex, national origin, religion, age, or disability.

The Contractor is required to have a Class "A" at the time of bid submission.

Engineering Estimate:	\$ 612,000 - \$ 714,000	(Base Bid)
Bid Bond	10 %	
Performance Bond	100 %	
Payment Bond	100 %	
Working Days	40	
Website:	<a href="http://rctlma.org/trans/Contractors-Corner/Notices-Inviting-Bids">http://rctlma.org/trans/Contractors-Corner/Notices-Inviting-Bids</a>	

Alternative formats available upon request to individuals with disabilities.

Dated: April 19, 2017

KECIA HARPER-IHEM  
Clerk of the Board of Supervisors  
By: Cecilia Gil, Board Assistant





*Steven Weiss*  
*Planning Director*

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## Memorandum

To: Board of Supervisors  
Date: December 6, 2016  
From: Phillip Hoebeke

**RE: General Plan Amendment no. 1156, Attachment B – Map Refinements since Planning Commission**

The following memorandum is included to provide a streamlined set of attachments indicating changes made at the recommendation of Planning Commission as heard on July 20, 2016. Where red text indicates the changes initially proposed as part of GPA no. 1156, the changes made since Planning Commission are included in blue.

### 1. List of Texts, Tables, and Figures

- a. Table of Multiple Land Use Designation Affected APNs (Table 1)
- b. Updated GPA No. 1156 Exhibit 6
- c. Updated pages from General Plan Elsinore Area Plan
- d. Updated page from General Plan Land Use Element
- e. Updated page from General Plan Appendix E-1

Riverside Office • 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 • Fax (951) 955-1811

Desert Office • 77-588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 • Fax (760) 863-7555

**TABLE 1**

APN	Notes on Change
<b>Current Project Changes</b>	
386202001 386202002 386202003 386202004 386202005 386202006 386210001 386210002 386210003 386210004 386210005 386210006	<p>The land use designations for these parcels, as shown in the staff report, are R-RM and CD-MDR. The R-RM designation applies to areas where the majority of the area consist of slopes of 25 percent or greater. The project analyzed in the environmental assessment removes the R-RM designation and assigns CD-MDR for the entire area. The staff report land use map was created utilizing the wrong GIS data. Thus, the GPA no. 1156 land use map was updated to reflect what was analyzed in the environmental assessment.</p>
386120006	<p>A small portion of this parcel is designated as CD-CR in the staff report and was a result of the parcel boundary and Road Centerline layers incorrectly overlapping. This parcel is outside of the Lakeland Village Policy Area and was not analyzed in the environmental assessment. The property owner was contacted and had no issue with the correction of this mapping refinement to match the R-RR designation of the rest of the parcel. This mapping refinement will be corrected in GPA no. 1156.</p>
381071001 381071002 381071004	<p>The land use designations for these parcels, as shown in the staff report, are OS-C and CD-LDR. The OS-C designation is located in an area that is not dedicated for OS-C purposes. The project as analysis in the environmental assessment removes the OS-C designation and assigns CD-LDR for the entire area. The staff report land use map was created utilizing the wrong GIS data. Thus, the GPA no. 1156 land use map was updated to reflect what was analyzed in the environmental assessment.</p>
386160011	<p>The land use designations for this parcel, as shown in the staff report, are CD-MDR and OS-CH. This parcel is outside of the Lakeland Village Policy Area and was not analyzed in the environmental assessment. The property owner was contacted and had no issue with the correction of this mapping refinement to match OS-CH. This mapping refinement will be corrected in GPA no. 1156.</p>
371090010 371090011 371110001 371110002 371090009	<p>The land use designations for these parcels, as shown in the staff report, are OS-C and CD-LDR. The CD-LDR designation is in a special flood hazard area and as such is designated OS-C. The project analysis in the Environmental Assessment does include this area as OS-C; therefore the land use map for GPA No. 1156 will be updated to what is analyzed in the Environmental Assessment. The OS-C designation applies to areas considered in a special flood hazard area as designated by Riverside County Flood Control. The project analyzed in the environmental assessment applies this rule to the Northeast portions of these parcels and assigns CD-LDR for the rest of this area. The staff report land use map was created utilizing the wrong GIS data. Thus, the GPA no. 1156 land use map was updated to reflect what was analyzed in the environmental assessment.</p>
382100004 382100003 382100002 382100001	<p>The land use designations for these parcels, as shown in the staff report, are CD-MDR and RC-VLDR. The land use map layer incorrectly extends the CD-MDR beyond the parcel boundary. This mapping refinement will be corrected in GPA no 1156 to follow the parcel boundaries and revert the land use designations to RC-VLDR.</p>

APN	Notes on Change
370180022 370180023 370180024 370180001 370190001	The land use designation for these parcels, as shown in the staff report, is MUA. The project analyzed this area as a "Gateway" community development area. There exists an existing and tentative tract map for these parcels. The property owner wishes to maintain his original vision of only residential units on this property, and requested removal from GPA no. 1156 . Thus, the GPA no. 1156 land use map was updated to reflect what was requested.
RW	Where overlap occurs land use designations will be aligned with parcel boundaries and road right-of-way centerlines
<b>Subsequent General Plan Amendment Changes</b>	
386202008	The land use designations for this parcel, as shown in the staff report, are R-RM and CD-MDR. The R-RM designation applies to areas where the majority of the area consist of slopes of 25 percent or greater. The project analyzed in the environmental assessment removes the CD-MDR and assigns R-RM for the entire area. The staff report land use map was created utilizing the wrong GIS data. Thus, the GPA no. 1156 land use map was updated to reflect what was analyzed in the environmental assessment. This parcel is part of a Riverside County Flood Control Easement granted in 1990, and will be reevaluated in a subsequent GPA.
386210014	The land use designations for this parcel, as shown in the staff report, are R-RM, CD-CR, and CD-MDR. The R-RM designation applies to areas where the majority of the area consist of slopes of 25 percent or greater. The project analyzed in the environmental assessment maintains a CD-MDR and R-RM split based on slopes for this parcel. This parcel is part of a Riverside County Flood Control Easement granted in 1990, and will be reevaluated in a subsequent GPA.
386120037	The land use designations for this parcel, as shown in the staff report, are R-RM and CD-CR. The R-RM designation applies to areas where the majority of the area is consistent with slopes of 25 percent or greater. The project analyzed in the environmental assessment creates a CD-MDR and R-RM split based on slopes for this parcel. This parcel is part of a Riverside County Flood Control Easement granted in 1990, and will be reevaluated in a subsequent GPA.
386202007 386190014 386190016	The land use designation for these parcels, as shown in the staff report, is CD-CR. The project analyzed in the environmental assessment assigns a CD-MDR land use. This parcel is part of a Riverside County Flood Control Easement granted in 1990, and will be reevaluated in a subsequent GPA.
371150011 371160004 371160015	The land use designations for these parcels, as shown in the staff report, are OS-C and CD-MDR. The OS-C designation applies to areas considered in a special flood hazard area as designated by Riverside County Flood Control. This area is no longer in this special flood hazard area. Because the project did not analyze this area as CD-MDR, and due to the required Foundation Component change to remove the OS-C designation, this area will be addressed in a subsequent GPA .
371090014 371090015 371090017 371090018 371090019 371090020 371260018	The land use designations for these parcels, as shown in the staff report, are OS-C, R-RR, and CD-MDR. The OS-C designation applies to areas considered in a special flood hazard area as designated by Riverside County Flood Control. The CD-MDR was originally analyzed as CD-LDR, but after further review, maintaining CD-MDR better suits these parcels. The analysis did not consider the R-RR as a result a foundation component amendment is required. This split land use designation will be addressed in a subsequent GPA.

APN	Notes on Change
<b>Land Use Abbreviation Key</b>	
OS-C	Open Space - Conservation
R-RR	Rural - Rural Residential
R-RM	Rural - Rural Mountainous
RC-VLDR	Rural Community - Very Low Density Residential
CD-LDR	Community Development - Low Density Residential
CD-MDR	Community Development - Medium Density Residential
CD-HDR	Community Development - High Density Residential
CD-CR	Community Development - Commercial Retail
CD-MUA	Community Development - Mixed Use Area





**Table 2: Statistical Summary of Elsinore Area Plan**

LAND USE	AREA	STATISTICAL CALCULATIONS <sup>1</sup>		
	ACREAGE <sup>2</sup>	D.U.	POP.	EMPLOY.
<b>LAND USE ASSUMPTIONS AND CALCULATIONS<sup>1</sup></b>				
<b>LAND USE DESIGNATIONS BY FOUNDATION COMPONENTS</b>				
<b>AGRICULTURE FOUNDATION COMPONENT</b>				
Agriculture (AG)	0	0	0	0
<i>Agriculture Foundation Sub-Total:</i>	0	0	0	0
<b>RURAL FOUNDATION COMPONENT</b>				
Rural Residential (RR)	2,442	366	1,197	NA
Rural Mountainous (RM)	10,698	530	1,602	NA
Rural Desert (RD)	0	0	0	NA
<i>Rural Foundation Sub-Total:</i>	13,048	896	2,799	0
<b>RURAL COMMUNITY FOUNDATION COMPONENT</b>				
Estate Density Residential (RC-EDR)	686	240	725	NA
Very Low Density Residential (RC-VLDR)	69	52	156	NA
Low Density Residential (RC-LDR)	0	0	0	NA
<i>Rural Community Foundation Sub-Total:</i>	755	292	881	0
<b>OPEN SPACE FOUNDATION COMPONENT</b>				
Open Space-Conservation (OS-C)	224	NA	NA	NA
Open Space-Conservation Habitat (OS-CH)	51,907	NA	NA	NA
Open Space-Water (OS-W)	341	NA	NA	NA
Open Space-Recreation (OS-R)	88	NA	NA	13
Open Space-Rural (OS-RUR)	6,407	160	484	NA
Open Space-Mineral Resources (OS-MIN)	0	NA	NA	0
<i>Open Space Foundation Sub-Total:</i>	58,967	160	484	13
<b>COMMUNITY DEVELOPMENT FOUNDATION COMPONENT</b>				
Estate Density Residential (EDR)	0	0	0	NA
Very Low Density Residential (VLDR)	3,293	2,470	7,461	NA
Low Density Residential (LDR)	57,453	8,580	2,585	NA
Medium Density Residential (MDR) <sup>3</sup>	2,732	8,784	26,537	NA
Medium-High Density Residential (MHDR)	245	1,591	4,807	NA
High Density Residential (HDR)	741	1,314	3,969	NA
Very High Density Residential (VHDR)	461	771	2,913	NA
Highest Density Residential (HHDR)	0	0	0	NA
Commercial Retail <sup>2</sup> (CR)	120	NA	NA	1,805
Commercial Tourist (CT)	17	NA	NA	282
Commercial Office (CO)	0	NA	NA	0
Light Industrial (LI)	825	NA	NA	10,609
Heavy Industrial (HI)	0	NA	NA	0
Business Park (BP)	56	NA	NA	915
Public Facilities (PF)	47	NA	NA	47
Community Center (CC) <sup>3</sup>	0	0	0	0
Mixed Use Planning Area (MUPA)	0	0	0	0
<i>Community Development Foundation Sub-Total:</i>	7,899	14,043	42,420	13,668
<b>SUB-TOTAL FOR ALL FOUNDATION COMPONENTS:</b>	<b>80,899</b>	<b>16,391</b>	<b>46,494</b>	<b>13,683</b>
<b>NON-COUNTY JURISDICTION LAND USES</b>				
<b>OTHER LANDS NOT UNDER PRIMARY COUNTY JURISDICTION</b>				
Cities	45,435	---	---	---
Indian Lands	0	---	---	---
Freeways	218	---	---	---

# Elsinore Area Plan

LAND USE	AREA	STATISTICAL CALCULATIONS <sup>1</sup>		
	ACREAGE <sup>2</sup>	D.U.	POP.	EMPLOY.
<i>Other Lands Sub-Total:</i>	45,653			
<b>TOTAL FOR ALL LANDS:</b>	<b>126,354,26</b>	<b>15,301,15,733</b>	<b>15,404,47,757</b>	<b>13,071,12,074</b>
<b>SUPPLEMENTAL LAND USE PLANNING AREAS</b>				
<i>These SUPPLEMENTAL LAND USES are overlays, policy areas and other supplemental items that apply OVER and IN ADDITION to the base land use designations listed above. The acreage and statistical data below represent possible ALTERNATE land use or buildout scenarios.</i>				
<b>OVERLAYS AND POLICY AREAS</b>				
<b>OVERLAYS<sup>4,5</sup></b>				
Rural Village Study Area Overlay	701	2,003	6,050	3,859
<i>Total Area Subject to Overlays:<sup>4, 5</sup></i>	701	2,003	6,050	3,859
<b>POLICY AREAS<sup>6</sup></b>				
Temescal Wash	460	---	---	---
Glen Eden	703	---	---	---
Warm Springs	13,834	---	---	---
Walker Canyon	1,248	---	---	---
<i>Lake Elsinore Environs-Lakeland Village Policy Area</i>	<i>2342,626</i>	---	---	---
March Joint Air Reserve Base Influence area	190	---	---	---
<i>Total Area Within Policy Areas:<sup>6</sup></i>	<i>46,669,19,061</i>			
<b>TOTAL AREA WITHIN SUPPLEMENTALS<sup>7</sup></b>	<b>47,370,19,762</b>			

**FOOTNOTES:**

- 1 Statistical calculations are based on the midpoint for the theoretical range of buildout projections. Reference Appendix E-1 of the General Plan for assumptions and methodology used.
- 2 For calculation purposes, it is assumed that CR designated lands will build out at 40% CR and 60% MDR.
- 3 Note that "Community Center" is used both to describe a land use designation and a type of overlay. These two terms are separate and distinct; are calculated separately; and, are not interchangeable terms.
- 4 Overlays provide alternate land uses that may be developed *instead of* the underlying base use designations.
- 5 Policy Areas indicate where additional policies or criteria apply, *in addition to* the underlying base use designations. As Policy Areas are supplemental, it is possible for a given parcel of land to fall within one or more Policy Areas. It is also possible for a given Policy Area to span more than one Area Plan.
- 6 Overlay data represent the additional dwelling units, population and employment permissible under the alternate land uses.
- 7 A given parcel of land can fall within more than one Policy Area or Overlay. Thus, this total is *not* additive.
- 8 723.91 acres is under Glen Eden Policy Area which has an assumption of 2.5 du/ac.
- 9 Statistical calculation of the land use designations in the table represents addition of Overlays and Policy Areas.

## Overlays and Policy Areas

A Policy Area is a portion of an area plan that contains special or unique characteristics that merit detailed attention and focused policies. The location and boundaries of the Policy Areas identified in the Elsinore Area Plan are shown on Figure 4, Overlays and Policy Areas, and are described in detail below.

### Overlays and Policy Areas

Special policies are appropriate to address important locales that have special significance to the residents of this part of Riverside County. Six policy areas have been designated within the Elsinore Area Plan. Many of these policies derive from citizen involvement over a period of years in planning for the future of this area. In some ways, these policies are even more critical to the sustained character of the Elsinore area than some of the basic land use policies because they reflect deeply held beliefs about the kind of place this is and should remain. The policy area boundaries are only approximate and may be interpreted more precisely as decisions are called



ELAP = Elsinore Area Plan Policy

**ELAP 6.8** *Projects for development along Grand Avenue should encourage walkability, bicycle use, and traffic calming measures where safety permits.*

### **Lakeland Village Policy Area – Gateway Areas**

*The Lakeland Village Policy Area includes four Gateway Areas that are located along the westerly side of Grand Avenue. The Gateway Areas will include mixed use development that encourages a combination of business, office, retail, commercial use, community facilities and residential uses that are physically and functionally integrated. The intent of the Gateway Areas is not to identify a particular mixture or intensity of land uses, but to designate areas where a mixture of residential, commercial, office, entertainment, educational, community, and recreational uses can be developed. Mixed use development provides the following community benefits:*

- *greater housing variety and density, more affordable housing, life-cycle housing (e.g. starter homes to larger family homes to senior housing), workforce housing, veterans housing, etc.;*
- *reduced distances between housing, workplaces, retail businesses and other amenities and destinations;*
- *better access to fresh, healthy foods (as food and retail and farmers markets can be accessed on foot/ bike or by transit);*
- *more compact development, land use synergy (e.g. residents provide customers for retail which provide amenities for residents);*
- *stronger neighborhood character and sense of place;*
- *walkable, bicycle-friendly environments with increased accessibility via transit resulting in reduced transportation costs;*
- *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, encourage new balanced economic development, and provide for new local infrastructure improvements; and,*
- *encourage commercial development to be near intersections and focused in nodes or village focus areas, as opposed to strip or piecemeal development spread along the Grand Avenue corridor.*

*In addition to the policies provided above, specific policies related to development within the ~~three~~ four individual Gateway Areas are described below:*

**Community Center Gateway:** *The Community Center Gateway encompasses approximately 72 acres and is generally located in the 15961-16599 blocks on the west side of Grand Avenue, including a strip of previously designated commercial area situated between approximately Windward Way and Blanchie Drive and a much larger area between Blanchie Drive and Magnolia Street. Land within the Community Center Gateway is designated as Mixed Use Area.*

*It is anticipated that the Community Center Gateway will include a community center that will be the focal point for the developing community. As such, this area presents opportunities for complimentary uses including service such as care for children and seniors; parks and recreational uses; commercial uses; and medium to higher density residential uses.*

#### **Policies:**

**ELAP 6.89** *Varying residential densities are encouraged and may include ranges from 2 to 5 dwelling units per acre up to 20 to 25 dwelling units per acre.*

**ELAP 6.910** *The mixture of development should be internally integrated and generally consistent with the anticipated projections provided in Table E-9 of the General Plan's Appendix E-1 and limited to the extent that the uses do not cause any decrease in Level of Service on Grand Avenue below Level of Service D.*



- ELAP 7.17 Aesthetic buildings features are encouraged to be varied and incorporate different types of wall textures and colors, architectural elements, landscaping and other features that provide for highly attractive and inviting facades for surrounding uses and streets, including Grand Avenue, from Kniffin Avenue and Curtis Avenue to the northwest, from Raley Avenue, Sutherland Avenue and Brightman Avenue to the south, and along what is to be the future extension Union Avenue and Brightman Avenue to the west.*
- ELAP 7.18 Development should be coordinated to facilitate the extension of Union Avenue (also listed as Akeley St. in this area) across the westerly side of the Central Gateway as a Collector roadway between Deeble Entrance Street and Blackwell Blvd., connecting with Brightman Avenue to south, which also is to be developed as a Collector roadway.*

~~*South Gateway: The South Gateway is approximately 10.9 acres in area and is generally located in the 19201 block on the west side of Grand Avenue located on the southwesterly corner of Grand Avenue and Morrell Drive, near the intersection of Grand Avenue and Ontario Way. A limited amount of neighborhood commercial use and limited amount of residential use in this Gateway would be appropriate. Land within the South Gateway is designated as Mixed Use Planning Area.*~~

### ***Policies:***

- ~~*ELAP 7.19 Varying residential densities are encouraged and may include ranges from 2 to 5 dwelling units per acre.*~~
- ~~*ELAP 7.20 The mixture of development should be internally integrated and generally consistent with the anticipated projections provided in Table E-9 of the General Plan's Appendix E-1 and limited to the extent that the uses do not cause any decrease in Level of Service on Grand Avenue below Level of Service D.*~~
- ~~*ELAP 7.21 Commercial uses should be orientated towards Grand Avenue and away from residential areas located outside this Gateway area. Additionally, residential uses, where feasible and appropriate, should be used as a transitional buffer between residential uses outside the South Gateway and commercial and non-residential uses inside the South Gateway. Residential uses that may need buffering are located to the northwest of Morrell Drive, to the south near Borchard Road, and to the west adjacent to the South Gateway.*~~
- ~~*ELAP 7.22 Residential uses located on the outer edges of the South Gateway should include densities compatible to the adjacent residential densities located to the northwest of Morrell Drive, to the south near Borchard Road, and to the west adjacent to this Gateway area, or there should be adequate buffers provided between new and existing residential uses.*~~
- ~~*ELAP 7.23 Pedestrian and non-vehicular access connections between development within the South Gateway and adjacent uses should be utilized to create a network of paths and open spaces along Grand Avenue and Morrell Drive, including public transit stops.*~~
- ~~*ELAP 7.24 Aesthetic building features are encouraged to be varied and incorporate different type of wall textures and colors, architectural elements, landscaping and other features that provide for highly attractive and inviting facades for surrounding uses and streets, including Grand Avenue and Morrell Drive.*~~



**Table LU-1  
Unincorporated Riverside County Cumulative Acreage Summary**

General Plan Foundation Component	Western County Area Plans Acreage	%	Eastern County Area Plans Acreage	%	Total	%
Agriculture	28,468	2%	157,045	5%	185,513	4%
Rural	250,270	21%	42,254	2%	292,524	7%
Rural Community	60,479	5%	3,640	0%	64,119	2%
Open Space	662,422	56%	2,631,335	90%	3,293,757	80%
Community Development	111,656	9%	64,689	2%	176,345	4%
Other <sup>1</sup>	79,104	7%	30,648	1%	109,752	3%
<b>Total</b>	<b>1,192,399</b>	<b>100%</b>	<b>2,929,611</b>	<b>100%</b>	<b>4,122,010</b>	<b>100%</b>

NOTES:

<sup>1</sup> Includes Indian Lands and Major Roadways. Does not include cities and March JPA within Riverside County.

**Table LU-2  
Unincorporated Riverside County Buildout Capacity Summary**

	Western County	%	Eastern County	%	Total
Population	<del>937,784</del> 936,847 938,290	53%	824,959	47%	<del>1,762,743</del> 1,761,606 1,763,249
Dwelling Units	<del>305,958</del> 305,854 306,125	58%	224,460	42%	<del>530,418</del> 530,314 530,585
Employment	<del>314,870</del> 314,172 14,769	56%	251,563	44%	<del>566,433</del> 565,735 566,332

NOTES: Totals do not include Indian lands or cities within Riverside County.

With the majority of Community Development lands in the county designated in its western portion, the majority of the buildout capacity for population, dwelling unit and employment also occurs here.

### Area Plan System



For a detailed discussion of the land use system, see the **Land Use Designation Policies Section**.

As described in Chapter One, much of the unincorporated portions of Riverside County are divided into 19 area plans, as shown on the Area Plan Boundary Map (Figure LU-4). The purpose of these area plans is to provide more detailed land use and policy direction regarding local issues such as land use, circulation, open space and other topical areas. The area plan land use maps contain a more detailed series of land use categories that are grouped according to the five General Plan Foundation Components. The Land Use Designations Summary Table (Table LU-4) lists the area plan land use categories along with their respective density/intensity standards and summary of allowable uses.



## County of Riverside General Plan Socioeconomic Build-out Assumptions and Methodology

Center type, the building intensity, or FAR, for each land use is typically greater in Community Centers than in areas designated for single uses and varies among the types. The square footage per employee factor remains the same as the single use land use designations. These factors are described as follows:

**Table E-8: Community Center Land Use Factors**

Community Center Type	FAR			SF/Emp.
	Minimum	Probable*	Maximum	
<b>Village Center (VC)</b>				
Commercial Retail	0.20	0.30	0.50	500
Commercial Office	0.25	0.50	1.00	300
<b>Town Center (TC)</b>				
Commercial Retail	0.20	1.00	1.50	500
Commercial Office	0.25	1.50	3.00	300
<b>Job Center (JC)/Job Center No Residential (JCNR)</b>				
Commercial Retail	0.20	0.40	0.50	500
Commercial Office	0.25	1.00	2.00	300
Light Industrial	0.25	0.38	0.60	1,030
Business Park	0.25	0.30	0.60	600

\*Factors used for planning estimates.

For example, in a 100-acre Village Center, 30 acres (30%) would be designated as Commercial Retail and 10 acres (10%) as Commercial Office. Gross acres would be converted to net acres ( $30 \times .75 = 22.5$  net acres and  $10 \times 0.75 = 7.5$  net acres). Next, to calculate net square footage, FARs would be applied to the net square feet ( $22.5$  net acres  $\times 43,560$  sf  $\times .30 = 294,030$  net sf and  $7.5$  net acres  $\times 43,560$  sf  $\times .50 = 163,350$  net sf, or a total of 457,380 net sf). To calculate estimated employment, net square footage is divided by the SF per employee factor for each land use ( $294,030$  net sf  $\div 500 = 588$  employees and  $163,350$  net sf  $\div 300 = 544$  employees, for a total estimated employment of 1,134).

### Mixed Use Planning Areas

The Mixed-Use Planning Area land use designation is intended to reflect a mixture of higher intensity land uses generally appropriate for core urban or other specialized areas. The intent of the designation is not to identify a particular mixture of intensity of land uses, but to designate areas where a mixture of residential, commercial, office, entertainment, educational, and/or recreational uses, or other uses is planned. Many of the Mixed-Use Planning Areas are located in specific plans or may be located in specific plans in the future. The following are general guidelines intended to indicate the anticipated mix of uses and to provide a means for calculating estimated build-out projections. The actual land use breakdown will be determined on a case by case basis and may differ from the guidelines below.

**Table E-9: Mixed Use Planning Area Assumptions**

Area Plan	MHDR	HDR	VHDR	HHDR	CR	CT	CO	PF	MDR
San Jacinto Valley			10%	5%	40%		40%	5%	
Southwest			10%	5%	40%		40%	5%	
Harvest Valley/ Winchester	20%	20%	10%		30%		10%	10%	
Western Coachella Valley					20%	80%			
Lakeview / Nuevo	11%	22%	32%		14%			21%	
Elsinore									
Lakeland Village: Community Center Gateway	20%	10%	5%	5%	20%		5%	10%	25%
Lakeland Village: Grand Ave. Gateway	20%	10%	5%		30%		5%		30%
Lakeland Village: Central Gateway	15%	10%	5%		35%		5%		30%
Lakeland Village: South Gateway					50%				50%



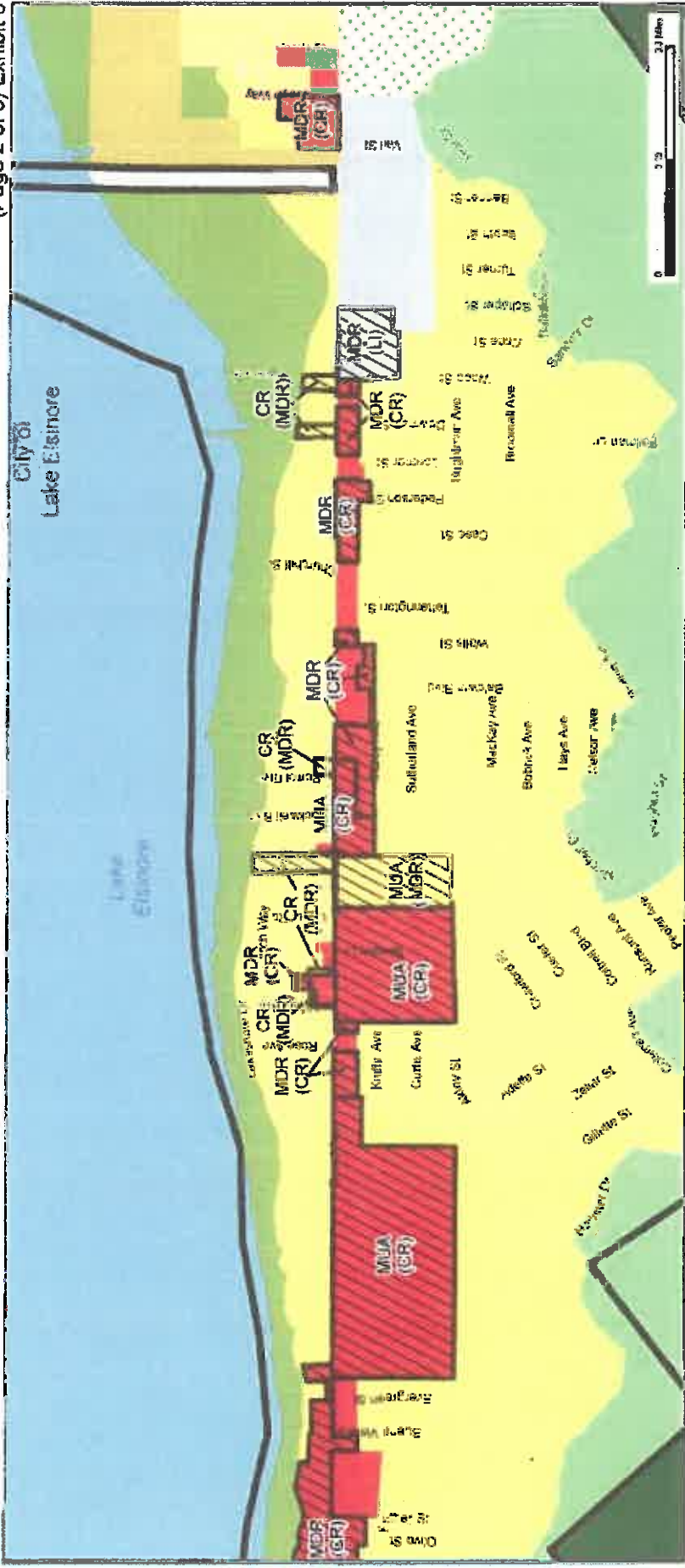


# Riverside County Planning Department

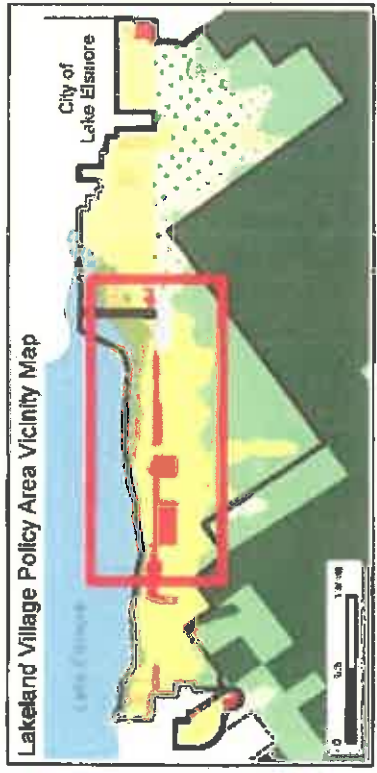
## GPA No. 1156

### Proposed Land Use Changes

(Page 2 of 3) Exhibit 6



Zoning District: Lakeland Village









**RIVERSIDE COUNTY**  
**PLANNING DEPARTMENT**

*Steven Weiss, AICP*  
*Planning Director*

**MITIGATED NEGATIVE DECLARATION**

Project/Case Number: General Plan Amendment No. 1156

Based on the Initial Study, it has been determined that the proposed project will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment).

COMPLETED/REVIEWED BY:

By: Desiree Bowie Title: Urban Regional Planner II Date: July 20, 2016

Applicant/Project Sponsor: County of Riverside Date Submitted: July 20, 2016

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: \_\_\_\_\_ Date: \_\_\_\_\_

The Mitigated Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501

For additional information, please contact Desiree Bowie at (951) 955-8254.

Revised: 10/16/07  
Y:\Planning Master Forms\CEQA Forms\Mitigated Negative Declaration.doc

Please charge deposit fee case#: ZEA42912

7CFG06283

**FOR COUNTY CLERK'S USE ONLY**

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*ADMINISTRATIVE DRAFT  
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION*

**General Plan Amendment No. 1156  
Lakeland Village  
Land Use Plan**



**LEAD AGENCY:**

County of Riverside  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, CA 92501  
Contact: Desiree Bowie  
Urban Regional Planner  
(951)955-3200

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JN 141573  
June 2016

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# Section 1.0

## Introduction

Following preliminary review of the proposed Lakeland Village Policy Area (Project), the County of Riverside (County) has determined that the Project is subject to the guidelines and regulations of the California Environmental Quality Act (CEQA). This Initial Study has been prepared to address potential impacts associated with the Project, as described below. This Initial Study addresses the direct, indirect, and cumulative environmental effects associated with implementation of the proposed Project.

### 1.1 STATUTORY AUTHORITY AND REQUIREMENTS

In accordance with CEQA (Public Resources Code Section 21000 - 21177) and pursuant to Section 15063 of the California Code of Regulations (CCR) and the County's Local CEQA Guidelines, the County, acting in the capacity of Lead Agency, is required to undertake the preparation of an Initial Study to determine if the proposed Project would have a significant environmental impact. If the Lead Agency finds that there is no evidence that the Project, either as proposed or as modified to include the mitigation measures identified in the Initial Study, may cause a significant effect on the environment, the Lead Agency shall find that the proposed Project would not have a significant effect on the environment and shall prepare a Negative Declaration for the Project. Such determination can be made only if "there is no substantial evidence in light of the whole record before the Lead Agency" that such impacts may occur (Public Resources Code Section 21080(c)).

This document has been prepared to provide an environmental basis for subsequent discretionary actions for the Project, to inform the County prior to taking action on the Project, and to provide Responsible Agencies, Trustee Agencies, other affected Agencies, and the general public with information regarding the Project and its potential environmental effects. As discussed further in [Section 2.1](#), the discretionary actions anticipated to be required for the Project by the County is the issuance of a Mitigated Negative Declaration.

The following environmental documentation and supporting analysis is subject to a twenty-day public review period. During this review, comments on the document relative to environmental issues should be addressed to the County of Riverside. Following review of comments received, the County will consider the comments as part of the Project's environmental review process.

### 1.2 PURPOSE

The purpose of the Initial Study/Mitigated Negative Declaration (IS/MND) is to: (1) identify potential environmental impacts; (2) provide the Lead Agency with information to use as the basis for deciding whether to prepare an Environmental Impact Report (EIR) or Negative Declaration; (3) enable an applicant or Lead Agency to modify a project, mitigating adverse impacts before an EIR is prepared; (4) facilitate environmental assessment early in the design of the project; (5) provide documentation of the factual basis for the finding in a Negative Declaration that a project would not have a significant environmental effect; (6) eliminate needless EIRs; (7) determine whether a previously prepared EIR

## Section 1.0 Introduction

could be used for the project; and (8) assist in the preparation of an EIR, if required, by focusing the EIR on the effects determined to be significant, identifying the effects determined not to be significant and explaining the reasons for determining that potentially significant effects would not be significant. As discussed further below, the County has determined that the Project will not result in significant environmental impacts and has circulated this Draft IS/MND for public review and comment.

Section 15063 of the CEQA Guidelines identifies specific disclosure requirements for inclusion in an Initial Study. Pursuant to those requirements, an Initial Study shall include: (1) a description of the project including the location of the project; (2) an identification of the environmental setting; (3) an identification of the environmental effects by use of a checklist, matrix or other method, provided that entries on a checklist or other form are briefly explained to indicate that there is some evidence to support the entries; (4) a discussion of ways to mitigate significant effects identified, if any; (5) an examination of whether the project is compatible with existing zoning, plans and other applicable land use controls; and (6) the name of the person or persons who prepared or participated in the preparation of the Initial Study.

### 1.3 CONSULTATION

As soon as the Lead Agency has determined that an Initial Study would be required for the Project, the Lead Agency is directed to consult informally with Responsible Agencies and Trustee Agencies that are responsible for resources affected by the Project, in order to obtain the recommendations of those agencies as to whether an EIR or Negative Declaration should be prepared for the Project. Following receipt of any written comments from those agencies, the Lead Agency would consider any recommendations of those agencies in the formulation of the preliminary findings. Following preparation of this Initial Study, the Lead Agency shall initiate formal consultation with these and other governmental agencies, as required under CEQA and its implementing guidelines.

### 1.4 INCORPORATION BY REFERENCE

Pertinent documents relating to this IS/MND have been cited and incorporated, in accordance with Sections 15148 and 15150 of the CEQA Guidelines. The following references were utilized during preparation of this Initial Study and are available for review:

- *County of Riverside General Plan, 2015*
- *County of Riverside General Plan EIR*
- *Riverside County Ordinance No. 348*
- *Riverside County Ordinance No. 655*
- *Riverside County Design Standards and Guidelines*
- *Western Riverside County Multiple Species Habitat Conservation Plan*





## Section 2.0 Project Description

### 2.1 INTRODUCTION

General Plan Amendment No. 1156 (GPA No. 1156), the proposed Lakeland Village Policy Area (“LVPA” or “Project”) consists of a focused update to the *Riverside County General Plan Elsinore Area Plan (ELAP)* and minor associated consistency changes to the *Riverside County General Plan Land Use, Circulation, and Trails* elements. These limited changes are considered the proposed Project as evaluated in this IS/MND.

### 2.2 PROJECT LOCATION AND SETTING

The proposed LVPA is located within western County of Riverside, and includes unincorporated County land west of the City of Lake Elsinore. Refer to [Exhibit 1, \*Regional Location Map\*](#). Specifically, the Project Area is located directly southwest of the Lake Elsinore shoreline and is adjacent to the northeast side of the Santa Ana and Elsinore Mountains. The proposed Policy Area consists of 2,626 acres, while proposed land use changes are centralized within an area consisting of approximately 1,118 acres. The Project Area includes portions of the existing community of Lakeland Village, as well as the existing Lake Elsinore Environs Policy Area. Refer to [Exhibit 2, \*Local Vicinity Map\*](#).

As illustrated in [Exhibit 1](#), the *Riverside County General Plan* includes 19 Area Plans, one of which is the ELAP. The ELAP is comprised of six policy areas, which help to address local community features that have a special significance to residents of this Area Plan. Policy Areas include the Warm Springs Policy Area, Temescal Wash Policy Area, Glen Eden Policy Area, Lake Elsinore Environs Policy Area, Walker Canyon Policy Area, and the Meadowbrook Rural Village Land Use Overlay. The proposed LVPA would replace and expand the Lake Elsinore Environs Policy Area. Refer to [Exhibit 3, \*Elsinore Area Plan Policy Areas\*](#).

### 2.3 PROJECT BACKGROUND

The Riverside County Planning Department undertook the development of the LVPA Project and its associated policies. Project development has included three public meetings, including public meetings held on December 3, 2014 and January 14, 2015, as well as a presentation to the community on May 27, 2015. The public workshop was intended to act as an informational open forum where members of the community, public agencies, as well as interested members of the public could learn about the proposed Project and provide input concerning environmental issues as well as the Project’s scope and content. Approximately 21 individuals attended the January 14, 2015 public outreach workshop. These individuals noted concerns related to the proposed Project as well as areas that they would like to see improved in the community with Project implementation. The County utilized the public input received at the January 14, 2015 workshop and subsequent subcommittee meeting to develop a draft Lakeland Village Policy Area. Additionally, the County conducted several site visits in order to further review existing uses in order to align the proposed uses with those existing on the parcels currently. A

follow up meeting was held for the community of Lakeland Village on May 27, 2015, where the County presented the proposed Project to the community.

## 2.4 GPA NO. 1156 COMPONENTS

The proposed Project includes:

- General Plan Amendment to adopt the updates to the ELAP;
- Mapping and text revisions to the General Plan Land Use Element;
- Mapping Revisions to the General Plan Circulation Element;
- Revision to General Plan Appendix E-1.

Each of these Project components are discussed in more detail below. The complete components of the General Plan Amendment have been included in Appendix A, GPA No. 1156 Documents.

### 2.4.1 General Plan Amendment to adopt the updates to the ELAP

The proposed Project will establish the LVPA, replacing the existing Lake Elsinore Environs Policy Area, as well as implement land use designation changes to a number of parcels within the proposed LVPA as further summarized below. For the complete updated ELAP, refer to Appendix A, GPA No. 1156.

Within the new LVPA, four gateway areas will be created that will be designated Mixed Use Area (MUA). The MUA land use designation permits residential and commercial land uses. The MUA gateways would contain a range of uses including mixed use development guided by Gateway-specific policies, as further explained below. For a summary of the uses within the ELAP and LVPA, refer to Table 2.4-1, Statistical Summary of the Elsinore Area Plan, below for a summary of the land uses within the ELAP. Further, refer to Table 2.4-2, Mixed Use Area Planning Area Land Use Summary, which shows the mix of residential and non-residential land uses anticipated within the MUA.

To further define standards for development within these gateway areas, the ELAP would include several new policies intended to guide development and designate areas where a mix of residential, commercial, office, entertainment, educational, community and/or recreational uses, or other uses can be planned. These policies have been developed corridor-wide as well as for each of the specific Gateway areas. The Gateway's each have individual policies that have been developed to regulate the massing, development intensity, allowable traffic thresholds, as well as other factors in order to ensure potential impacts related to future development is reduced. For the full proposed policy text, including those identified for the remaining three Gateway areas, refer to Appendix A, GPA No. 1156.

Furthermore, the Project proposes land use designation changes outside of the Gateway areas to better reflect existing development patterns, and to match the Special Flood Hazard Area along the Lake Elsinore lakefront. As such, parcels previously designated as commercial that are outside of the proposed Gateway areas have in many cases been changed to a Residential Land Use Designation to encourage match existing residential development on the Project site. Parcels have also been changes from Residential to Public Facilities in order to reflect the existing middle school located within the Project site.

Along the lakefront, the Project proposes changing the existing Land Use Designations that directly abut the lake edge to mirror the Special Flood Hazard Area. As such, a number of lakefront parcels had Open Space-Conservation Land Use Designation are proposed to be adjusted to match the Special Flood Hazard Area for the area of the parcels within the Flood Area, and a residential land use

designation on the portion of the parcel outside of the Flood Area. Refer to Exhibit 4, Existing Land Use and Circulation Map and Exhibit 5, Proposed Land Use and Circulation Map, to review the changes in Land Use Designation under the proposed Project.

The Project also proposes the development of a continuous Collector roadway parallel to Grand Avenue along Brighton/Union Avenue from Blanche Drive to Turner Street. This roadway would serve as an alternate access to Grand Avenue to support the uses proposed within the Policy Area.

The Project also proposes the addition of proposed multi use trail alignments, including a main trail along the southern side of Grand Avenue throughout the majority of the length of the Project (from Marie Dr. to Richard St.) as well as along Santa Rosa Drive (from Grand to Union) and along Wood Street, Hays Avenue Baldwin Boulevard, Raley Avenue, and Blackwell Boulevard. Refer to Exhibit 5, Proposed Land Use and Circulation Map to see the full map of the Trail Alignments.

Table 2.4-1: Statistical Summary of Elsinore Area Plan\*

LAND USE	AREA	STATISTICAL CALCULATIONS <sup>1</sup>		
	ACREAGE <sup>2</sup>	D.U.	POP.	EMPLOY.
<b>LAND USE ASSUMPTIONS AND CALCULATIONS<sup>1</sup></b>				
<b>LAND USE DESIGNATIONS BY FOUNDATION COMPONENTS</b>				
<b>AGRICULTURE FOUNDATION COMPONENT</b>				
Agriculture (AG)	0	0	0	0
<i>Agriculture Foundation Sub-Total:</i>	0	0	0	0
<b>RURAL FOUNDATION COMPONENT</b>				
Rural Residential (RR)	<del>2,412</del> 2,411	366	1,347	1,106
Rural Mountainous (RM)	<del>4,666</del> 10,601	530	1,602	N/A
Rural Desert (RD)	0	0	0	N/A
<i>Rural Foundation Sub-Total:</i>	<del>7,078</del> 13,015	896	2,949	2,708
<b>RURAL COMMUNITY FOUNDATION COMPONENT</b>				
Estate Density Residential (RC-EDR)	686	240	725	N/A
Very Low Density Residential (RC-VLDR)	69	52	156	N/A
Low Density Residential (RC-LDR)	0	0	0	N/A
<i>Rural Community Foundation Sub-Total:</i>	755	292	881	0
<b>OPEN SPACE FOUNDATION COMPONENT</b>				
Open Space Conservation (OS-C)	<del>24</del> 232	N/A	N/A	N/A
Open Space Conservation Habitat (OS-CH)	51,907	N/A	N/A	N/A
Open Space-Water (OS-W)	341	N/A	N/A	N/A
Open Space-Recreation (OS-R)	88	N/A	N/A	13
Open Space-Rural (OS-RUR)	6,307	160	484	N/A
Open Space-Mineral Resources (OS-MIN)	0	N/A	N/A	0
<i>Open Space Foundation Sub-Total:</i>	<del>58,568</del> 58,575	160	161	13
<b>COMMUNITY DEVELOPMENT FOUNDATION COMPONENT</b>				
Estate Density Residential (EDR)	4,611	423	4,611	N/A
Very Low Density Residential (VLDR)	3,293	2,470	7,461	N/A
Low Density Residential (LDR)	<del>574</del> 433	446	2,588	2,034
Medium Density Residential (MDR) <sup>3</sup>	<del>2,742</del> 2,751	2,744	8,850	26,537
Medium High Density Residential (MHDR)	<del>248</del> 292	1,595	1,113	4,804
High Density Residential (HDR)	711	44	234	366
Very High Density Residential (VHDR)	461	266	289	N/A
Highest Density Residential (HHDR)	0	0	0	N/A
Commercial Retail <sup>4</sup> (CR)	<del>420</del> 28	N/A	N/A	1,816
Commercial Tourist (CT)	17	N/A	N/A	282
Commercial Office (CO)	0	N/A	N/A	0
Light Industrial (LI)	<del>625</del> 820	N/A	N/A	44,669
Heavy Industrial (HI)	0	N/A	N/A	0
Business Park (BP)	56	N/A	N/A	915

## Section 2.0 Project Description

LAND USE	AREA		STATISTICAL CALCULATIONS <sup>1</sup>		
	ACREAGE <sup>2</sup>		D.U.	POP.	EMPLOY.
Public Facilities (PF)	47.76		NA	NA	47.76
Community Center (CC) <sup>3</sup>	0		0	0	0
Mixed Use Planning Area (MLPA)	4,135		6,641	9,936	4,725
<i>Community Development Foundation Sub-Total:</i>	<i>7,628</i>	<i>7,628</i>	<i>14,942</i>	<i>19,872</i>	<i>13,657</i>
<b>SUB-TOTAL FOR ALL FOUNDATION COMPONENTS:</b>	<b>80,699</b>	<b>80,698</b>	<b>15,381</b>	<b>15,733</b>	<b>46,486</b>
<b>NON-COUNTY JURISDICTION LAND USES</b>					
<b>OTHER LANDS NOT UNDER PRIMARY COUNTY JURISDICTION</b>					
Cities	45,135		---	---	---
Indian Lands	0		---	---	---
Freeways	218		---	---	---
<i>Other Lands Sub-Total:</i>	<i>45,653</i>				
<b>TOTAL FOR ALL LANDS:</b>	<b>126,351<sup>4</sup></b>		<b>18,381</b>	<b>15,733</b>	<b>46,486</b>
<b>SUPPLEMENTAL LAND USE PLANNING AREAS</b>					
<p><i>These SUPPLEMENTAL LAND USES are overlays, policy areas and other supplemental items that apply OVER and IN ADDITION to the base land use designations listed above. The acreage and statistical data below represent possible ALTERNATE land use or buildout scenarios.</i></p>					
<b>OVERLAYS AND POLICY AREAS</b>					
<b>OVERLAYS<sup>4,5</sup></b>					
Rural Village Study Area Overlay	701		2,003	6,050	3,859
<i>Total Area Subject to Overlay:<sup>6</sup></i>	<i>701</i>		<i>2,003</i>	<i>6,050</i>	<i>3,859</i>
<b>POLICY AREAS</b>					
Tennessee Wash	460		---	---	---
Glen Eden	703		---	---	---
Warm Springs	13,834		---	---	---
Walker Canyon	1,318		---	---	---
<i>White Mountain Parkway Location 1 Policy Area</i>	<i>234</i>	<i>19.6</i>	---	---	---
<i>Total Area Within Policy Areas:<sup>6</sup></i>	<i>16,134</i>	<i>19.6<sup>6</sup></i>			
<b>TOTAL AREA WITHIN SUPPLEMENTALS:<sup>7</sup></b>	<b>17,180</b>	<b>19.762</b>			
<p><b>FOOTNOTES:</b></p> <ol style="list-style-type: none"> <li>1. Statistical calculations are based on the midpoint for the theoretical range of buildout projections. Reference Appendix E.1 of the General Plan for assumptions and methodology used.</li> <li>2. For calculation purposes, it is assumed that CR designated lands will build out at 40% CR and 60% MDR.</li> <li>3. Note that "Community Center" is used both to describe a land use designation and a type of overlay. These two terms are separate and distinct, are calculated separately, and, are not interchangeable terms.</li> <li>4. Overlays provide alternate land uses that may be developed instead of the underlying base use designations.</li> <li>5. Policy Areas indicate where additional policies or criteria apply, in addition to the underlying base use designations. As Policy Areas are supplemental, it is possible for a given parcel of land to fall within one or more Policy Areas. It is also possible for a given Policy Area to span more than one Area Plan.</li> <li>6. Overlay data represent the additional dwelling units, population and employment permissible under the alternate land uses.</li> <li>7. A given parcel of land can fall within more than one Policy Area or Overlay. Thus, this total is not additive.</li> <li>8. 723.91 acres is under Glen Eden Policy Area which has an assumption of 2.5 du/ac.</li> <li>9. Statistical calculation of the land use designations in the table represents addition of Overlays and Policy Areas.</li> </ol>					

**Table 2.4-2: Mixed Use Planning Area Land Use Summary**

GATEWAY AREA	MHDR	HDR	VHDR	HHDR	CR	CT	CO	PF	MDR
Community Center Gateway	20%	10%	5%	5%	20%		5%	10%	25%
Grand Ave. Gateway	20%	10%	5%		30%		5%		30%
Central Gateway	15%	10%	5%		35%		5%		30%
South Gateway					50%				50%



### 2.4.2 Revisions to the General Plan Land Use Element

As noted above, the Project proposes to change the land use designation of certain parcels within a 1,118 acre area contained within the proposed LVPA of the ELAP. It is important to note that only specific portions of the 1,118 acre area are proposed for change. As such, in order to maintain consistency between the ELAP and the General Plan Land Use Element, the Project will require minor updates to the Land Use Element in order to reflect minor changes due to the LVPA. Specifically, Table E.1.2, Unincorporated Riverside County Buildout Capacity Summary will be revised to reflect the changes in dwelling units, population and employment associated with the implementation of the Project.

### 2.4.3 Revisions to the General Plan Circulation Element

In order to incorporate the proposed new Collector roadway designation along the Brightman/ Union Avenue alignment, as well as the new trail alignments proposed within the LVPA, Figure C-1 (Circulation Element) and Figure C-6 (Bikeways and Trails) will need to be updated in order to maintain consistency between the General Plan Circulation Element and the ELAP.

### 2.4.4 Revisions to General Plan Appendix E-1

General Plan Appendix E-1 will need to be updated to reflect the additional Mixed Use Areas included in the LVPA. Revisions to General Plan Appendix E-1 will include additional MUA discussion, as well as updates to Table E-9 (Mixed Use Planning Area Assumptions) in order to reflect the land use designation changes proposed by the Project.

## 2.5 SUBSEQUENT DEVELOPMENT REVIEW AND APPROVAL PROCESS

This IS/MND evaluates the program level impacts of the Project in order to evaluate the broad-scale impacts of GPA No. 1156. Program level documents are typically prepared for an agency plan, program, or series of actions that can be characterized as one large project, such as a general plan. This IS/MND serves as a first tier environmental analysis of the proposed Project, addressing the impacts of Countywide and local policy decisions at both the individual Area Plan and comprehensive Countywide scale. It evaluates the large-scale implications that would be expected to result from revision of a General Plan Policy Area pursuant to the proposed Project, but does not necessarily address the site-specific impacts of each of the individual development projects that would follow in the future implementation of the updated General Plan.

Both the County discretionary decision-making process as well as CEQA require that subsequent development projects, including those that would be accommodated through Project implementation, be evaluated for their particular site-specific impacts. Such site-specific analyses are typically encompassed in a focused site-specific document such as Project EIRs, Focused EIRs or Negative Declarations for individual development projects subject to the General Plan. These site-specific analyses typically evaluate the impacts of a single activity undertaken to implement the overall plan. If a proposed Project would result in impacts beyond those analyzed by this IS/MND, a separate environmental document would need to be prepared to analyze the potential development impacts.

The proposed Project includes maps, goals, policies and actions that would be logical parts of a chain of contemplated actions governing the orderly development of land uses in Riverside County over time. The proposed policies and actions either directly establish or would govern future plans that establish or revise rules, regulations, plans or other criteria governing implementation of the General Plan as revised per GPA No. 960. Future implementing actions associated with the project would be carried out under the authority and approval of Riverside County and would be subject to the Riverside County development review process. Lastly, many of the specific future projects and actions

## Section 2.0 Project Description

subsequently carried out pursuant to the updated General Plan would have a similar range of environmental impacts to which similar programmatic means of mitigation would be warranted.

### 2.6 ROLE OF THE GENERAL PLAN

The General Plan serves at the long-range strategic vision for the County, and as such it is continually revised to best represent and enable to long-range vision of the County. The General Plan EIR (most recently EIR No. 521) evaluates the cumulative environmental impacts of the General Plan countywide. All projects within the County, must undergo an extensive development review process, as outlined in section 2.5 above. This process includes review by numerous County departments including building and safety, planning, as well as many others. One critical review, conducted by the planning department, is a review of the developments for consistency with the General Plan Land Use Designations and policies. This is completed to ensure that the long-range vision of the General Plan is being furthered as projects are developed. As such, General Plan policies have been included in each of the analysis sections below in order to demonstrate the regulatory context that development projects are subject to during the review process.

Riverside County General Plan policies and actions would be applicable to the proposed Project. The County ensures all applicable provisions of the General Plan are incorporated into projects and their permits through development review and applications of Conditions of Approval as applicable.

### AGREEMENTS, PERMITS, AND APPROVALS

As proposed, the Project does not include project level development. GPA No. 1156 is limited to General Plan Land Use Designation changes, and new proposed policies which have been developed to better unify development patterns within the Project area. As such, the approvals necessary for the Project are limited to those associated with a General Plan Amendment that would be required to implement the changes associated with the Project. As noted above, all future development accommodated by the Project would be subject to further consideration and approval prior to construction.

**Table 2.6-1: Required Permit Approvals**

Agreements, Permits, and Approvals	Granting Agency
IS/MND Approval	County of Riverside
General Plan Amendment	County of Riverside

## 2.7 INITIAL STUDY CHECKLIST

## 2.7.1 Background

1.	<b>Project Title:</b> General Plan Amendment No. 1156
2.	<b>Lead Agency Name and Address:</b> County of Riverside 4080 Lemon Street, 12th floor Riverside, CA 92501
3.	<b>Contact Person and Phone Number:</b> Desiree Bowie Urban Regional Planner (951) 955 3200
4.	<b>Project Location:</b> The proposed Project is generally located in the unincorporated land proximal to the City of Lake Elsinore. The Project area spans approximately 2,626 acres within the County of Riverside Elsinore Area Plan.
5.	<b>Project Sponsor's Name and Address:</b> County of Riverside 4080 Lemon Street, 12 <sup>th</sup> Floor Riverside, CA 92501
6.	<b>General Plan Designation:</b> The Project site contains a number of General Plan Land Use Designations and changes thereto; refer to the Project Description section above.
7.	<b>Zoning:</b> The Project Site contains a number of Zoning Classifications; refer to the Project Description section above.
8.	<b>Description of the Project:</b> The Project addressed in this IS/MND consists of all actions related to the change in land use designation of 1,118 acres of land within the Lakeland Village Policy Area of Riverside County General Plan Elsinore Area Plan. The proposed Lakeland Village Policy Area consists of 2,626 acres within the Elsinore Area Plan.
9.	<b>Surrounding Land Uses and Setting:</b> The surroundings of the Project have the following land uses: <ul style="list-style-type: none"> <li>▪ North: Lake Elsinore and City of Lake Elsinore</li> <li>▪ South: Conservation Habitat and Rural Mountainous</li> <li>▪ East: Lake Elsinore, City of Lake Elsinore, and City of Wildomar</li> <li>▪ West: Conservation Habitat and Rural Mountainous</li> </ul>
10.	<b>Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement).</b> N/A

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### 2.7.2 Evaluation of Environmental Impacts

This section analyzes the potential environmental impacts associated with the proposed Project. The issue areas evaluated in this Initial Study include:

- Aesthetics
- Air Quality
- Agriculture Resources
- Biological Resources
- Cultural Resources
- Greenhouse Gas Emissions
- Geology/Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation/Traffic
- Utilities and Service Systems

The environmental analysis in this section is patterned after the Initial Study Checklist recommended by the *State CEQA Guidelines*, Appendix G, and is used by the County in its environmental review process. For the preliminary environmental assessment undertaken as part of this Initial Study's preparation, a determination that there is a potential for significant effects indicates the need to more fully analyze the Project's impacts and to identify mitigation.

For the evaluation of potential impacts, the questions in the Initial Study Checklist are stated and an answer is provided according to the analysis undertaken as part of the Initial Study. The analysis considers the long-term, direct, indirect, and cumulative impacts of a project. To each question, there are four possible responses:

- **No Impact.** The Project will not have any measurable environmental impact on the environment.
- **Less Than Significant Impact.** The Project will have the potential for impacting the environment, although this impact will be below established thresholds that are considered to be significant.
- **Less Than Significant Impact With Mitigation Incorporated.** The Project will have the potential to generate impacts which may be considered as a significant effect on the environment, although mitigation measures or changes to the development's physical or operational characteristics can reduce these impacts to levels that are less than significant.
- **Potentially Significant Impact.** The development will have impacts, which are considered significant, and additional analysis is required to identify mitigation measures that could reduce these impacts to less than significant levels.

Where potential impacts are anticipated to be significant, mitigation measures will be required, so that impacts may be avoided or reduced to insignificant levels.



### 2.7.3 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," as indicated by the checklist on the following pages.

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

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Michael Baker  
INTERNATIONAL



Source: ArcGIS Online

LAKELAND VILLAGE ALTERNATIVE LAND USE PLAN | S/MND

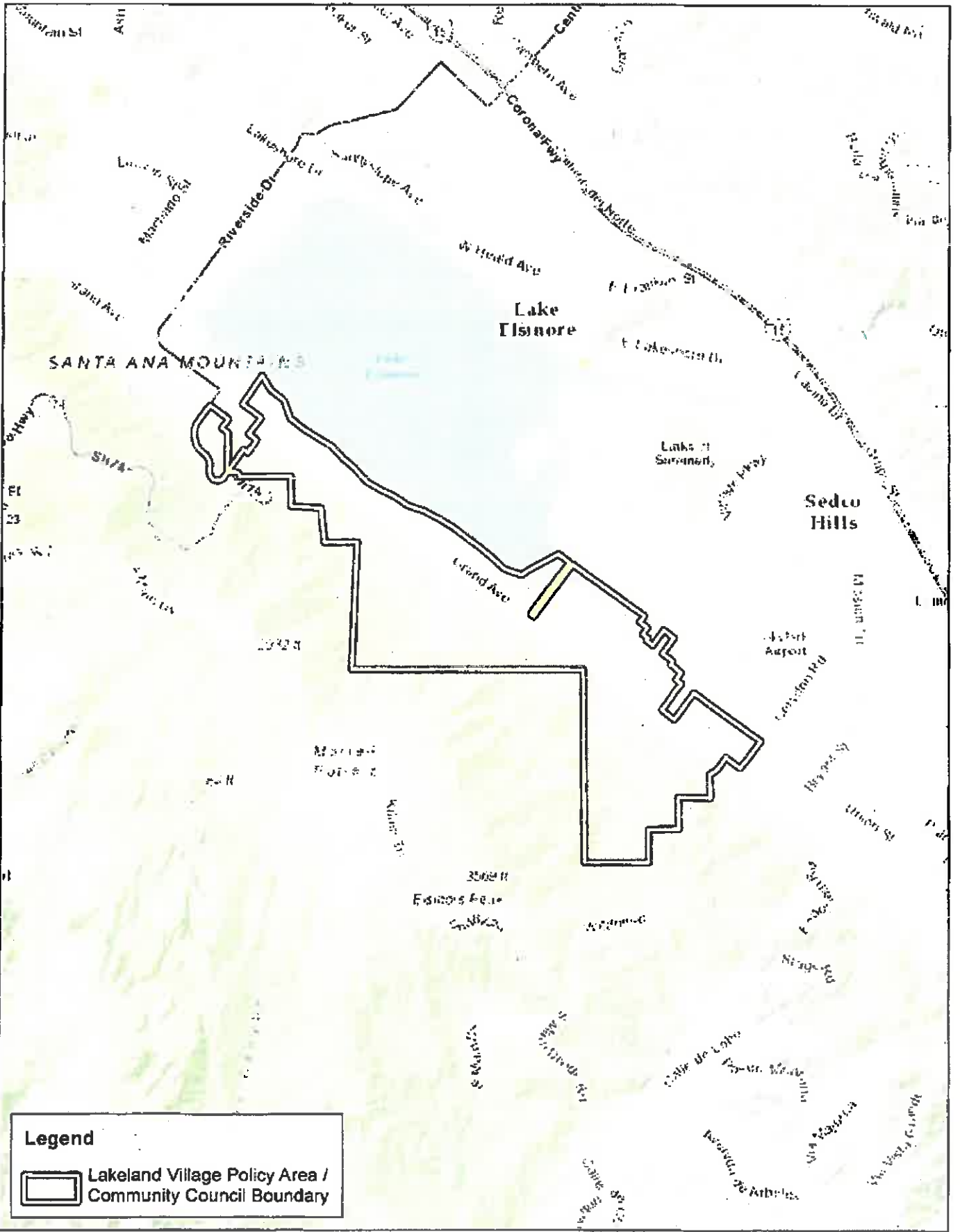
Regional Vicinity

Exhibit 1

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Project Description

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**Legend**

 Lakeland Village Policy Area / Community Council Boundary

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**Michael Baker**  
INTERNATIONAL



Source: ArcGIS Online

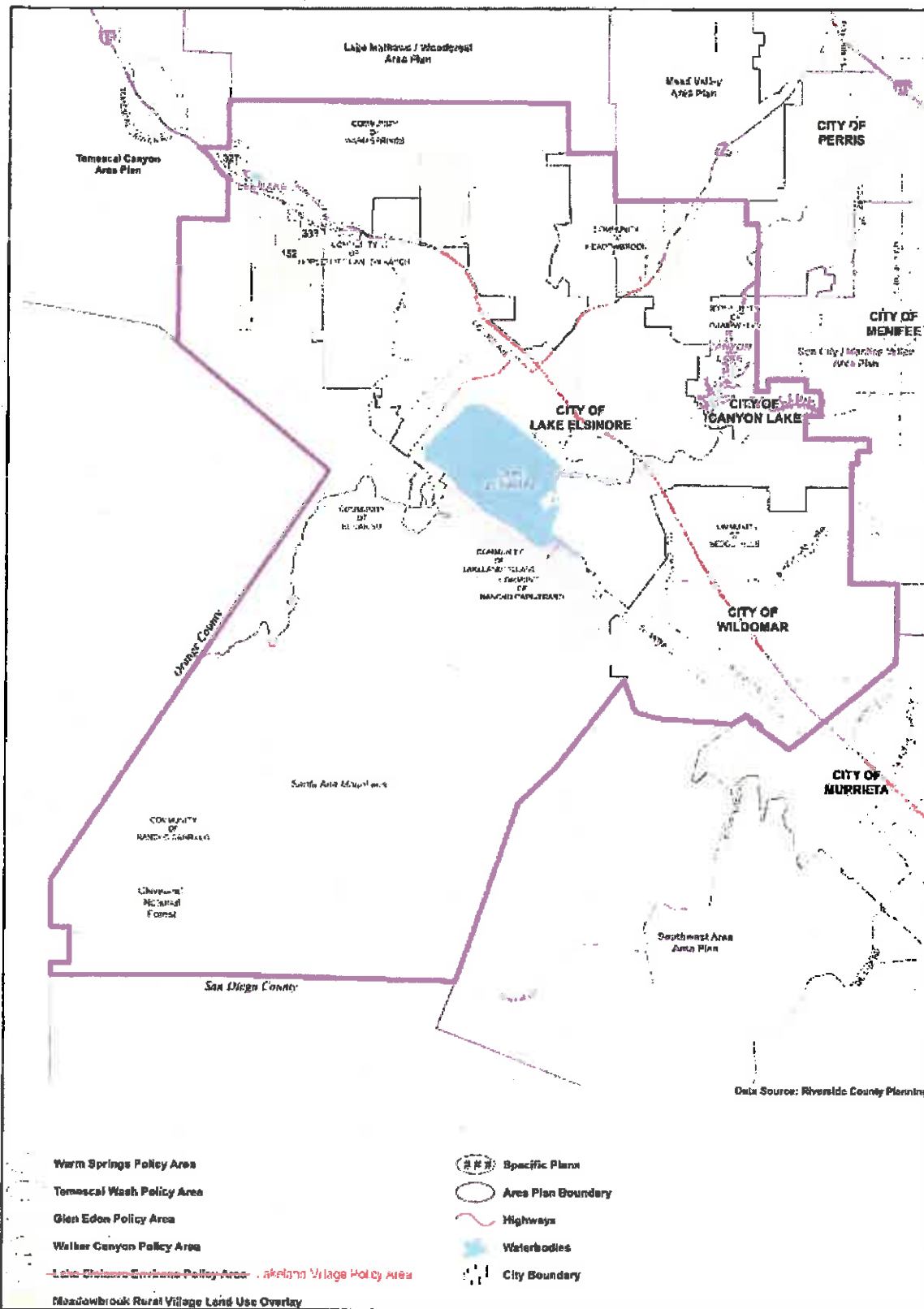
LAKELAND VILLAGE ALTERNATIVE LAND USE PLAN IS/MND

**Site Vicinity**

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**Project Description**

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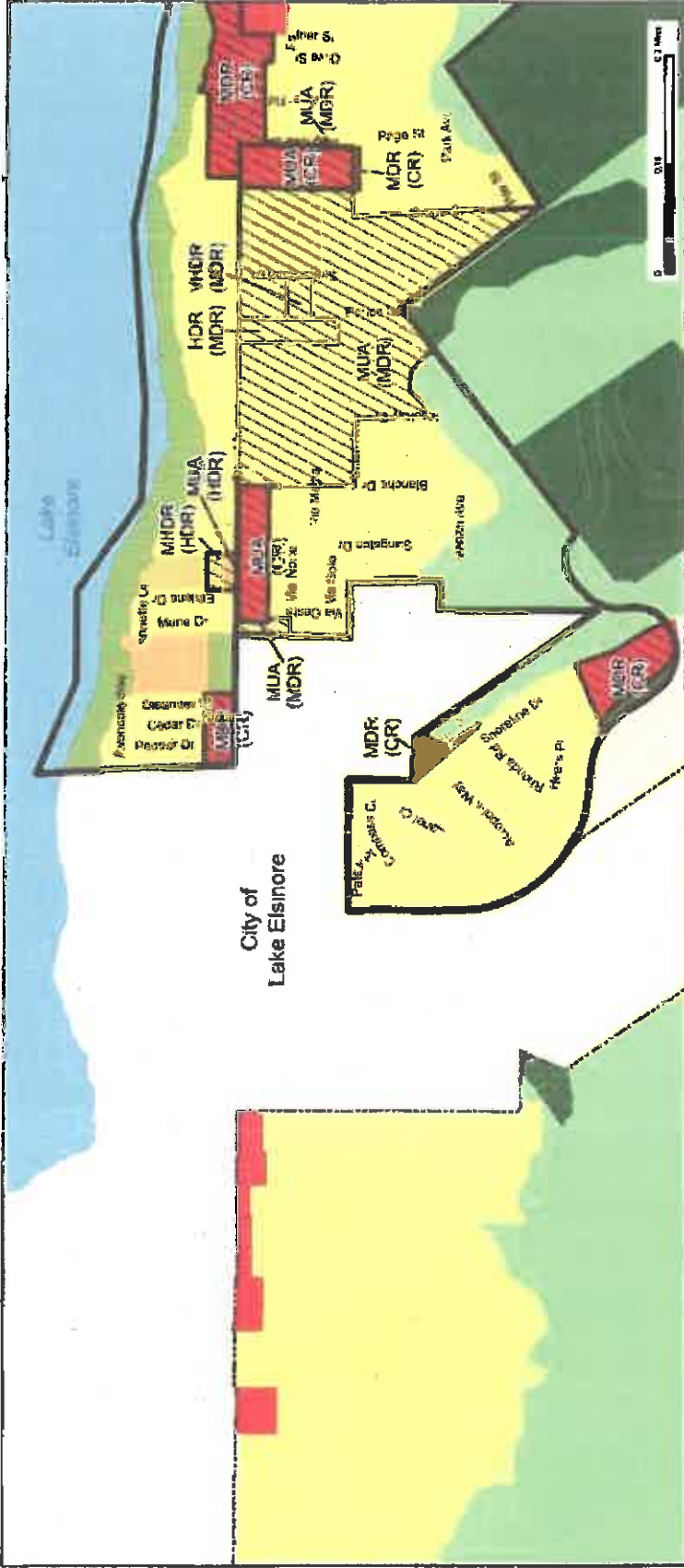


- Legend**
- Contours
  - Grand Ave
  - Lansard Village Utility Area / Community Council Boundary
  - Assessor's Parcels
  - Local Planning Policy Area
  - Social Flood Hazard Area
  - City Boundary
  - Business Park
  - City
  - Commercial Retail (C/R)
  - Conservation (OS C)
  - Conservation Habitat
  - Light Industrial
  - Low Density Residential (LDR)
  - Medium Density Residential (MDR) (20 parking units per acre)
  - Medium High Density Residential (MHR) (25 parking units per acre)
  - High Density Residential (HDR) (30 parking units per acre)
  - Public Facility
  - Rural Community
  - Rural Community Very Low Density Residential
  - Rural Mountains
  - Rural Residential
  - High Density Residential (HDR) (30 parking units per acre)
  - Mixed Use Area (MUA) (includes 50% housing)
  - Chart Space Reserves
  - Open Space (Habitat)
  - Public Facility
  - Rural Community
  - Rural Community Very Low Density Residential
  - Rural Mountains
  - Rural Residential

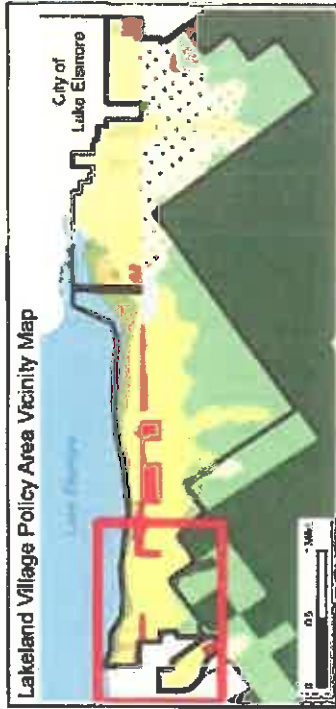
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Project Description

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Zoning District: Lakeland Village



- Medium Density Residential
  - Medium High Density Residential
  - High Density Residential
  - Commercial Retail
  - Rural Residential
  - Rural Mountainous
  - Conservation
  - Conservation Habitat
- 
- Lakeland Village Policy Area
  - Proposed Land Use Changes
  - Cities
  - Parcels
  - Waterbodies

LAKELAND VILLAGE ALTERNATIVE LAND USE PLAN IS/MND  
**Proposed Land Use and Circulation Map**











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## Section 3.0 Environmental Analysis

The following evaluation provides responses to the questions in the CEQA Environmental Checklist. A brief explanation for each question in the CEQA Environmental Checklist is provided to support each impact determination. All responses consider the whole of the action involved including construction and operational impacts, as well as direct and indirect impacts. Environmental factors potentially affected by the proposed Project are presented below and organized according to the format of the CEQA Environmental Checklist. Evaluation of the following resources was based on a site visit conducted by Michael Baker International on April 21, 2016, and other sources listed in Section 4.0, References, of this analysis.

### 3.1 AESTHETICS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>1. AESTHETICS – Would the Project</b>				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

***Would the proposal:***

- a) *Have a substantial adverse effect on a scenic vista? Determination: Less Than Significant Impact.*

A scenic vista is generally defined as a view of undisturbed natural lands exhibiting a unique or unusual feature that comprises an important or dominant portion of the viewshed. Scenic vistas may also be represented by a particular distant view that provides visual relief from less attractive views of nearby features. Other designated federal and State lands, as well as local open space or recreational areas, may also offer scenic vistas if they represent a valued aesthetic view within the surrounding landscape of nearby features.

Existing development within the Project area primarily consists of low-density residential uses along with limited amounts of recreational, commercial, industrial uses as well as vacant land. Refer to Exhibit 6, Site Photos Location Map and Exhibit 7, Site Photos for images of the existing Project Area conditions.

## Section 3.0 Environmental Analysis

The Project site is bordered by Lake Elsinore to the north and open space areas to the south leading to views of hills on the eastern edge of the Cleveland National Forest. The proposed Project would create four Gateway areas that may consist of higher intensity development than the existing land use designations. The Gateways would be limited to the southern side of Grand Avenue, away from the lakefront. The additional density could result in larger buildings, additional coverage of the parcels within the Project site, and potentially result in taller building height. This increased development has potential to result in increased light, glare, and the potential to block views from existing development to the surrounding scenery.

The policies incorporated into the proposed Project would limit building heights and density, require the Project to reduce potential impacts to scenic vistas, and placement of new structures in order to protect significant existing views. Furthermore, policies such as Policy ELAP 7.7 specifically require attention to the design and architecture of future Projects by requiring future development to "...exhibit a high quality of design with enhanced landscaping, varied building setbacks and heights, wall articulations, and other features that provide for a highly attractive, inviting face for surrounding streets..." Compliance with these aesthetically-focused policies requires the consideration for architectural stylings prior to construction, which will reduce potential impacts related to glare, intense development of parcels, as well as other potential aesthetic concerns.

Further, the Project would also limit development abutting Lake Elsinore through the provision of a setback on all lakeside parcels designated as Open Space Conservation (OS-C). There is no proposed development associated with the Project; however, future development would occur consistent with the new land uses proposed under the policy area. Aesthetic impacts associated with development resulting from the proposed Project will be evaluated on a project specific basis through the County. This review process includes review of the Project's consistency with the General Plan as well as Ordinance No. 348. Ordinance No. 348, section 4818 requires project to meet specific development standards, including setbacks, height limitations, floor area ratio as well as other standards defined within the ordinance. The entitlement process can require anywhere from 30 days to in excess of a year depending on the complexity of the project. As a result, implementation of the Project would have a less than significant impact on a scenic vista.

- b) *Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? Determination: Less Than Significant Impact.*

There are no County or State-designated scenic highways within the Project Area. The nearest state highway to the Project site, State Highway 74 (Ortega Highway), extends along the southern and eastern portions of the Project area and is designated as a State Eligible Scenic Highway but has not been formally designated as a Scenic Highway. The General Plan addresses development activities along Highway 74 in the Elsinore Area Plan, specifically in Policy ELAP 10.1, which states:

- Protect Interstate 15 and State Route 74 from change that would diminish the aesthetic value of adjacent properties through adherence to the Scenic Corridors sections of the General Plan Land Use and Circulation Elements.

While no development is proposed currently, the proposed Project would change the existing land uses surrounding Highway 74 to allow for intensified future development patterns. However, as noted under Impact 3.1(a) above, the ELAP includes existing policies intended to reduce the potential aesthetic impacts associated development in the Project area. Furthermore, the proposed Project includes a number of additional policies directed to reduce potential aesthetic impacts, including scenic resources on the Project site.

Potential impacts to scenic highways would be less than significant due to the absence of a designated scenic highway in the Project area. However, as noted in the discussion of Impact 3.1(a), all future projects accommodated through the Project implementation would be subject to the project review process, which would include review of each proposed development project at the site-specific level. Projects would also be required to be considered under CEQA at the site-specific level to analyze and disclose any potential impacts to scenic resources such as rock outcroppings, trees, or historic buildings. The Project site does not contain any buildings listed on the National Register of Historic Places. The nearest listed structure is the Armory Hall building, which is located over two miles from the Project site on Main Street in Lake Elsinore.

Due to the age of existing development within the Project area there is potential for future development to impact structures that are eligible for listing as a historic structure through redevelopment of the Project area. Due to the extended implementation anticipated for the proposed Project, historic structures may be designated in the Project area. In the event that a listed structure may be impacted due to future development, potential impacts to the historic structure would need to be disclosed and mitigated as appropriate during project-level permitting and review.

The Project site does back up to hillsides, which do contain rock outcroppings. However, these resources are located outside of the Project area and would not be impacted by Project implementation. Refer to Exhibit 6, Site Photos Key Map, and Exhibit 7, Site Photos, which include photos of the hillsides surrounding the Project site.

Due to the lack of scenic highway, historic buildings, and rock outcroppings within the Project area, impacts would be less than significant. In the event that a building is designated as historic at a future date, project-level review would be required to ensure potential impacts to resources are disclosed and mitigated as appropriate.

c) *Substantially degrade the existing visual character or quality of the site and its surroundings?*  
**Determination: Less than Significant Impact**

Existing development within the Project area primarily includes low-density residential uses along with limited amounts of recreational, commercial, and industrial uses as well as vacant parcels. Parcels within the Project site are generally limited to individual small-scale buildings with limited lot coverage, large spacing between existing buildings, and scattered foliage. Neighboring uses outside of the Project area to the northwest generally include housing and vacant lands consisting of a similar development intensity as that contained within the Project area. Neighboring uses also include the Cleveland National Forest, which contains large lush areas of natural open space, and the lakeshore which contains a number of lake access points as well as the marina. The East Lake District is located to the northeast, and includes residential, commercial, and recreational uses such as the Skylark Field Airstrip, Glider Launch Field, Lake Elsinore Motocross Park, and Summerly Golf Course. The City of Wildomar is located further to the south and includes low-density housing and supporting uses. Exhibit 8, Project Aerial, shows the Project site and surrounding areas.

The Project would restrict development abutting Lake Elsinore in order to maintain open space within the County Special Flood Hazard Area to protect people and structures from potential flooding-related impacts. The open areas will help preserve the open character of the building(s) along the lake and do not affect the existing viewshed. The proposed MUA overlays would allow for higher-density development within the Project area that could result in larger single building frontages along Grand Avenue, and taller structures to take advantage of the vertical mixed use provisions of the MUA overlay. While larger buildings could affect views of the Ortega range to the west from Grant Road, the impact would be determined by project and site details that are unknown. All development in the ELAP is required to demonstrate compliance with the variety of existing and proposed Riverside

## Section 3.0 Environmental Analysis

County General Plan policies that function to reduce potential aesthetic impacts resulting from future development. Examples include the new proposed policies (Included in Appendix A), as well as existing General Plan Policies LU 2.1.b (Accommodate a range of community types and character, from agricultural and rural enclaves to urban and suburban communities), LU 3.3 (Promote the development and preservation of unique communities in which each community exhibits a special sense of place and quality of design), LU 3.4 (Allow techniques, such as incentives or transfer of development credit programs or other mechanisms, to achieve more efficient use of land), and LU 4.1 (Require new developments to be located and designed to visually enhance the character of the surrounding area [...]).

Future development would also be required to comply with the Riverside County Design Standards and Guidelines, which serve to maintain the unique characteristics of the communities present throughout the County. Adherence to the Riverside County Design Standards and Guidelines, along with existing and proposed General Plan policies, would ensure the Project's potential impacts to visual character are less than significant.

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

Existing sources of light and glare within the Project area are predominantly emitted from single-family residential and small-scale commercial and industrial uses. Similar land uses are proposed under the Project; however, the proposed land use designations would increase development intensity (particularly within the Gateway areas of the Project site) and would thus represent a potential light source during nighttime hours. All future development within the Project area will be required to meet the lighting requirements outlined in Riverside County Ordinance No. 655 (Light Pollution Ordinance). This ordinance provides specific measures that work to reduce potential light pollution impacts on the Palomar Observatory and is specifically noted in ELAP Policy 8.1, which states:

- Adhere to the lighting requirements of Riverside County for standards that intend to limit light leakage and spillage that may interfere with the operations of the Palomar Observatory.

When lighting is "allowed" by Ordinance No. 655, it must be fully shielded, if feasible, and partially shielded in all other cases. Lighting for on-premises advertising displays must be shielded and focused to minimize spill light into the night sky or adjacent properties. In conformance with Riverside County's Light Pollution Ordinance, all artificial outdoor light fixtures must be installed in conformance with the provisions of the ordinance, the Building Code, the Electrical Code, and lighting requirements specified in the Zoning Ordinance of the County of Riverside. Section 59.105 of Ordinance No. 655 sets forth specific requirements for lamp sources and shielding of light emissions for outdoor light fixtures. Lighting for on-premises advertising displays must be shielded and focused to minimize light spill into the night sky or adjacent properties. Compliance with the Light Pollution Ordinance is determined prior to issuance of building permits and is inspected as part of the building process.

In addition, future development accommodated through the land use changes proposed under the Project would be required to adhere with the Riverside County Design Standards and Guidelines, which incorporate specific guidelines aimed at reducing impacts to light and glare. Compliance with Ordinance No. 655 and the Riverside County Design Standards and Guidelines would ensure that the Project's potential impacts related to light pollution are less than significant.





Section 3.0 Environmental Analysis

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View looking north towards commercial center



View looking southwest along Grand Ave



View looking towards Northeast towards barber shop



View looking north towards the lake.



5

View looking south east along Santa Rosa towards the hills.



6

View looking along Wardward, facing Northeast towards the lake.





# LAKELAND VILLAGE ALTERNATIVE LAND USE PLAN IS/MND Project Site Aerial

Section 3.0 Environmental Analysis

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3.2 AGRICULTURE RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
<p><b>2. AGRICULTURE RESOURCES</b> In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including the Forest and Range Assessment Project and the Forest Legacy Assessment project, and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project</p>				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Would the project:**

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

According to the California Department of Conservation (DOC)<sup>1</sup>, the Project site does not contain Prime Farmland, Unique Farmland, or Farmland of Statewide importance. Consistent with the existing conditions of the Project site, approximately 60 percent of the Project area is designated as Urban and Built-up Land. The remainder of the Project site consists of 30 percent Farmland of Local Importance and 10 percent Other Land, based on the DOC farmland classifications. The County of Riverside defines Farmland of Local Importance as follows:

- Soils that would be classified as Prime and Statewide but lack available irrigation water. Lands planted to dryland crops of barley, oats, and wheat.

<sup>1</sup> California Department of Conservation, Farmland Mapping and Monitoring Program, "2012 Important Farmland Finder," [http://maps.consrv.ca.gov/2012\\_finder.html](http://maps.consrv.ca.gov/2012_finder.html), Accessed on May 17, 2016.

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- Lands producing major crops for Riverside County but that are not listed as unique crops. These crops are identified as returning one million or more dollars on the 1980 Riverside County Agriculture Crop Report. Crops identified are permanent pasture (irrigated), summer squash, okra, eggplant, radishes, and watermelons.
- Dairylands, including corrals, pasture, milking facilities, hay and manure storage areas if accompanied with permanent pasture or hayland of 10 acres or more.
- Lands identified by city or county ordinance as Agricultural Zones or Contracts, which includes Riverside City "Proposition R" lands. Lands planted to jojoba which are under cultivation and are of producing age.

While the DOC designates 30 percent of the Project site as Farmland of Local Importance, the majority of the Project site (70 percent) is listed as Urban/Built Lands and is consistent with existing development. No portion of the Project site is designated Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Future development of the Project area would result in no impact to prime, unique, or farmland of statewide importance.

- b) *Conflict with existing zoning for agricultural use, or a Williamson Act contract? Determination: No Impact.*

As noted in ELAP Table 2, Statistical Summary of the Elsinore Area Plan, no agricultural land use designations exist within the ELAP or Project Area. The Proposed project does not include a change of land use designation or zone to agricultural land use. According to Section 21.3 of Riverside County Ordinance No. 348, parcels must be included in an Agricultural Zoning classification to be included in an agricultural preserve. The Project area does not contain Agricultural zoning, and as such cannot contain Williamson Act lands. No impact would occur.

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

The Project Area does not contain forest land, timberland, or timberland zoned Timberland Production. As such, the Project would not conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)). No impacts would occur.

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

As noted above, the Project Area does not contain forest land or timberland. As such, the Project would not result in the loss of forest land or conversion of forest land to non-forest use. The Project Area is predominantly developed and does not include, and has not historically included, forest land. No impact would occur.

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

The Project Area and surrounding community do not contain agricultural land uses. The Project Area is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. No impact would occur.



3.3 AIR QUALITY

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>3. AIR QUALITY</b> – Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project				
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Would the project:**

- a) *Conflict with or obstruct implementation of the applicable air quality plan (South Coast Air Basin)?*  
**Determination: Less than Significant Impact**

The proposed Project is located within the South Coast Air Basin (Basin), which is governed by the South Coast Air Quality Management District (SCAQMD). On December 7, 2012, the SCAQMD Governing Board approved the 2012 Air Quality Management Plan (2012 AQMP), which outlines its strategies for meeting the National Ambient Air Quality Standards (NAAQS) for fine particulate matter (PM<sub>2.5</sub>) and ozone (O<sub>3</sub>). According to the SCAQMD’s 2012 AQMP, two main criteria must be addressed.

Criterion 1:

With respect to the first criterion, SCAQMD methodologies require that an air quality analysis for a project include forecasts of project emissions in relation to contributing to air quality violations and delay of attainment.

- a) *Would the project result in an increase in the frequency or severity of existing air quality violations?*

Since the consistency criteria identified under the first criterion pertain to pollutant emissions relative to localized pollutant concentrations, rather than to total regional emissions, an analysis of the Project’s pollutant emissions relative to localized pollutant concentrations is used as the basis for evaluation project consistency. As discussed below in Response 3.3.d, localized concentrations of carbon monoxide (CO), nitrogen oxides (NO<sub>x</sub>), particulate matter 10 microns in diameter or less (PM<sub>10</sub>), and particulate matter 2.5 microns in diameter or less PM<sub>2.5</sub> would be mitigated to a less than significant level. If individual projects within the LVPA cannot demonstrate that emissions would be below SCAQMD LST thresholds or have a less than significant TAC impact, modifications to



future proposed projects within the LVPA would be required to ensure impacts would be reduced to a less than significant level. Therefore, the proposed LVPA would not have the potential to cause or affect a violation of the ambient air quality standards. Because Reactive Organic Gases (ROG) are not a criteria pollutant, there is no ambient standard or localized threshold for ROGs. Due to the role ROG plays in ozone formation, it is classified as a precursor pollutant and only a regional emissions threshold has been established. Overall, the Project would result in less than significant impacts with regard to localized concentrations during Project construction and operations. As such, the LVPA would meet the first AQMP consistency criterion.

*b) Would the project cause or contribute to new air quality violations?*

As discussed in Response 3.3.b, compliance with General Plan Policies, mitigation measures, and County Ordinances would ensure that individual development projects within the LVPA would result in emissions that would be below the SCAQMD operational thresholds. Therefore, the proposed Project would not have the potential to cause or affect a violation of the ambient air quality standards.

*c) Would the project delay timely attainment of air quality standards or the interim emissions reductions specified in the AQMP?*

The LVPA would result in less than significant impacts with regard to localized concentrations during Project operations. As such, the proposed Project would not delay the timely attainment of air quality standards or 2012 AQMP emissions reductions.

Criterion 2:

With respect to the second criterion for determining consistency with SCAQMD and Southern California Association of Government's (SCAG) air quality policies, it is important to recognize that air quality planning within the Basin focuses on attainment of ambient air quality standards at the earliest feasible date. Projections for achieving air quality goals are based on assumptions regarding population, housing, and growth trends. Thus, the SCAQMD's second criterion for determining project consistency focuses on whether or not the proposed Project exceeds the assumptions utilized in preparing the forecasts presented in the 2012 AQMP. Determining whether or not a project exceeds the assumptions reflected in the 2012 AQMP involves the evaluation of the three criteria outlined below. The following discussion provides an analysis of each of these criteria.

*a) Would the project be consistent with the population, housing, and employment growth projections utilized in the preparation of the AQMP?*

In the case of the 2012 AQMP, three sources of data form the basis for the projections of air pollutant emissions: the *Riverside County General Plan* (General Plan), SCAG's *Growth Management* Chapter of the *Regional Comprehensive Plan* (RCP), and SCAG's *2016 2040 Regional Transportation Plan/Sustainable Communities Strategy* (RTP/SCS). The RTP/SCS also provides socioeconomic forecast projections of regional population growth.

Although the Project would amend the County's existing General Plan, the amendment includes revisions to the existing EJAP to better unify development patterns within the Project area. This would be accomplished through a more refined land use plan as well as additional policies and circulation alignments to better serve the policy area. Within the new LVPA, four Gateway areas would be created that would be designated MUA. The MUA designation allows for residential and commercial land uses. The Project's

proposed Gateway areas have generally been concentrated in areas with an existing mixture of land uses.

While a limited growth potential is included in the proposed Project (refer to Table 2.4-1 above), a number of commercial uses are being removed in place of future mixed use development. Similarly, portions of the Project site are being changed from a residential land use to a mixed use land use, these areas may experience slightly increased development intensity. Areas where mixed use is proposed may increase slightly in density. However, the existing development in these areas is generally consistent with the proposed designation and as such impacts will be largely similar in nature and intensity. Due to the negligible growth associated with the Project, limited to a maximum of 2.2 percent increase, coupled with the reduced commercial development, the proposed Project's density would be generally consistent with the General Plan. Thus, the proposed Project is consistent with the types, intensity, and patterns of land use envisioned for the site vicinity in the RCP. The population, housing, and employment forecasts, which are adopted by SCAG's Regional Council, are based on the local plans and policies applicable to the City; these are used by SCAG in all phases of implementation and review. Additionally, as the SCAQMD has incorporated these same projections into the 2012 AQMP, it can be concluded that the proposed Project would be consistent with the projections.

*b) Would the project implement all feasible air quality mitigation measures?*

Compliance with all feasible emission reduction measures identified by the SCAQMD would be required as identified in Response 3.3.b. As such, the proposed Project would meet this 2012 AQMP consistency criterion.

*c) Would the project be consistent with the land use planning strategies set forth in the AQMP?*

As noted above, air pollutant emissions are primarily based on land use and population projections from the General Plan, as well as the SCAG RCP and RTP/SCS. As discussed above, the Project is generally consistent with the City's General Plan designations. The proposed Project is located within a developed portion of the County, and proposes to reduce commercial designations and change a portion of residential land uses to a mixed use designations. The land use modifications would place housing and retail in closer proximity and would be consistent with the land use planning strategies set forth in the AQMP.

In conclusion, the determination of 2012 AQMP consistency is primarily concerned with the long-term influence of a project on air quality in the Basin. The proposed Project would not result in a long-term impact on the region's ability to meet State and Federal air quality standards. Also, the proposed Project would be consistent with the goals and policies of the AQMP for control of fugitive dust. As discussed above, the proposed Project would also be consistent with SCAQMD and SCAG's goals and policies and is considered consistent with the 2012 AQMP.

*b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? **Determination: Less than Significant Impact with Mitigation Incorporated.***

Short-Term Construction Activities

It is anticipated that implementation of the proposed LVPA would occur over several years. At this stage in the planning process, construction activities for the proposed Project are not available. Refer to Table 2.4-2, above, for a list of the anticipated development that would occur with implementation

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of the proposed LVPA. It should be noted that the actual development sequence that would occur following Project implementation would occur based on market conditions and other future considerations. At such a time, developers would be required to assess each proposed development and the site specific environmental impacts associated with population growth through a project-level CEQA analysis at such time that their design and specific locations are known.

Future construction associated with individual development projects would generate short-term air quality impacts during grading and construction operations. The short-term air quality analysis considers the following temporary impacts:

- Demolition, clearing, light grading, and using heavy equipment or trucks creating fugitive dust;
- Heavy equipment required for grading and construction generates and emits diesel exhaust emissions; and
- The vehicles of commuting construction workers and trucks hauling equipment would generate and emit exhaust emissions.

Construction activities associated with implementation of the proposed LVPA would potentially include demolition, grading, earthwork, paving, and building. Demolition, grading, and earthwork activities would include equipment consisting of tractors, graders, and off-highway trucks. Paving equipment would include construction trucks, pavers, surfacing equipment, and rollers. Construction equipment would include forklifts, cranes, tractors, loaders, and off-highway trucks. Construction emissions are based on the level of activity, length of construction period, number of pieces and types of equipment in use, site characteristics, weather conditions, number of construction personnel, and the amount of materials to be transported on- or off-site.

*Fugitive Dust Emissions.* Construction activities are a source of fugitive dust (PM<sub>10</sub> and PM<sub>2.5</sub>) emissions that may have a substantial, although temporary, impact on local air quality. These particles are either directly emitted or are formed in the atmosphere from the combustion of gasses such as NO<sub>x</sub> and SO<sub>x</sub> combining with ammonia. Fugitive dust emissions are associated with land clearing, excavation, cut and fill, and truck travel on unpaved roadways. Since fugitive dust emissions primarily occur during the grading phase of construction, the SCAQMD has established Rule 403 and Rule 402, which reduce the ambient entrainment of fugitive dust, and require that air pollutant emissions to not be a nuisance off-site, respectively. During individual development construction, the property owner, developer, and contractors are required to comply with regional rules, which assist in reducing short-term construction-related air pollutant emissions.

Rule 403 requires that fugitive dust be controlled with the best available control measures in order to reduce dust so that it does not remain visible in the atmosphere beyond the property line of the proposed Project. The applicable control measures target various construction operations such as backfilling, clearing and grubbing, crushing, cut and fill, demolition, earth-moving activities, bulk material import and export, construction staging, stockpiles/bulk material handling, trenching, and loading. These measures suggest methods such as covering stockpiles with tarps, and the application of water to stabilize materials.

Rule 403 also prohibits track-outs to extend 25 feet or more in cumulative length from the point of origin from an active operation. All track-outs are required to be removed at the conclusion of each workday or evening shift. Any projects with a disturbed surface area of five or more acres or with a daily import or export of 100 cubic yards or more of bulk materials must utilize at least one of the specified track-out control measures at each vehicle egress from the site to a paved public road. The specified track-out control measures consist of installation of washed gravel pads, paving project ingress/egress, wheel shakers, wheel washing systems, and any other approved control measures.

Implementation of Mitigation Measures AQ 1 through AQ-3, regarding dust control techniques (e.g., daily watering, etc.), limitations on construction hours, and adherence to standard construction practices (watering of inactive and perimeter areas, track-out requirements, etc.), would reduce PM<sub>10</sub> and PM<sub>2.5</sub> concentrations. Thus, impacts from fugitive dust would be less than significant.

Construction Equipment and Worker Vehicle Exhaust. Exhaust emissions from construction activities include emissions associated with the transport of machinery and supplies to and from the Project site, emissions produced on-site as the equipment is used, and emissions from trucks transporting materials to and from the site. Mitigation Measures AQ-4 through AQ-6 would reduce emissions by requiring the use of the cleanest available engines, reducing idling, using electrically powered equipment, and requiring all construction equipment to be in proper tune per manufacturer's specifications. Therefore, construction equipment and worker vehicle exhaust emissions would be considered less than significant.

Reactive Organic Gases (ROG) Emissions. In addition to gaseous and particulate emissions, the application of asphalt and surface coatings creates ROG emissions, which are O<sub>3</sub> precursors. The greatest ROG emissions would be generated during the application of architectural coatings on the buildings. If architectural coatings are used, the proposed Project structures would be required to comply with SCAQMD Regulation XI, Rule 1113 - Architectural Coating; refer to Mitigation Measure AQ-7. Rule 1113 provides specifications on painting practices as well as regulates the ROG content of paint. To ensure that impacts associated with architectural coatings would be less than significant, mitigation such as high-volume-low-pressure (HVLP) paint applicators with a minimum transfer efficiency of at least 50 percent, using pre-painted construction materials, and constructing buildings with materials that do not require painting have been recommended; refer to Mitigation Measure AQ 7.

Naturally Occurring Asbestos. Asbestos is a term used for several types of naturally occurring fibrous minerals that are a human health hazard when airborne. The most common type of asbestos is chrysotile, but other types such as tremolite and actinolite are also found in California. Asbestos is classified as a known human carcinogen by State, Federal, and international agencies and was identified as a toxic air contaminant by the California Air Resources Board in 1986.

Asbestos can be released from serpentinite and ultramafic rocks when the rock is broken or crushed. At the point of release, the asbestos fibers may become airborne, causing air quality and human health hazards. These rocks have been commonly used for unpaved gravel roads, landscaping, fill projects, and other improvement projects in some localities. Asbestos may be released to the atmosphere due to vehicular traffic on unpaved roads, during grading for development projects, and at quarry operations. All of these activities may have the effect of releasing potentially harmful asbestos into the air. Natural weathering and erosion processes can act on asbestos bearing rock and make it easier for asbestos fibers to become airborne if such rock is disturbed. According to the Department of Conservation Division of Mines and Geology, A General Location Guide for Ultramafic Rocks in California - Areas More Likely to Contain Naturally Occurring Asbestos Report (August 2000), serpentinite and ultramafic rocks are not known to occur within the Project area. Thus, no impacts would occur in this regard.

Construction Emissions Summary. In consideration of the proposed Specific Plan, which is an individual project under CEQA, the potential exists for a number of construction projects to occur. It would be speculative to quantify the emissions related to construction activities under the proposed LVPA, as the scale and timing of each construction event is currently unknown. The General Plan EIR considered impacts from all development within the City and found that short-term air quality impacts would be significant and unavoidable due to the potential of various future projects to individually exceed SCAQMD thresholds.



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It is assumed that some of the projects that would be implemented under the proposed LVPA could individually exceed the SCAQMD thresholds for criteria pollutants. Therefore, Mitigation Measure AQ-8 is required to ensure that construction emissions for individual development projects would be below SCAQMD thresholds. If individual projects cannot demonstrate that construction emissions would be below SCAQMD thresholds, modifications to proposed construction phasing and schedule would be required to reduce emissions to a less than significant level.

### Long-Term Operational Emissions

Future development allowed by the Project would generate stationary and mobile source emissions due to uses of stationary equipment, new vehicular trips, off site power and natural gas generation, etc. Future development that could be accommodated by the Project has the potential to violate air quality standards or contribute substantially to an existing or projected air quality violation. The majority of emissions attributed to development projects are associated with mobile sources and increased vehicle trips. As it currently exists, the Project site contains a variety of land uses including a mix of residential, commercial, government buildings, parking lots and landscaping. Parcels in the Project area that contain development are generally characterized by low-intensity, single-story development with low lot coverage. The proposed Project would allow for development on vacant parcels, and allow for development of more intense land uses for parcels with existing development.

The Project would allow for the development of mixed-use development, residential and commercial uses. For comparison, it should be noted that the Project would result in a net addition of 343 dwelling units and a reduction in commercial, retail, office, and light industrial of 510,923 square feet from the current approved General Plan designations. While future development would have the potential to increase both stationary and mobile source emissions, the Project includes a reduction in intensity from the current General Plan approved land uses. Furthermore, it should be noted that the proposed Project does not include any provisions which require that its growth potential be attained. Nor all of the identified land will be available for development at any given time based on site readiness, environmental constraints, market changes, and other factors.

Project-level analyses of air quality impacts, in accordance with CEQA requirements, would be conducted for individual project proposals on a case-by-case basis as future development allowed by GPA No. 1156 proceeds. The SCAQMD has promulgated methodology protocols for the preparation of air quality analyses. For instance, the SCAQMD has adopted thresholds which define the approximate level of operational emissions that would result in a potentially significant impact (i.e., violation of an ambient air quality standard) for each pollutant of concern.

The Riverside County General Plan includes a number of policies and actions that would reduce the potential impacts associated with long-term operational emissions. For instance, General Plan Policy AQ 4.7 requires the implementation of mitigation measures for all projects which exceed allowable emissions as established by air districts in order to reduce air pollutant emissions to the greatest extent possible. The County General Plan includes air quality-related policy provisions that promote a reduction in air pollutant emissions by shortening commute distances and encouraging the use of alternate modes of transportation and promote the use of renewable energy sources such as geothermal for heating. The General Plan includes strategies to establish a transit-supportive environment by improving connections between the station and adjacent destinations, densifying and intensifying land uses at key locations in the county, and enhancing the physical design of the urban environment. The proposed project sites were chosen specifically to implement the strategies in the General Plan that encourage intensification of land use near existing services.

Future development within the Project area would be required to adhere to Riverside County Ordinances No. 706 (Mobile Source Pollution Reduction), 726 (Transportation Demand Management

Requirements for New Development Projects), 782 (Golf Cart Transportation Plan), and 824 (Transportation Uniform Mitigation Fee Program Ordinance of 2012). These ordinances minimize impacts to air quality by reducing motor vehicle emissions by reducing vehicle miles traveled and vehicle idling times and by increasing vehicle fuel efficiencies. Individual project proposals would be subject to review under CEQA, which would specifically evaluate potential project-specific air quality impacts.

As noted above, the Project would allow for the development of parcels within the Project area that would be of a potential higher intensity than the development that currently exists within the Project area. However, the implementation of mixed use development would allow for the clustering of uses within the Project area, and would allow for the reduction of vehicle trips through the development of commercial and residential uses within a walkable area. Further, clustering of development allows for higher intensity development within a smaller footprint, which can allow for a reduced development footprint for future projects. Due to the implementation of mixed use development and other forms of compact development, in addition to required County regulations and development review, impacts would be less than significant. Additionally, with implementation of Mitigation Measure AQ 5, potential impacts associated with future development within the LVPA would be less than significant.

#### **Mitigation Measures:**

**AQ-1** Applicable Rule 403 Measures: Apply nontoxic chemical soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for ten days or more).

- Water active sites at least twice daily. (Locations where grading is to occur will be thoroughly watered prior to earthmoving.)
- All trucks hauling dirt, sand, soil, or other loose materials are to be covered, or should maintain at least two feet of freeboard in accordance with the requirements of California Vehicle Code (CVC) Section 23114 (freeboard means vertical space between the top of the load and top of the trailer).
- Pave construction access roads at least 100 feet onto the site from main road.
- Traffic speeds on all unpaved roads shall be reduced to 15 mph or less.

(EIR No. 521, Existing Mitigation Measure 4.5.1A)

**AQ-2** [Implement the following] additional SCAQMD CEQA Air Quality Handbook dust measures:

- Apply chemical stabilizers within five working days of grading completion: OR
  - Apply water to at least 80 percent of all inactive disturbed surface areas on a daily basis when there is evidence of wind driven fugitive dust, excluding any areas which are inaccessible to watering vehicles due to excessive slope or other safety conditions; OR
  - Establish a vegetative ground cover within 21 days after active operations have ceased. Ground cover must be of sufficient density to expose less than 30 percent of unstabilized ground within 90 days of planting, and at all times thereafter.
- All excavating and grading operations shall be suspended when wind speeds (as instantaneous gusts) exceed 25 mph.
- All streets shall be swept once a day if visible soil materials are carried to adjacent streets (recommend water sweepers with reclaimed water).

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- Install wheel washers where vehicles enter and exit unpaved roads onto paved roads, or wash trucks and any equipment leaving the site each trip.

(EIR No. 521, Existing Mitigation Measure 4.5.1B)

AQ-3

The construction contractor shall ensure that all disturbed areas and stock piles are watered at least three times per day or soil stabilizers are applied as necessary to prevent visible dust plumes from these areas. Stock piles not in use may be covered with a tarp to eliminate the need for watering or other stabilizers. (EIR No. 521, NFW Mitigation Measure 4.6.B-N1)

AQ-4

[Implement the following] mitigation measures for construction equipment and vehicles exhaust emissions:

- The construction contractor shall select the construction equipment used on site based on low emission factors and high energy efficiency.
- The construction contractor shall ensure that construction grading plans include a statement that all construction equipment will be tuned and maintained in accordance with the manufacturer's specifications.
- The construction contractor shall ensure that construction grading plans include a statement that work crews will shut off equipment when not in use. During smog season (May through October), the overall length of the construction period will be extended, thereby decreasing the size of the area prepared each day, to minimize vehicles and equipment operating at the same time.
- The construction contractor shall time the construction activities so as to not interfere with peak hour traffic and minimize obstruction of through traffic lanes adjacent to the site; if necessary, a flagperson shall be retained to maintain safety adjacent to existing roadways.
- Dust generated by the development activities shall be retained on-site and kept to a minimum by following the dust control measures listed below.
  - a. During clearing, grading, earthmoving, excavation, or transportation of cut or fill materials, water trucks or sprinkler systems shall be used to prevent dust from leaving the site and to create a crust after each day's activities cease.
  - b. During construction, water trucks or sprinkler systems shall be used to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this would include wetting down such areas in the late morning, after work is completed for the day and whenever wind exceeds 15 miles per hour.
  - c. Immediately after clearing, grading, earthmoving, or excavation is completed, the entire area of disturbed soil shall be treated until the area is paved or otherwise developed so that dust generation will not occur.
  - d. Soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation.
  - e. Trucks transporting soil, sand, cut or fill materials and/or construction debris to or from the site shall be tarped from the point of origin.

(EIR No. 521, Existing Mitigation Measure 4.5.1C)



- AQ-5** All construction equipment shall have EPA rated engines of Tier 3 or better. (EIR No. 521, NEW Mitigation Measure 4.6.B-N2)
- AQ-6** As soon as electric utilities are available at construction sites, the construction site shall be supplied with electricity from the local utility and all equipment that can be electrically operated shall use the electric utility rather than portable generators. (EIR No. 521, NEW Mitigation Measure 4.6.B-N3)
- AQ-7** All new development shall ensure that all interior and exterior architectural coatings used are low in reactive organic gases. (EIR No. 521, NEW Mitigation Measure 4.6.B-N4)
- AQ-8** Prior to the issuance of grading permits, all individual development proposals within the LVPA are required to demonstrate that construction-related and operational emissions would be below SCAQMD thresholds. If an individual development project is anticipated to exceed SCAQMD thresholds (based on CalFFMod or other appropriate modeling), the applicant shall be required to adjust the construction phasing and schedule or other project parameters to reduce emissions to a less than significant level.
- 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)? **Determination: Less than Significant with Mitigation Incorporated.***

With respect to the proposed Project's construction period air quality emissions and cumulative Basinwide conditions, the SCAQMD has developed strategies to reduce criteria pollutant emissions outlined in the 2012 AQMP pursuant to Federal Clean Air Act mandates. As such, the proposed Project would comply with SCAQMD Rule 403 requirements, and implement all feasible mitigation measures (refer to Mitigation Measures AQ-1 through AQ-7). As stated above, Rule 403 requires that fugitive dust be controlled with the best available control measures in order to reduce dust so that it does not remain visible in the atmosphere beyond the property line of the Project site. In addition, the proposed Project would comply with adopted 2012 AQMP emissions control measures. Per SCAQMD rules and mandates, as well as the CEQA requirement that significant impacts be mitigated to the extent feasible, these same requirements (i.e., Rule 403 compliance, the implementation of all feasible mitigation measures, and compliance with adopted 2012 AQMP emissions control measures) would also be imposed on construction projects Basin-wide, which would include cumulatively-related projects.

As discussed previously, the proposed Project would not result in long-term air quality impacts, as emissions would not exceed the SCAQMD adopted operational thresholds. Mitigation Measure AQ-8 would ensure that future developments projects within the LVPA do not exceed SCAQMD thresholds. Additionally, adherence to SCAQMD rules and regulations would alleviate potential impacts related to cumulative conditions on a project-by-project basis. Emission reduction technology, strategies, and plans are constantly being developed. As a result, the proposed Project would not contribute a cumulatively considerable net increase of any nonattainment criteria pollutant. Therefore, cumulative operational impacts associated with implementation of the proposed Project would be less than significant.

#### **Mitigation Measures:**

Refer to Mitigation Measures AQ-1 through AQ-8. No additional mitigation measures are required.

- d) *Expose sensitive receptors to substantial pollutant concentrations? Determination: Less than Significant Impact with Mitigation Incorporated.*

Sensitive receptors are defined as facilities or land uses that include members of the population that are particularly sensitive to the effects of air pollutants, such as children, the elderly, and people with illnesses. Examples of these sensitive receptors are places people occupy for extended periods of time including residences, schools, hospitals, and daycare centers. CARB has identified the following groups of individuals as the most likely to be affected by air pollution: the elderly over 65, children under 14, athletes, and persons with cardiovascular and chronic respiratory diseases such as asthma, emphysema, and bronchitis.

It is assumed that some of the projects that would be implemented under the proposed LVPA could individually exceed the SCAQMD Localized Significance Thresholds and expose sensitive receptors to pollutant emissions from both construction and operational activities. The degree of impact would depend on the type of operation, distance from sensitive receptors and the level of activity at each site. It should be noted that future development within the LVPA would reduce commercial uses and increase mixed use designations, and does not include industrial uses or other uses that are typical sources of Toxic Air Contaminants (TACs). However, as the exact location, timing and level of future development activities arising from LVPA is unforeseeable, specific impacts to sensitive receptors cannot be quantified.

Therefore, Mitigation Measures AQ-9 and AQ-10 are required to ensure that construction and operations of for individual development projects do not create impacts associated with TACs. If individual projects cannot demonstrate that construction emissions would be below SCAQMD IST thresholds or have a less than significant TAC impact, modifications to future proposed projects within the LVPA would be required to ensure impacts would be reduced to a less than significant level.

#### **Mitigation Measures:**

- AQ-9** New developments shall include the following requirements to reduce emissions associated with toxic air contaminants (TACs):
- a. Electrical outlets shall be included in the building design of any loading docks to allow use by refrigerated delivery trucks. Signage shall also be installed, instructing commercial vehicles to limit idling times to five minutes or less. If loading and/or unloading of perishable goods would occur for more than five minutes and continual refrigeration is required, all refrigerated delivery trucks shall use the electrical outlets to continue powering the truck refrigeration units when the delivery truck engine is turned off.
  - b. Electrical outlets shall be installed on the exterior of new structures for use with electrical landscaping equipment.
- AQ-10** The County of Riverside shall require minimum distances between potentially incompatible land uses, as described below, unless a project-specific evaluation of human health risks defines, quantifies and reduces the potential incremental health risks through site design or the implementation of additional reduction measures to levels below applicable standards. (e.g., standards recommended or required by CARB, SCAQMD or MDAQMD).

**SCAQMD Jurisdiction:**

- a. Proposed dry cleaners and film processing services that use perchloroethylene must be sited at least 500 feet from existing sensitive land uses including residential, schools, day care facilities, congregate care facilities, hospitals or other places of long-term residency for people.
- b. Proposed auto body repair services shall be sited at least 500 feet from existing sensitive land uses.
- c. Proposed gasoline dispensing stations with an annual throughput of less than 3.6 million gallons shall be sited at least 50 feet from existing sensitive land uses. Proposed gasoline dispensing stations with an annual throughput at or above 3.6 million gallons shall be sited at least 300 feet from existing sensitive land uses.
- d. Other proposed sources of TACs including furniture manufacturing and repair services that use methylene chloride or other solvents identified as a TAC shall be sited at least 300 feet from existing sensitive land uses.
- e. Avoid siting distribution centers that accommodate more than 100 truck trips per day (or more than 40 truck trips operating transport refrigeration units per day, or where transportation refrigeration units operate more than 300 hours per week) within 1,000 feet of existing sensitive land uses.
- f. Proposed sensitive land uses shall be sited at least 500 feet from existing freeways, major urban roadways with 100,000 vehicles per day or more and major rural roadways with 50,000 vehicles per day or more.
- g. Proposed sensitive land uses shall be sited at least 500 feet from existing dry cleaners and film processing services that use perchloroethylene.
- h. Proposed sensitive land uses shall be sited at least 500 feet from existing auto body repair services.
- i. Proposed sensitive land uses shall be sited at least 50 feet from existing gasoline dispensing stations with an annual throughput of less than 3.6 million gallons and 300 feet from existing gasoline dispensing stations with an annual throughput at or above 3.6 million gallons.
- j. Proposed sensitive land uses shall be sited at least 300 feet from existing land uses that use methylene chloride or other solvents identified as a TAC.
- k. Proposed sensitive land uses shall be sited at least 1,000 feet from existing distribution centers that accommodate more than 100 trucks per day, accommodate more than 40 trucks per day with transportation refrigeration units, or where transportation refrigeration units operate more than 300 hours per week.

(FIR No. 521, NFW Mitigation Measure 4.6.D-N2)

- e) *Create objectionable odors affecting a substantial number of people? Determination: Less than Significant Impact.*

According to the SCAQMD *CEQA Air Quality Handbook*, land uses associated with odor complaints typically include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding. The proposed Project does not include any uses identified by the SCAQMD as being associated with odors.

Construction activity associated with the proposed Project may generate detectable odors from heavy-duty equipment exhaust. Any detectable odors or heavy-duty equipment exhaust would be associated with initial construction of the proposed Project and would be considered short-term. Significant long-term odor impacts are not anticipated to occur from the activities proposed on-site. Any impacts to existing adjacent land uses would be short-term, as previously noted, are considered less than significant given the Project size.

3.4 BIOLOGICAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>4. BIOLOGICAL RESOURCES -- Would the project</b>				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Would the project:**

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

The proposed Project would change existing land uses in portions of the ELAP to protect residents from floods adjacent to the Lake and to consolidate potential future development within the MUA Land Use Designation. Only a small portion of the Project Area has been identified as an MSHCP Criteria Cell. This MSHCP Criteria Cell (Criteria Cell No. 5038) is located on the southeast portion at Grand Avenue and Vail Street. The proposed land use change within Criteria Cell No. 5038 is from the change in designation along the lakefront to Open Space Conservation to better reflect the County of Riverside Special Flood Hazard Area. This change would prohibit development activity which furthers the intent of the Criteria Cell.

## Section 3.0 Environmental Analysis

According to the *Riverside County Map My County* GIS database, accessed on May 12, 2016, the County of Riverside does not identify any conserved lands to be located within the Project area aside from Criteria Cell No. 5038.

The Western Riverside County MSHCP was developed under the purview of a scientific committee, and was developed in order to mitigate impacts to sensitive biological resources. The MSHCP was issued a Section 10(a) permit by the United States Department of Fish and Wildlife, which acknowledged that the MSHCP serves as mitigation for sensitive biological resources. As a permittee of the MSHCP, all projects within the County are subject to the MSHCP process and requirements. Any development accommodated by the proposed Project and located within MSHCP Criteria Cell No. 5038 will be subject to the following conditions pertaining to biological resources within the unincorporated areas of Riverside County:

- **Habitat Evaluation and Acquisition Negotiation Strategy (HANS):** Anyone applying for a development project for property located in Criteria Cell No. 5038 must submit a HANS application to the County. The County will review the HANS application and perform an analysis for criteria consistency (as described in Section 6.1 of the MSHCP) and may request additional biological information. Once the HANS application is deemed complete, the County will issue a HANS criteria consistency determination letter. This letter will indicate whether the MSHCP describes conservation for the subject property and will identify other relevant MSHCP compliance provisions. This part of the process is referred to as HANS I. If the applicant for the development project does not agree with the HANS I criteria consistency determination, the applicant may request HANS I Extended in order to present additional biological documentation to the County. Once an agreement is reached and a criteria consistency determination is made, HANS I is complete and the development application may be forwarded to the Western Riverside County Regional Conservation Authority (RCA) for Joint Project Review. Other MSHCP requirements may need to be met prior to transmittal to RCA.
- **Joint Project Review Process:** Once a development project is reviewed and a criteria consistency determination is made by the County, the development project is reviewed by the Western Riverside County Regional Conservation Authority (RCA) through the JPR process (as described in Section 6.6.2F of the MSHCP). To ensure that the requirements of the MSHCP are properly adhered to by all applicable parties, all development projects within criteria cells are reviewed by the RCA through this process. The Project area has been identified to contain Criteria Cell No. 5038 within its boundary, which would be the only portion where the MSHCP criteria would be applicable though other MSHCP requirements may still be applicable. Additionally, the JPR process includes a 10-day comment period for the USFWS and CDFW should they wish to comment on the review and any comments made by the RCA.
- **County MSHCP Findings:** Once the JPR process is complete, the County prepares MSHCP findings for inclusion in final project entitlement or approval documents and staff reports. Findings of MSHCP consistency/ inconsistency cannot be made until the JPR process is complete. Through implementation of these requirements, development projects inside Criteria Areas can be found consistent with the conservation criteria set forth in Western Riverside County MSHCP. Impacts to covered species (candidate, sensitive or special status species) and their habitats resulting from development projects that are consistent with the Western Riverside County MSHCP may be deemed less than significant because of their MSHCP compliance.

Aside from Criteria Cell No. 5038, the remainder of the Project area is not identified as an area containing candidate, sensitive, or special status species. Implementation of the abovementioned MSHCP procedures and safeguards would ensure that all future development accommodated by the



proposed Project are required to undergo extensive analysis under the MSHCP. As such, the Project would have a less than significant impact on candidate, sensitive, or special status species.

- b) *Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? Determination: Less Than Significant Impact.*

The Project area is directly adjacent to the body of water that is Lake Elsinore which contains riparian habitat. GPA No. 1156 proposes to change existing land uses surrounding Lake Elsinore from Residential Land Uses to Open Space Conservation. As the Open Space-Conservation land use designation does not allow development, the Project would not impact riparian habitat along the Lake.

Areas in which urban development patterns meet open space land uses would have the greatest potential for indirect impacts to wildlife within the open space. Types of urban disturbances potentially affecting natural open space areas include: change in runoff quality and pattern; introduction of toxic chemicals (particularly fertilizers and other gardening chemicals); manure; spill-over of nighttime lighting; increased ambient noise levels and spill over noise; introduction of non-native plants (including potentially invasive species); increased risk of trash and refuse; and increased potential for human disturbances of open spaces are threats to habitat. Where applicable, development accommodated through Project implementation would be required to demonstrate compliance with Section 6.1.4 of the Western Riverside County (WRC)-MSHCP. WRC-MSHCP Section 6.1.4 includes measures that protect MSHCP conservation areas and minimize edge effects, including in areas near the Lake or the open space near the slopes. The *Riverside County General Plan* also contains a number of policies developed in order to reduce potential impacts to riparian habitat.

A number of existing General Plan policies would provide further protection to riparian and other sensitive habitats. These include Policy OS 5.1, which limits the substantial alteration and channelization of waterways to a "last resort." Policy OS 5.4, which states that the County should consider designating floodway setbacks for greenways, trails and recreation opportunities on a case-by-case basis, and Policy OS 5.6, which states that projects should identify and conserve remaining upland habitat associated with riparian areas that are critical to species associated with the riparian areas. Refer to the *Riverside County General Plan* for additional related policies related to riparian areas and other sensitive habitats.

Conformance with the WRC-MSHCP, would ensure the Project's potential impacts to riparian habitat or sensitive natural communities are less than significant.

- c) *Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? Determination: Less than Significant Impact.*

Federally protected wetland areas exist throughout the County, and are present within the Project Area. Wetland areas are generally centralized around Lake Elsinore lakefront; however, the lakefront areas have been re-designated as Open Space conservation under the proposed Project in order to better accommodate the existing Lake Elsinore floodplain. The Open Space Conservation land use designation would restrict development and thus would reduce potential adverse effects to the lakefront. While the Open Space Conservation land uses would reduce the Project's potential impacts along the lakefront, future development within the Project area does have potential to impact wetland areas if left unregulated. However, the County has a number of existing programs and policies that have been developed to reduce potential impacts to riparian habitat, which are further explained below.

## Section 3.0 Environmental Analysis

The Project is located within the WRC-MSHCP, which was developed to fully mitigate impacts to sensitive biological resources. The issuance of the Section 10(a) permit by United States Fish and Wildlife Service (USFWS) acknowledged the adequacy of the conservation programs as full mitigation. Each covered project in the County must comply with the requirements of the MSHCPs, which include the provision of habitat assessments and focused surveys, mandatory conservation of lands identified to have conservation value that would support the assemblage of several Conservation Areas in the Western Riverside County and Coachella Valley, and payment of mitigation fees. All future development within the Project area would be required to undergo the WRC-MSHCP process prior to development to ensure that potential impacts to sensitive habitat have been evaluated and mitigated where appropriate.

Specifically for proposed development in riparian areas, the project-level MSHCP process includes the completion of a Determination of Biologically Equivalent or Superior Preservation (DBESP). A DBESP requires the completion of a DBESP Report, as outlined by the section 6.1.2 of the WRC-MSHCP. The report includes the description of the project area, a description of the biological information available for the site, maps of the riparian area on the site, indicating areas of impact, and an extensive analysis of the riparian area including potential avoidance measures, alternatives, flood storage, as well as many other areas. All of the work completed under the DBESP process must be completed by a County approved biologist.

Beyond the MSHCP, a number of State and federal regulatory agencies have jurisdiction over wetlands within the County, including the Army Corps of Engineers, USFWS, California Department of Fish and Wildlife, the County of Riverside, as well as others. Where applicable, future development accommodated by the proposed Project would be required to undergo the extensive regulatory process of the above listed agencies prior to development in order to reduce potential impacts to federally protected wetlands.

Any development constructed under the Project would be required to undergo the extensive regulatory process developed at the local, State, and federal level. The Project does not interfere or propose changes to these regulatory programs. As such, impacts would be less than significant.

- d) *Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? Determination: Less than Significant Impact.*

According to the *Riverside County Map My County* GIS database (Accessed on May 12, 2016), there are no MSHCP Conservation Areas or existing or proposed linkages within the Project area. However, there are MSHCP Core Conservation Areas surrounding the Project site. Refer to Exhibit 9, MSHCP Map, for the MSHCP Criteria Cells and Conservation Areas.

Direct impacts to wildlife movement corridors generally occur from blockage or interference with the connectivity between blocks of habitat, a decrease in the width of a corridor or linkage that constrains movement, or the loss of visual continuity within a linkage or corridor. Even when corridors are not directly constrained by development, they are particularly vulnerable to edge effects and human encroachment. However, extensive programs are in place within the WRC-MSHCP that function to minimize impacts to migratory corridors, linkages, and edge effects. As noted in section 3.4(c) above, the MSHCP contains requirements for extensive analysis of site specific development proposals prior to construction. The MSHCP requires the DBESP process which includes analysis of linkages within the habitat area; however, the WRC-MSHCP also requires site-specific biological survey and mitigation for areas within habitat linkages as well as areas along the urban/wildland interface.

Section 6.1.4 of the WRC-MSHCP contains guidelines related to the Urban Wildlands Interface that regulate drainage, toxics, lighting, noise, invasive species, barriers, and grading. These requirements have been developed in order to reduce impacts along the Wildland/Urban Interface.

The proposed Project would focus future development within areas that contain existing development patterns with limited amounts of vacant land. Under the Project, land may be developed (or redeveloped) in higher intensities. The Project proposes the centralization of development within areas containing development, and uses lower intensity uses adjacent to sensitive habitat. Existing corridor conservation measures, edge effect controls, and other components of the WRC-MSHCP, in conjunction with the more centralized development patterns proposed for the Project, would result in impacts that are less than significant.

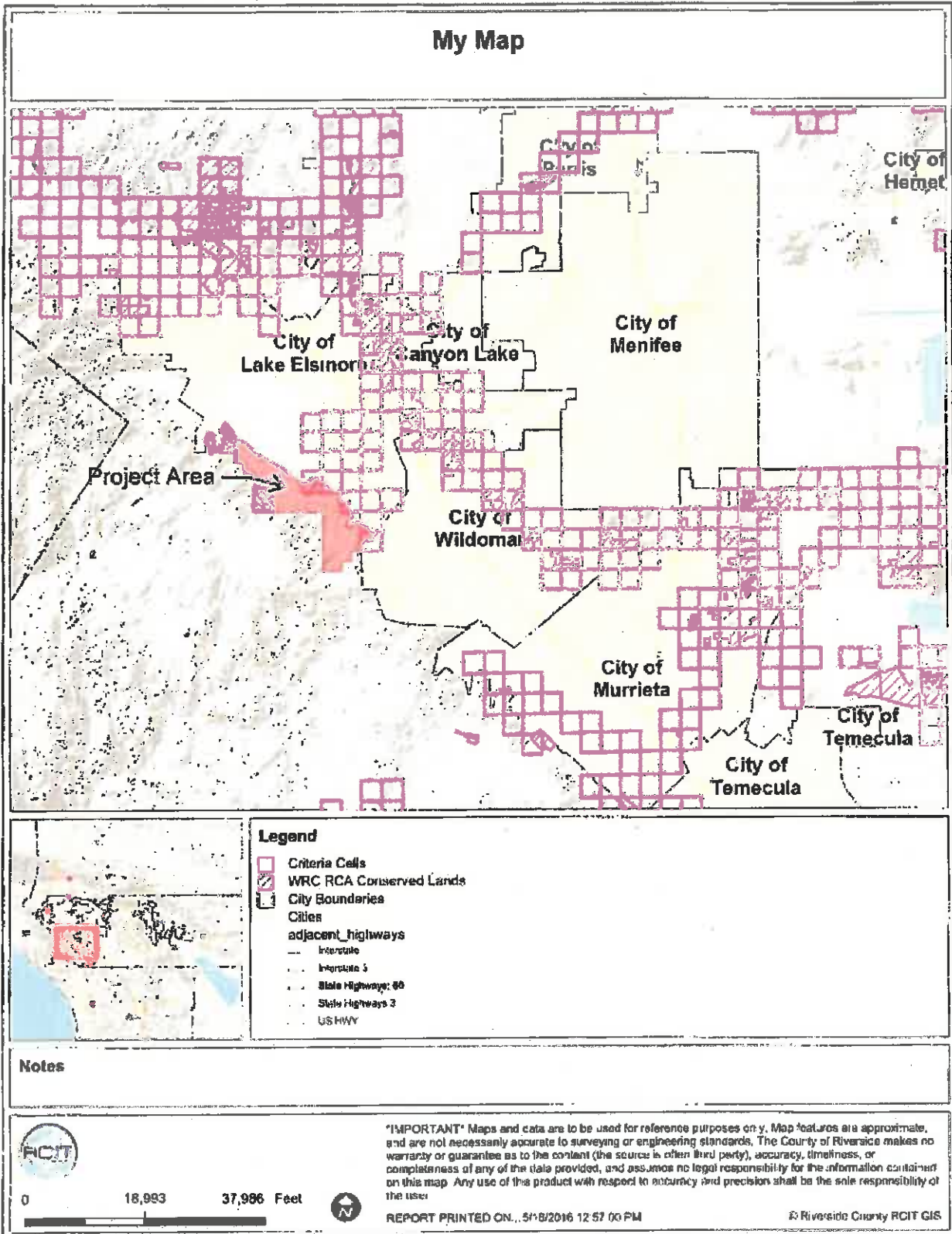
- e) *Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? **Determination: Less than Significant Impact.***

As noted previously, the majority of the Project Area contains existing development with scattered areas of undeveloped land. The project-level development that would be accommodated under the Project could have impacts potential on biological resources (including Oak Trees) through the site preparation and development process.

The County of Riverside has a number of policies and programs that have been developed to protect biological resources, with the largest program being the Riverside County MSHCP. The WRC-MSHCP, which encompasses areas of the proposed Project, provides a number of policies and guidelines that have been developed to protect the biological resources within the County. Furthermore, the County has Oak Tree Management Guidelines that were adopted by the County Board of Supervisors in March 1993 in order to minimize development impacts to oak trees. Further, all future development within the LVPA would be required to undergo a site specific biological analysis prior to approval and construction. The site-specific analysis would include review of the project in accordance with County policies including the WRC-MSHCP and Oak Tree Management guidelines. Conformance with the WRC-MSHCP and Oak Tree Management Guidelines would ensure the Project's impacts are less than significant.

- f) *Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? **Determination: Less than Significant Impact.***

While the Project does not directly propose development activities, implementation of the Project would facilitate the construction of future development. As noted under Impact 3.4(e) above, the County requires site-specific development to demonstrate conformance with a number of policies and ordinances in place to reduce potential impacts to the natural habitat. Future development accommodated through Project implementation would be required to demonstrate conformance with existing County, State, and federal programs in place to conserve habitat. Future development accommodated through the Project would also be required to undergo extensive project-level analysis prior to approval. The Project does not propose any features that would conflict with the implementation of the WRC-MSHCP, or other conservation plans. All future development would be subject to the requirements of applicable conservation plans. As such, impacts would be less than significant.



Riverside County Map My County GIS Calabasas (2010);

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## 3.5 CULTURAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>5. CULTURAL RESOURCES – Would the project</b>				
a) Cause a substantial adverse change in the significance of a historical resource as defined in '15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to '15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resource Code Section 21074?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Would the project:**

- a) *Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines §15064.5? Determination: Less than Significant Impact.*

The County of Riverside contains a number of known cultural resources and likely contains numerous undiscovered resources as well. Any development has the potential to impact both known and undiscovered resources. According to the *Riverside County Map My County* GIS database (accessed May 10, 2016), the Project Area predominantly contains areas of low paleontological sensitivity, as well as areas with unknown paleontological sensitivity. There is one mapped area of high sensitivity along the northern extent of the Project site (east of the Lake) that contains both vacant land and existing development.

There are a number of County policies that are directed to reduce potential impacts to cultural resources. For example, Policy OS 19.2 states that the County shall establish a cultural resource program in conjunction with local Tribes and cultural resource consultants. Policy OS 19.3 states that proposed developments should be reviewed for possible cultural resources and Policy 19.5 states that cautions should be exercised for human remains and that all applicable laws related to human remains shall be complied with. The General Plan contains a number of additional policies related to the protection of cultural resources. Furthermore, the Riverside County Planning Department has a number of procedures required during the development review process which function to ensure specific projects are reviewed prior to construction. Once construction begins, the Riverside County Planning Department evaluates that development projects comply with cultural resources conditions of approval developed in order to provide project-level compliance in the event that resources are discovered on a development site.

Furthermore, existing state and federal regulations would limit the Project's potential impacts to cultural resources, including the National Historic Preservation Act, Native American Graves Protection and Repatriation Act, Traditional Tribal Cultural Places Act, and the California Register of



Historic Resources. The requirements and protocols outlined under these regulations would be implemented prior to development to reduce potential impacts to cultural resources.

Through compliance with both state and federal regulations, impacts would be less than significant.

- b) **Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5? Determination: Less than Significant Impact.**

According to the General Plan Figure OS-7, as well as the *Riverside County Map My County* GIS Database (accessed May 10, 2016), the Project area does not contain any significant cultural resources. Please refer to Impact 3.5(a) above. As noted above, existing regulations and conditions of approval in place to protect cultural resources would aid in ensuring the Project's impacts to cultural resources are less than significant. Furthermore, Assembly Bill 52 was adopted on September 25, 2014, and requires that tribal cultural resources must be considered during the CEQA process. This includes consultation with local tribal governments to ensure reduced impacts to cultural resources. Any future development required to complete an Environmental Impact Report or Initial Study would be required to consult with local Tribal governments under AB 52.

With existing laws, and ordinances, impacts to cultural resources would be less than significant.

- c) **Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? Determination: Less than Significant Impact.**

Riverside County has been inventoried for geologic formations known to potentially contain paleontological resources. Lands with high, low or undetermined potential for finding paleontological resources have been mapped and included in Figure OS-8 of the General Plan (as well as the County GIS database). The mapped paleontological sensitivity is used in the environmental assessment of development proposals and the determination of required impact mitigation. According to the *Riverside County Map My County* GIS Database, accessed on May 10, 2016, the Project Area predominantly contains areas of low paleontological sensitivity, as well as areas with unknown paleontological sensitivity. Only a small area of high paleontological sensitivity exists along Lake Elsinore.

General Plan Policy OS 19.7 states that: Whenever existing information indicates that a site proposed for development has low paleontological sensitivity as shown on Figure OS-8, no direct mitigation is required unless a fossil is encountered during site development. Should a fossil be encountered, the County Geologist shall be notified and a paleontologist shall be retained by the project proponent. The paleontologist shall document the extent and potential significance of the paleontological resources on the site and establish appropriate mitigation measures for further site development.

Furthermore, General Plan Policy OS 19.8 states that: Whenever existing information indicates that a site proposed for development has undetermined paleontological sensitivity as shown on Figure OS-8, a report shall be filed with the County Geologist documenting the extent and potential significance of the paleontological resources on site and identifying mitigation measures for the fossil and for impacts to significant paleontological resources prior to approval of that department.

Lastly, General Plan Policy 19.9 states that: Whenever paleontological resources are found, the County Geologist shall direct them to a facility within Riverside County for their curation, including the Western Science Center in the City of Hemet.

Beyond County Policies, there are a number of existing State and federal laws that regulate development impacts to paleontological resources, including those outlined under the California Public Resources Code Paleontological Resources Preservation Act, as well as the laws listed in the discussion of Impact 3.5(a) above.

## Section 3.0 Environmental Analysis

Due to the limited known paleontological resources and unique geologic features within the Project Area, and existing regulations that future development would be required adhere to, impacts to paleontological resources would be less than significant.

**d) Disturb any human remains, including those interred outside of formal cemeteries? Determination: Less than Significant Impact**

Please refer to Impact 3.5(a) above. Development within the Project Area would increase the potential for the inadvertent discovery of human remains, including those interred outside of formal cemeteries. There are a number of existing laws and regulations that specifically regulate potential impacts to buried cultural resources, including human remains, as listed above.

While there is potential for impacts to human remains, there are existing laws that have been instituted in order to reduce potential impacts to remains during the development process. California State Health and Safety Code section 7050.5 states that in the event that human remains are found, construction activities shall be halted and the County coroner shall be notified immediately.

With compliance with existing State laws impacts would be less than significant in this regard.

**e) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resource Code Section 21074? Determination: Less than Significant Impact.**

The Riverside County Planning Department initiated consultation under AB-52 and Senate Bill 18 (SB 18) with the Pechanga Band of Luisño Indians, Rincon Band of Luisño Indians, and the Soboba Band of Luisño Indians. Letters were sent to all three tribes on November 9, 2015, and meetings were held with representatives from the Pechanga and Soboba tribes. The Soboba Tribe did not identify specific concerns related to the Project. The Rincon Tribe did not respond requesting notification or consultation, and as such consultation has concluded.

The Pechanga Tribe noted concerns in regards to impacts from the proposed Project. The Pechanga Tribe reviewed the Project, and did not request any additional mitigation. The Pechanga Tribe did request that future projects, accommodated by GPA No. 1156, be reviewed by the Tribe pursuant to AB-52 and SB-18 as appropriate. As of May 3, 2016, AB 52 consultation was closed with all of the Tribes.

As noted above, all future projects accommodated under the proposed Project would be required to undergo substantial review prior to development. Through continued consultation with local Tribal governments, and existing regulations, impacts would be less than significant.

3.6 GEOLOGY AND SOILS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>6. GEOLOGY AND SOILS -- Would the project</b>				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (2004), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Would the project:**

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

The proposed Project would allow future development within the EJAP, particularly within the Gateway areas where development may be of a higher intensity than the surrounding community as it is currently designated. Southern California is a known seismically active region, including Riverside County and the Project Area. Specifically in regards to the Project, a designated Alquist-Priolo Fault is located southwest of the Project Area and a number of mapped County Fault Zones are located directly on the Project site.

## Section 3.0 Environmental Analysis

While future development would be subject to future geologic activity due to faults within the Project vicinity, all future projects would be required to meet the requirements within the California Building Standards Code (CCR Title 24), which requires construction and building design standards developed to reduce loss of property and injury related to fault rupture.

The County General Plan contains a number of policies specifically related to potential seismic hazards. Policy S 2.1 outlines a number of protocols that should be taken for future development projects under the Alquist Priolo Earthquake Zoning Act. These policies include the completion of geologic studies or analyses for critical structures, that all lifelines are designed to resist failure should a fault rupture, as well as many others. Due to the proximity of the Project to active fault areas, and the potential for impacts to future structures accommodated by the Project, Mitigation Measure GEO-1 is proposed, which requires a number of site specific measures for all future development on the Project site, as noted in Policy S 2.1. Implementation of Mitigation Measure GEO-1, along with project-level conformance with the California Building Standards Code, would ensure the Project's impacts would be less than significant with mitigation incorporated.

### Mitigation Measures:

- GEO-1** S 2.1 Minimize fault rupture hazards through enforcement of Alquist-Priolo Earthquake Fault Zoning Act provisions and the following policies: (AI 80, 91)
- Require geologic studies or analyses for critical structures, and lifeline, high occupancy, schools, and high-risk structures, within 0.5 miles of all Quaternary to historic faults shown on the Earthquake Fault Studies Zones map.
  - Require geologic trenching studies within all designated Earthquake Fault Studies Zones, unless adequate evidence, as determined and accepted by the Riverside County Engineering Geologist, is presented. The County of Riverside may require geologic trenching of non-zoned faults for especially critical or vulnerable structures or lifelines.
  - Require that lifelines be designed to resist, without failure, their crossing of a fault, should fault rupture occur.
  - Support efforts by the California Department of Conservation, California Geological Survey to develop geologic and engineering solutions in areas of ground deformation due to faulting and seismic activity, in those areas where a through-going fault cannot be reliably located. County of Riverside General Plan S-10 December 8, 2015
  - Encourage and support efforts by the geologic research community to define better the locations and risks of Riverside County faults. Such efforts could include data sharing and database development with regional entities, other local governments, private organizations, utility agencies or companies, and local universities. (S 2.1)

**ii) Strong seismic ground shaking? Determination: Less than Significant Impact with Mitigation Incorporated.**

As noted above, the Project Area may be subject to ground shaking due to its proximity to known earthquake faults. However, a number of existing regulatory programs have been developed in order to ensure the safety of structures proximal to seismically active areas. The provisions of the California Building Standards Code (CCR Title 24) regulate the design and construction of a building's structural, plumbing, electrical and mechanical systems to ensure seismic safety, as well as fire safety, energy conservation and accessibility. In addition, development accommodated

through Project implementation would be subject to Riverside County Municipal Code Chapter 15.60, which was adopted pursuant to the requirements of the Alquist Priolo Earthquake Fault Zoning Act, as well as the policies of the State Mining and Geology Board that regulate all permit applications for development projects.

A number of policies and mitigation are included in the General Plan Safety Element and General Plan EIR to reduce potential impacts related to seismic groundshaking, including: Mitigation Measure 4.10.2A, which requires buildings to adhere to the California Building Code; Mitigation Measure 4.10.2B, which requires development to complete a site-specific geologic investigation as determined by the County Geologist; and Mitigation Measure 4.10.2C, which requires that measures 4.10.2A and 4.10.2B are implemented when facilities undergo expansion modification, remodeling, or renovation.

While these existing regulations reduce impacts in regards to seismic ground shaking, development will increase the number of structures and residents within the Project site. In addition to Mitigation GEO-1 above, Mitigation Measures GEO-2 and GEO-3 would further reduce impacts in regards to seismic ground shaking. Mitigation Measure GEO-2 would require the preparation of a geologic assessment to determine site-specific groundshaking and liquefaction impacts resulting from development. Mitigation Measure GEO-3 applies the standards stated in Mitigation Measures GEO-1 through GEO-3 to any structure or facility that undergoes expansion, remodeling, renovation, refurbishment, or other modifications. As such, impacts would be less than significant with mitigation incorporated.

#### Mitigation Measures:

- GEO-2** As determined by the County Geologist, a site-specific assessment shall be prepared to ascertain potential groundshaking impacts resulting from development. The site-specific groundshaking assessment shall incorporate up-to-date data from government and non-government sources and may be included as part of any site-specific geotechnical investigation required Mitigation Measure GEO-1. The site-specific groundshaking assessment shall include specific measures to reduce the significance of potential groundshaking hazards. This site-specific groundshaking assessment shall be prepared by a licensed geologist and shall be submitted to the County Geologist for review and approval prior to the issuance of building permits. (EIR No. 521, Existing Mitigation Measure 4.10.2B)
- GEO-3** The standards stated in Mitigation Measure GEO-1 through GEO-3 above shall apply to any structure or facility that undergoes expansion, remodeling, renovation, refurbishment or other modification. (EIR No. 521, Existing Mitigation Measure 4.10.2C)

#### iii) *Seismic-related ground failure, including liquefaction? Determination: Less than Significant Impact with Mitigation Incorporated.*

According to the United States Geological Survey, liquefaction is a phenomenon where saturated sand and silt take on the characteristics of a liquid during the intense shaking of an earthquake. According to the *Riverside County Map My County* GIS Database (Accessed May 10, 2016), the Project Area contains a number of areas of liquefaction ranging from moderate to very high. Areas containing a high risk for liquefaction risk areas are generally found adjacent to the Lake Elsinore shoreline, with moderate and lower risk areas located away from the lakeshore. Future development accommodated through Project implementation may be subject to liquefaction during seismic events, and the Gateway areas proposed under the Project would accommodate centralized development and may represent increased risk for the structures and population in those areas. In order to reduce the Project's potential for seismic-related ground failure, Mitigation



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Measures GEO-2 and GEO-4 would be required. Mitigation Measure GEO-2, listed above, requires a site-specific evaluation of potential project sites prior to development as determined by the County Geologist in order to review and mitigate potential site specific geologic risks. Mitigation Measure GEO-4 requires the completion of a site specific evaluation for development susceptible to settlement liquefaction, or landslide. With implementation of the Mitigation Measures GEO-2 and GEO-4, impacts would be less than significant.

### Mitigation Measures:

- GEO-2** Refer to Impact 3.6(a)ii. above.
- GEO-4** Require geological and geotechnical investigations in areas with potential for earthquake-induced liquefaction, land sliding or settlement, for any building proposed for human occupancy and any structure whose damage would cause harm, except for accessory buildings. (S 2.2)

#### *iv) Landslides? Determination: Less than Significant Impact.*

The Project site encompasses a relatively flat area with little to no risk of landslide; however, according to the ELAP Figure 14, Elsinore Area Plan Slope Instability, the hilly areas south of the Project site are subject to moderate to high levels of slope instability and potential landslide. Project implementation would accommodate future development within the Project Area, which could result in a greater number of structures at risk of damage due to landslide. However, the LVPA would concentrate future development outside of areas with high landslide susceptibility, with minimal development within areas subject to moderate and high slope instability.

To further reduce risk, a number of existing County and State regulations are required prior to Project development in order to reduce potential impacts due to landslide. Title 24 of the California Building Standards Code outlines a number of requirements related to grading and building construction specifically to reduce potential risk due to hazards such as landslides. Furthermore, a number of General Plan Safety Element policies, including Policies S 2.5 through S 2.8, address grading and construction methods that would reduce potential risks associated with landslides. Conformance with the above-mentioned County and State regulations would ensure the Project's potential impacts related to landslides are less than significant.

#### *b) Result in substantial soil erosion or the loss of topsoil? Determination: Less than Significant Impact.*

While the Project does not propose development at this time, its implementation would accommodate future development and construction activity. Future development accommodated through Project implementation would likely require grading and trenching during construction and thus would have the potential to displace soils and temporarily increase the potential for soils to be subject to wind and water erosion. Soil erosion is most prevalent in unconsolidated alluvium and surficial soils and in areas that have slopes. To reduce the Project's potential impacts related to the loss of topsoil, project applicants would be required to meet the County of Riverside grading standards, and as required, would prepare site-specific grading plans to be signed by a registered civil engineer. Further, as required by the Environmental Protection Agency's (EPA) General Construction Permit process, all future development disturbing more than one acre of land would be required to prepare a Stormwater Pollution Prevention Plan (SWPPP) for approval by the County prior to the commencement of project grading activities. These plans would identify site-specific Best Management Practices (BMPs) to be implemented with the proposed development in order to prevent erosion, minimize siltation from impacting downstream water bodies, and protect water quality. Examples of BMPs include silt fences, sediment basins, phased construction, etc. Compliance with existing regulations would ensure erosion



and loss of topsoil impacts for future development accommodated by the Project remained at a less than significant level.

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

As noted above, the Project area contains varying levels of susceptibility to ground failure ranging from low to high failure rates. Future development accommodated by the Project may result in an increased number of structures within the Project area. While landslide, lateral spreading, subsidence, liquefaction and collapse risk is present within the Project site, any future development constructed within the Project Area would be required to demonstrate compliance with the design requirements of the California Building Code Seismic Engineering Standards as well as the County of Riverside Grading Standards. This includes, as noted under Impact 3.6(a)iii above, site specific analysis of development projects located in areas prone to liquefaction or other ground instability.

Furthermore, the General Plan Safety Element contains a number of policies that have been developed specifically to reduce potential liquefaction risk, including: Policy S 2.2, which requires a site specific geotechnical evaluation for future development in areas subject to liquefaction; Policy S 2.3, which states that a licensed professional shall investigate liquefaction potential in areas underlain by high groundwater or susceptible sediments, as well as many other policies in the General Plan Safety Element.

Because future development within the Project area would be required to adhere to preventative engineering standards, impacts associated with ground failure, including landslides, liquefaction, lateral spreading, and settlement, are considered to be less than significant with Project compliance with the California Building Code and applicable local codes, and building standards. Refer also to Responses 3.6(a)ii. through 3.6(a)iv., above, for additional discussion. Project impacts relative to unstable geologic units or soils would be less than significant, and no mitigation measures are required.

- d) *Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? Determination: Less than Significant Impact.*

Expansive soils are those that undergo volume changes as moisture content fluctuates (swelling substantially when wet or shrinking substantially when dry). Soil expansion can damage structures by cracking foundations, causing settlement, and distorting structural elements. The proposed Project would accommodate future development within the Project site; however, all future development accommodated by the Project would be required to adhere with the California Building Code as it relates to expansive soils. The California Building Code requires the preparation of soils reports to accompany requests for construction. Soils reports would include building requirements needed to address soil conditions unique to the site, building design, etc. Provisions may include over excavation of soils, widening of foundations, change of foundation type, and possibly material type and placement. The recommendations would be part of the soils report, accompany the construction permit application and reviewed by the County prior to and during construction. Compliance with the soils report and California Building Code will reduce these impacts to less than significant.

- e) *Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? Determination: Less than Significant Impact.*

Throughout the County, there are a number of communities that lie outside of utility service districts. The proposed Project area is fully contained within the Elsinore Valley Municipal Water District (EVMWD) boundary, and is served by EVMWD for both water and wastewater treatment. While

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septic tanks are present within the EVMWD service area, the District has encouraged the conversion of developments from septic systems to sewer.<sup>2</sup> While the proposed Project could accommodate future development that would use a septic system, or other alternative wastewater disposal system, all future development accommodated through Project implementation would be subject to the requirements outlined in the California Building Code. California Building Code Chapter 18 outlines requirements for the installation of septic tank systems to ensure that they are installed in soils capable of supporting the water treatment system. Furthermore, any development using a septic system must also comply with County Environmental Health and Regional Water Quality Control Board requirements. Project-specific compliance with California Building Code Chapter 18 along with the County Environmental Health and Regional Water Quality Control Board requirements would ensure impacts would be less than significant.

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<sup>2</sup> Elsinore Basin Groundwater Management Plan, March 2005, Page 2-33

3.7 GREENHOUSE GAS EMISSIONS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>7. GREENHOUSE GAS EMISSIONS - Would the project</b>				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Would the project:**

**Global Climate Change**

California is a substantial contributor of global greenhouse gases (GHGs), emitting over 450 million tons of carbon dioxide (CO<sub>2</sub>) in 2013.<sup>3</sup> Climate studies indicate that California is likely to see an increase of three to four degrees Fahrenheit over the next century. Methane (CH<sub>4</sub>) is also an important GHG that potentially contributes to global climate change. GHGs are global in their effect, which is to increase the earth's ability to absorb heat in the atmosphere. As primary GHGs have a long lifetime in the atmosphere, accumulate over time, and are generally well-mixed, their impact on the atmosphere is mostly independent of the point of emission.

The impact of human activities on global climate change is apparent in the observational record. Air trapped by ice has been extracted from core samples taken from polar ice sheets to determine the global atmospheric variation of CO<sub>2</sub>, CH<sub>4</sub>, and nitrous oxide (N<sub>2</sub>O) from before the start of industrialization (approximately 1750), to over 650,000 years ago. For that period, it was found that CO<sub>2</sub> concentrations ranged from 180 to 300 parts per million. For the period from approximately 1750 to the present, global CO<sub>2</sub> concentrations increased from a pre-industrialization period concentration of 280 to 379 parts per million in 2005, with the 2005 value far exceeding the upper end of the pre-industrial period range.

**Regulations and Significance Criteria**

The Intergovernmental Panel on Climate Change (IPCC) developed several emission trajectories of GHGs needed to stabilize global temperatures and climate change impacts. It concluded that a stabilization of GHGs at 400 to 450 parts per million CO<sub>2</sub> equivalent<sup>4</sup> (CO<sub>2</sub>eq) concentration is required to keep global mean warming below two degrees Celsius, which in turn is assumed to be necessary to avoid significant levels of climate change.

Executive Order S-3-05 was issued in June 2005, which established the following GHG emission reduction targets:

- 2010: Reduce GHG emissions to 2000 levels.
- 2020: Reduce GHG emissions to 1990 levels.
- 2050: Reduce GHG emissions to 80 percent below 1990 levels.

<sup>3</sup> California Environmental Protection Agency, *California Greenhouse Gas Emission Inventory - 2015 Edition*, <http://www.arb.ca.gov/cc/inventory/data/data.htm>, accessed May 26, 2016.

<sup>4</sup> Carbon Dioxide Equivalent (CO<sub>2</sub>eq) - A metric measure used to compare the emissions from various greenhouse gases based upon their global warming potential.

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Additionally, issued in April 2015, Executive Order B-30-15 requires statewide GHG emissions to be reduced 40 percent below 1990 levels by 2030. Assembly Bill (AB) 32 Statutes of 2006, Health and Safety Code section 38500 et seq. requires that CARB determine what the statewide GHG emissions level was in 1990, and approve a statewide GHG emissions limit that is equivalent to that level, to be achieved by 2020. CARB has approved a 2020 emissions limit of 427 million metric tons of CO<sub>2</sub> equivalent (MTCO<sub>2</sub>eq).

Due to the nature of global climate change, it is not anticipated that any single development project would have a substantial effect on global climate change. In actuality, GHG emissions from the proposed Project would combine with emissions emitted across California, the United States, and the world to cumulatively contribute to global climate change.

In June 2008, the California Governor's Office of Planning and Research (OPR) published a Technical Advisory, which provides informal guidance for public agencies as they address the issue of climate change in CEQA documents.<sup>3</sup> This is assessed by determining whether the proposed project is consistent with or obstructs the 39 Recommended Actions identified by CARB in its Climate Change Scoping Plan which includes nine Early Action Measures (qualitative approach). The Attorney General's Mitigation Measures identify areas where GHG emissions reductions can be achieved in order to achieve the goals of Assembly Bill 32. As set forth in the OPR Technical Advisory and in the proposed amendments to the *CEQA Guidelines* Section 15064.4, this analysis examines whether the project's GHG emissions are significant based on a qualitative and performance based standard (Proposed *CEQA Guidelines* Section 15064.4(a)(1) and (2)).

### Riverside County Thresholds

In December 2015, the County of Riverside adopted the *County of Riverside Climate Action Plan (CAP)* based on the premise that the County and the community it represents are uniquely capable of addressing emissions associated with sources under the County's jurisdiction and that the County's emission reduction efforts should coordinate with the state strategies of reducing emissions in order to reduce emissions in an efficient and cost-effective manner. The CAP presents a comprehensive set of actions to reduce the County's internal and external GHG emissions to 15 percent below current levels by 2020, consistent with the AB 32 Scoping Plan.

The County's future GHG emissions were analyzed for three different timelines: 2020, 2035, and 2060. For each of these years, emissions were calculated based on County growth and land use projections. Emissions reductions from the implementation of the CAP were also quantified. The reduced scenarios provide an estimate of Riverside County's emissions with the implementation of the GHG-reducing policies in the General Plan and CAP's Implementation Measures.

The CAP identifies GHG emissions reduction goals, objectives, and strategies categorized in seven sectors including Energy (addressing energy efficiency and alternative energy in buildings and renewable energy generation facilities), Water Supply, Wastewater Treatment, Solid Waste Management, Area Source Emissions, Transportation, and Agriculture. For each sector, reduction strategies have been developed to achieve the County's 2020 emissions reduction target.

Implementation of the County's CAP is achieved through the Development Review Process by applying appropriate reduction requirements to projects, which reduce GHG emissions. All new development is required to quantify a project's GHG emissions and adopt feasible mitigation to reduce project emissions below a level of significance. A review standard of 3,000 MTCO<sub>2</sub>eq is used to identify and mitigate project emissions.

For projects exceeding 3,000 MTCO<sub>2</sub>eq/yr of GHG emissions, the developer may use the CAP Screening Tables as a tool to assist with calculating GHG reduction measures and the determination of a significance finding. Projects that garner 100 or more points on the Screening Tables do not require quantification of

<sup>3</sup> Governor's Office of Planning and Research, *CEQA and Climate Change: Addressing Climate Change Through California Environmental Quality Act (CEQA) Review*, 2008.

project-specific GHG emissions. The point system was devised to ensure project compliance with the reduction measures in the CAP such that the GHG emissions from new development, when considered together with those from existing development, would allow the County to meet its year 2020 target and support longer-term reductions in GHG emissions beyond year 2020.

Projects exceeding 3,000 MTCO<sub>2</sub>eq/yr of GHG emissions that do not use the Screening Tables are required to quantify the project specific GHG emissions or otherwise demonstrate that project specific GHG emissions achieve the equivalent level of GHG emissions efficiency as a 100-point project. Consistent with the CEQA Guidelines, such projects are consistent with the GHG Plan and, therefore, would be determined to have a less than significant individual and cumulative impact for GHG emissions.

- a) *Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? Determination: Less than Significant with Mitigation Incorporated.*

#### **Project-Related Sources of Greenhouse Gases**

Overall the resulting land use changes associated with GPA No. 1156 include the potential increased development within the Policy Area, in comparison to the existing development.

Development accommodated under the proposed Project would generally result in direct emissions of GHGs from construction activities and operations. Quantifying the specific GHG emissions from future, short-term, temporary construction activities allowed under the proposed Project is not possible due to project-level variability and uncertainties related to future individual projects in terms of detailed site plans, construction schedules, equipment requirements, etc., none of which have yet been determined. It should be noted that the proposed Project does not include any provisions which require that its growth potential be attained. Not all of the identified land would be available for development at any given time based on site readiness, environmental constraints, market changes, and other factors.

Future project-level analyses of GHG emission-related impacts, in accordance with CEQA requirements, would be conducted on a case-by-case basis as individual, future development projects proceed. Riverside County has promulgated methodology protocols for addressing and reducing GHG emissions associated with land use development projects. For instance, County General Plan Policies AQ 19.3, AQ 19.4, and AQ 21.1 require that future development proposed as a discretionary project to employ the CAP Screening Tables for New Development, which is a process to incorporate ranked GHG-reducing implementation measures (IMs) contained in the County CAP into a proposed project. The identified IMs are ranked by their effectiveness, and it is incumbent on proposed projects to demonstrate the incorporation of IMs totaling 100 points. According to General Plan Policy AQ 21.1, 100 points of CAP implementation measures represent a project's fair share of reduction in operational emissions associated with the developed use needed to reduce emissions down to the CAP reduction target.

The proposed project would create mixed-use zones and would change existing residential, commercial, civic, and industrial land uses within the Project area. However, the overall future development pattern, as outlined in GPA No. 1156 would include development of mixed use, compact development that would allow for internal capture of vehicle trips and provides opportunities for alternative transportation. While GHG impacts may increase with the proposed Project, future development as proposed by the Project would employ Project design features that would reduce mobile source emissions due to the compact development patterns and mixed use areas. Furthermore, future development projects within the Project area would be subject to compliance with the strategies and actions in the General Plan Update EIR No. 521 (including Mitigation Measures GHG-1 and GHG-2). As such, the proposed Project would not conflict with the goals of AB 32 and would not generate GHG emissions that would have a significant impact on the environment. Impacts in this



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regard would be less than significant with implementation of Mitigation Measures GHG-1 and GHG-2.

### Mitigation Measures:

**GHG-1** To ensure GHG emissions resulting from new development are reduced to levels necessary to meet California State targets, the County of Riverside shall require all new discretionary development to comply with the Implementation Measures of the Riverside County Climate Action Plan or provide comparable custom measure backed by a project GHG study (for example, using CalEEMod modeling) demonstrating achievement of the same target. (EIR No. 521, NEW Mitigation Measure 4.7.A-N1)

**GHG-2** In lieu of a project-specific GHG analysis per Mitigation Measures 4.7.A-N1, a future discretionary project pursuant to the Riverside County General Plan shall incorporate into the project design, operational features and/or Implementing Measures from the County Climate Action Plan, in such a manner as to garnish at least 100 points. The point values within the CAP's Screening Tables constitute GHG emission reductions. (EIR No. 521, NEW Mitigation Measure 4.7.A-N2)

- b) *Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? Determination: Less than Significant with Mitigation Incorporated.*

As noted above, future development projects within the LVPA would be required to comply with the Riverside County CAP and a GHG reduction program pursuant to General Plan Policies AQ 19.3, AQ 19.4, and AQ 21.1 and Mitigation Measure GHG-1 and GHG-2. The measures within the CAP Screening Tables would be applied as necessary to reduce GHG emission-related impacts below a significance threshold that was developed to comply with the requirements of AB 32 and achieve the goals of the AB 32 Scoping Plan. Implementation of the County's CAP is achieved through the Development Review Process by applying appropriate reduction requirements to projects, which reduce GHG emissions. As such, future development within the Project area would be less than significant with the implementation of Mitigation Measures GHG-1 and GHG-2.

### Mitigation Measures:

Refer to Mitigation Measures GHG-1 and GHG-2.



3.8 HAZARDS AND HAZARDOUS MATERIALS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>8. HAZARDS AND HAZARDOUS MATERIALS - Would the project</b>				
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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Would the project:**

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

The proposed Project would change land use designations on several properties to include commercial, open space, residential, and mixed use. The Project also includes conceptual alignments for a future roadway and trails network. Existing land uses within the Project site predominantly include commercial and residential uses, as well as vacant land. Under the proposed Project, potential future uses include mixed use area, residential, commercial and conservation uses.

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Future development will use hazardous materials such as diesel fuel, gasoline and paint as part of construction. Once operational, typical household chemicals such as detergents would be present; however, no industrial uses or other uses that may require extensive use of hazardous chemicals are anticipated or allowed under the proposed land use designations.

A number of federal, State, and local laws regulate the transport and use of hazardous materials. These laws include, but are not limited to, the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), Hazardous Materials Transportation Act (HMTA), Hazardous Waste Control Law (HWCL), as well as a number of Riverside County Ordinances. This suite of hazardous materials laws would ensure the safe transport and use of the limited hazardous materials that would be associated with the proposed Project.

As the use of hazardous materials associated with the proposed Project during construction and operation will be regulated by existing law, and the land use types are not anticipated to generate or need hazardous materials during operation, this impact is considered less than significant.

- 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? Determination: Less than Significant Impact.*

As noted in Impact 3.8(a) above, there are a number of laws regulating the use and transport of hazardous materials within the Project site. Compliance with these existing regulatory safeguards would ensure impacts would be less than significant.

- c) *Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? Determination: Less than Significant Impact.*

The Lakeland Village Middle School is located within the Project area. With the implementation of the proposed Project, future development accommodated by the Project would require the limited use of hazardous materials during construction activities. However, as noted in Impact 3.8(a), the Project does not include land use designations that would allow land uses that would require the routine use of hazardous materials. Furthermore, compliance with the existing regulatory safeguards outlined in Impact 3.8(a) would ensure the Project's risk of emitting pollutants that would have impacts within one-quarter mile of a school would be less than significant.

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

According to the California Department of Toxic Substance Control Envirostor Database, accessed on May 10, 2016, 2016, the Project Area does not contain any sites listed on the Cortese List.<sup>6</sup> Countywide, the County of Riverside only contains 19 sites listed on the Cortese List, the closest of which is located approximately 6 miles south of the Project Area. Due to the lack of Cortese list sites within the Project Area, there would be no impact in this regard.

<sup>6</sup> California Department of Toxic Substance Control, Envirostor Database, Accessed April 29, 2016.

- e) *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? Determination: Less than Significant Impact.*

The nearest airport to the Project Area is the Skylark Airport, which is located along Corydon Road approximately one mile north of the Project area. The Skylark Airport is a privately-owned airport limited to daylight only operations. Operations at the airport include skydiving, glider plane operation, and ultralight plane operation. Skylark Airport is surrounded by existing development, including existing development within the Project area. The airport does not have an airport compatibility plan.

The County of Riverside has two ordinances that would require future development accommodated by the Project to analyze potential impacts to airport operations. Riverside County Ordinance No. 448 requires specific height standards and limits within operating areas around airports pursuant to California Government Code Sections 50485-50485.14. Further, Riverside County Ordinance No. 576 establishes standards for airports in order to protect airport operations and surrounding development. The standards identified under Ordinance No. 576 govern building heights, density and intensity of activity on the ground and recognition of noise impacts associated with flight operations. The ordinances also require consultation with the Airport Land Use Commission for projects within an Airport Land Use Plan. The Project area is not within an Airport Land Use Plan. While the proposed project is not within an area regulated by an airport land use plan, conformance with Riverside County Ordinance No. 448 and 576 will ensure the Project's impacts to airport safety are less than significant.

- f) *For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? Determination: Less than Significant Impact.*

As noted above, the only airport within the Project area is the Skylark Airport. As discussed in Impact 3.8(e) above, impacts would be less than significant with implementation of Riverside County Ordinances No. 448 and 576.

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

The *Riverside County Fire Department Fire Protection and Emergency Medical Services Strategic Master Plan* includes a plan for facility, service, and equipment needs, as well as evacuation routes and access routes for emergency routes. Implementation of the proposed Project would have potential to result in population increases within specific areas of the Project area (refer to [Section 3.13, Population and Housing](#)). County development standards require roadways and property access consistent with the type and intensity of land use. As such, new development must include additional transportation and road improvements as needed to ensure adequate emergency access. As such, impacts would be less than significant.

- h) *Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? Determination: Less than Significant Impact.*

According to the *Riverside County Map My County* GIS database, portions of the Project Area directly borders undeveloped hillsides, and contains areas of Very High fire hazard risk. While the proposed Project would allow development adjacent to and within Very High fire hazards zones, the County of Riverside Building and Safety Department has developed a number of protocols and regulations in order to protect development and reduce fire hazard impacts within these areas.

These regulations include Riverside County Ordinance No. 787, which adopts the Uniform Fire Code that requires future development to adhere to standards developed to reduce loss of life and property due to fire risk, and Riverside County Ordinance No. 695, which requires the abatement of hazardous

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vegetation. As noted above, the *Riverside County Fire Department Fire Protection and Emergency Medical Services Strategic Plan* also provides facility, service, and equipment planning in order to reduce potential loss due to fire risk. All development applications are sent to the County Fire Department for review and comment on the project design and to make recommendations on fire safety and emergency access. The project design would be modified prior to approval to ensure compliance with Fire Department requirements which ensures that impacts related to risk of loss, injury, or death due to wildland fire are be less than significant.

3.9 HYDROLOGY AND WATER QUALITY

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>9. HYDROLOGY AND WATER QUALITY -- Would the project</b>				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) 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"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Would the project:**

- a) *Violate any water quality standards or waste discharge requirements? Determination: Less than Significant Impact.*

The Project does not propose site-specific development; however, its implementation would allow future development. Future development will be required to meet all applicable waste discharge and

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water quality standards prior to the commencement of construction. The site-specific environmental impacts associated with the water quality standards or waste discharge requirements needed to serve new development would be determined through a project-level CEQA analysis when a project applicant completes the development review process. All construction activities would be required to obtain and comply with relevant National Pollutant Discharge Elimination Services (NPDES) permits, SWPPPs, and Water Quality Management Plans (WQMPs) to prevent or minimize construction-related water quality impacts and waste discharges, particularly as related to soils.

All development conveying water into the existing storm drain systems within Riverside County are required to comply with the County of Riverside MS4 permit conditions and the associated Master Drainage Plan standards (if applicable). Projects must also comply with Clean Water Act Sections 401 and 404 if waters of the United States would be disturbed. Several existing Riverside County regulations addressing surface runoff and requiring no net increase of flow from onsite would also apply. The County also has a number of policies and programs that further regulate potential water quality impacts related to proposed development. Compliance with the extensive water quality regulations and programs, particularly those of the NPDES, would ensure no significant violations of water quality standards or waste discharge requirements occur. NPDES requires the use of silt fences, sediment basins, phased construction, water quality management basins, as well as other on-site protocols to reduce potential polluted discharge from construction sites. The NPDES process would individually evaluate each site to ensure that any discharges leaving a site are within required pollution thresholds.

Additionally, the *County of Riverside WQMP* (WQMP) functions as a guidance document for water quality management within the Santa Ana Region of Riverside County. Table 1-1 of the WQMP provides a list of types of developments and the respective WQMP threshold for each development type.<sup>7</sup> Compliance with these policies, regulations, and programs in place to protect water quality are assured through conditions of approval issued by the County of Riverside for implementing projects. As such, impacts would be less than significant.

- b) *Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?* **Determination: Less than Significant Impact.**

The Project Area is located within the Elsinore Groundwater Basin. Increased development accommodated through Project implementation could potentially include the construction of buildings, parking lots, roads, roofs and other impervious surfaces which would have the potential to impact the groundwater levels of the Elsinore Groundwater Basin by decreasing water infiltration and groundwater recharge rates within the Project Area. Furthermore, development accommodated by the proposed Project would require the provision of additional water supply which would have the potential to impact groundwater levels in the Project site. As analyzed under Section 3.17, Utilities and Service Systems, the proposed Project would have a less than significant impact on water supply and could be adequately served through EVMWD. Furthermore, EVMWD monitors and regulates the Elsinore Groundwater Basin through the *Elsinore Groundwater Basin Management Plan*. All new development projects accommodated by the Project would be required to obtain a "will-serve" letter from EVMWD prior to construction in order to ensure sufficient water supply is available.

In regards to potential for reduced recharge due to the installation of structures within the Project Area, there is potential for the construction of new development within the Project Area, specifically with regards to the vacant parcels. Project implementation could also facilitate the future

<sup>7</sup> Elsinore Valley Municipal Water District, *Water Quality Management Plan for the Santa Ana Region of Riverside County*, October 2012.



redevelopment of existing parcels, which could also introduce additional impervious surfaces that would interfere with groundwater recharge. However, no major recharge facilities located within the Project Area would be removed or destroyed through Project implementation. Furthermore, any proposed development accommodated by the Project would be required to meet the requirements of the California Porter Cologne Act, as well as a number of federal and State laws that regulate water runoff and discharge of water during construction and operation activities.

Due to the Project's existing sufficient water supply, the limited disturbance that the proposed Project would have on recharge facilities, and existing laws that regulate groundwater supply, impacts would be less than significant.

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

Drainage patterns in the Project area are well established and recorded due to the Project's proximity to adjacent hillsides and Lake Elsinore. A significant portion of the LVPA is already developed and possesses adequate drainage infrastructure. Further, the Project's proposed Open-Space Conservation land use designations surrounding Lake Elsinore would increase existing buffering and would further ensure that future development accommodated through Project implementation would not impact the water flow in the vicinity of the Lake, particularly during flood events.

In addition, the *Riverside County Flood Control and Water Conservation District Lakeland Village Master Drainage Plan* (MDP) identifies the network of drainage facilities and relevant infrastructure necessary to provide adequate drainage within the community of Lakeland Village. The MDP includes conceptual alignments and locations of proposed drainage facilities. Any future development project would be required to demonstrate compliance with MDP drainage design requirements. Future development accommodated by the proposed Project would be required to undergo project-level review, and would be required to install relevant drainage infrastructure either constructed by the site's developer or through payment of an in-lieu fee.

Lastly, any future development that would have the potential to impact a stream or river would be required to comply with existing State and federal regulations related to alteration of streams or other jurisdictional waters, as outlined in the discussion related to Impact 3.4(c) above.

Due to existing regulations and planning, impacts would be less than significant.

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

Refer to Impact 3.9(b) above. With the adherence to the Lakeland Village MDP, as well as other existing regulations, the Project would have a less than significant impact in this regard.

- e) *Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff? Determination: Less than Significant Impact.*

As noted above, the proposed Project would accommodate future development that could have the potential to increase runoff from future development sites due to increased impervious surfaces. Development accommodated through Project implementation would be required to meet extensive federal, State, and local regulations developed to reduce potential runoff impacts during construction and operation of new development. Any future development accommodated through Project

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implementation would be required to undergo an individual site-specific analysis, which would include the development and implementation of a site-specific WQMP. The site-specific WQMP would identify water quality basin(s) locations, and provide an explanation of how the basins would control runoff and manage water quality for new development sites.

Future development accommodated by the Project would be required to develop a project-level WQMP as well as a SWPPP prior to the commencement of construction. These measures would reduce the potential for off-site runoff associated with the proposed development, and would ensure that enforceable measures are implemented to reduce erosion and sedimentation surrounding the Project site.

Conformance with the existing regulations and requirements for a site-specific WQMP and SWPPP will ensure that the future development accommodated by the Project would have a less than significant impact to stormwater drainage systems and surface runoff.

**f) *Otherwise substantially degrade water quality? Determination: Less than Significant Impact.***

Refer to Impacts 3.9(a) through 3.9(c) above. Conformance with the County of Riverside WQMP and implementation of a site-specific WQMP and SWPPP, as well as compliance with existing local, State, and Federal regulations pertaining to water quality, would ensure impacts associated with future development are less than significant.

**g) *Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? Determination: Less than Significant Impact.***

The proposed Project includes a change of existing land use designations from Residential to Open Space-Conservation for several properties along the shore of Lake Elsinore in order to reduce allowable development within 100-year floodplain and better reduce structural risk to flood hazards. However, development accommodated by the proposed Project has the potential to increase the number of structures and people located within designated flood areas. The proposed Project area contains areas where development could be accommodated within the County Special Flood Hazard Area. Project implementation would accommodate future development within identified flood zone areas.

The Federal Emergency Management Act (FEMA) Floodplain National Flood Insurance Program (NFIP) mapping program provides flood hazard information and outlines requirements for development within potential flood areas, which are subsequently used for long-term disaster mitigation planning. Riverside County participates in the NFIP, and implements this program and necessary flood mitigation actions through the Riverside County Flood Control and Water Conservation District. Several countywide policies and ordinances would also apply to housing development projects within 100-year flood hazard areas. For example, future development would be required to demonstrate compliance with Ordinance No. 458, which includes specifications for development within County flood risk areas. These specifications include the raising of a project finished floor elevation above the floodplain elevation, or other project design features that reduce flood risk.

Lastly, any future housing projects within the 100-year flood hazard areas would be required to undergo Riverside County Flood Control and Water Conservation District review in order to ensure that they have been designed to adequately reduce potential flood risk. Compliance with the existing programs, laws, and ordinances, as well as consultation with the Riverside County Flood Control and Water Conservation District, would ensure that impacts related to flood risk would be less than significant.

- h) *Place within a 100-year flood hazard area structures, which would impede or redirect flood flows? Determination: Less than Significant Impact.*

Refer to Impact 3.9(g) above. The proposed changes in land use designation along the shore of Lake Elsinore reduce the potential for development in flood risk areas. All future projects are required to comply with Ordinance No. 458 regarding construction in a floodplain. Compliance with the ordinance may include raising finished floor elevations above predicted flood levels, including drains to allow flood water to move through a structure, or preventing construction in flood prone areas. While flood risk may occur within the Project site, Ordinance No. 458 would not allow for construction in the flood zone without specific design requirements in order to reduce potential risks related to flooding. Compliance with the ordinance will ensure that this impact is less than significant.

- i) *Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? Determination: Less than Significant Impact.*

The Project area is directly adjacent to Lake Elsinore, and therefore is at risk for potential flooding due to levee or dam failure. The nearest dam to the Project site is the Railroad Canyon Dam, which serves Canyon Lake approximately 5 miles to the east. In the event of a dam failure, water from Canyon Lake would flow to Lake Elsinore and has the potential to raise levels of the Lake and induce flooding. The Railroad Canyon Dam was originally built in 1927, and was renovated in 1996 by EVMWD to improve the safety of the dam. The Dam is inspected by the Division of Safety of Dams annually and by EVMWD monthly. The Dam can contain flood levels of 1409 feet above mean sea level (amsl), and the projected flood flow level for a 100-year flood is 1397.50 feet amsl. As the Railroad Canyon Dam 100-year flood level would be below its flood level capacity, impacts to the Project site as a result of dam failure would be minimal. Impacts related to dam inundation would be less than significant.

- j) *Inundation by seiche, tsunami, or mudflow? Determination: Less than Significant Impact.*

The proposed Project is located in a seismically active area and contains a number of topographical features and bodies of water which could result in potential seiche and mudflow impacts to the Project Area if development is unregulated. In regards to tsunami risk, the Pacific Ocean is located more than 25 miles from the Project Area and as such does not represent an inundation risk for the proposed Project.

Water tanks, reservoirs, lakes, swimming pools and other enclosed bodies of water areas, however, can also be subject to potentially damaging seiche events, particularly in the event of a large earthquake. The Project area abuts Lake Elsinore, making it prone to seiche inundation. Additionally, the Project is situated in an area identified as a Riverside County fault zone, which could cause a seiche in Lake Elsinore in the event of a significant seismic event. In the event of a seiche, water within the Lake has potential to oscillate from one side of the Lake to the other, with the largest vertical oscillations occurring along the shoreline. However, the Project's designation of land along the shoreline as Open Space Conservation does not allow for the development of structures, and would reduce potential inundation should a seiche occur therefore this impact is less than significant impact.

The Project area could experience mudflow in the event of a substantial rain event. Generally, areas within the 100-year floodplain are prone to mudflow impacts, specifically in areas subject to flash flooding within steep or unstable slopes or within a steep canyon. Preventive steps to reduce potential impacts related to mudflow are incorporated into the LVPA, including restricting land uses within the 100-year flood zone. Furthermore, new development accommodated by the proposed Project that is located within potential flooding areas or on unstable slopes would be subject to existing regulations as well as development review from the County, as noted in Section 3.6, Geology and Soils, above. Compliance with these existing regulations would ensure the Project's impacts related to mudflow inundation are less than significant.

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3.10 LAND USE AND PLANNING

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>10. LAND USE AND PLANNING - Would the project</b>				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Would the project:**

- a) Physically divide an established community? **Determination: No Impact.**

The alternate land uses proposed under the Project are located in an area currently supporting a mix of vacant sites and urban uses. Future development would not divide an established community as it has been developed to further refine the existing land use patterns and provide additional trail and roadway alignments. As such, no impact would occur in regards to physically dividing an established community.

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

The Project itself includes an amendment to the County's existing General Plan. However, the amendment includes revisions to the existing ELAP to better unify development patterns within the Project area. This would be accomplished through a more refined land use plan as well as additional policies and circulation alignments to better serve the policy area. Within the new LVPA, four Gateway areas will be created that will be designated MUA. The MUA designation allows for residential and commercial land uses. The Project's proposed Gateway areas have generally been concentrated in areas with an existing mixture of land uses. Changes under the LVPA would not conflict with the County's General Plan or any other plan adopted for the purpose of avoiding or mitigating an environmental effect. Less than significant impacts would occur in this regard.

- c) Conflict with any applicable habitat conservation plan or natural community conservation plan? **Determination: Less than Significant Impact.**

Future development accommodated by the proposed Project could adversely affect wildlife movement, migration, corridors, and the use of native wildlife nursery sites within the WRC-MSHCP. Development accommodated by the LVPA has the potential to result in the creation of new barriers to animal movement in the urbanizing areas. However, impacts to wildlife movement associated with development in western Riverside County are mitigated through the provision of corridors and linkages established by the WRC-MSHCP. The WRC-MSHCP establishes Conservation Areas and articulates objectives and measures for the preservation of core habitat and the biological corridors and linkages

necessary to maintain essential ecological processes in the plan area. In addition, the WRC-MSHCP protects native wildlife nursery sites through the conservation of large blocks of native habitats suitable for supporting the life cycle and ecological requirements of species that depend on such habitats. The EIR for the WRC-MSHCP concluded that the plan adequately provides for the movement of species through established wildlife corridors and protects the use of native wildlife nursery sites. Only a small portion of land within the Project Area has been identified as an MSHCP Criteria Cell. This MSHCP Criteria Cell (Criteria Cell No. 5038) is located on the southeast portion at Grand Avenue and Vail Street. Minor land use changes are proposed within Criteria Cell No. 5038 and would include the redesignation of areas along the Lake Elsinore lakefront to Open Space-Conservation to better reflect the Special Flood Hazard Area. Any development occurring within MSHCP Criteria Cell No. 5038 would undergo a Joint Project Review Process to eventually prepare an MSHCP Findings for inclusion in final project entitlement or approval documents and staff reports. Refer also to [Section 3.4, \*Biological Resources\*](#), for an expanded discussion of the Project's potential impacts to habitat conservation plans.

Future development accommodated through Project implementation would be required to comply with site-specific requirements under the WRC-MSHCP through Riverside County standard conditions of approval, and would be required to pay any necessary development mitigation fees. With payment of the mitigation fees and compliance with any site-specific requirements, future development projects would be in compliance with the WRC MSHCP, as well as requirements identified under CEQA, the National Environmental Policy Act, California Endangered Species Act and the Federal Endangered Species Act. This impact would be less than significant.



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### 3.11 MINERAL RESOURCES

	Potentially Significant impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>11. MINERAL RESOURCES -- Would the project</b>				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Would the project:**

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

The State Mining and Geology Board (SMGB) has established Mineral Resources Zones (MRZs) to designate lands that contain mineral deposits. The classifications used by the State to define MRZs are as follows:

- MRZ-1: Areas where the available geologic information indicates no significant likelihood of significant mineral deposits.
- MRZ-2a: Areas where the available geologic information indicates that there are significant mineral deposits.
- MRZ-2b: Areas where the available geologic information indicates that there is a likelihood of significant mineral deposits.
- MRZ-3a: Areas where the available geologic information indicates that mineral deposits exist, however, the significance of the deposit is undetermined.
- MRZ-3b: Areas where the available geologic information indicates that mineral deposits are likely to exist, however, the significance of the deposit is undetermined.
- MRZ-4: Areas where there is not enough information available to determine the presence of a known mineral deposit.

According to the Riverside County General Plan, the Project site is located in Mineral Resource Zone 3 (MRZ-3), which is an area that contains mineral deposits. The County General Plan explains that these areas are not considered to contain deposits of significant economic value (such as MRZ-2 areas), based on available information this impact is less than significant.

- 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? **Determination: No Impact.**

As noted under Impact 3.11(a), the Project Area is not located in an area of known mineral resources (MRZ-2 areas), nor in an area designated as a mineral recovery site. As such, no impact would occur.



3.12 NOISE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>12. NOISE – Would the project result in</b>				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sound is mechanical energy transmitted by pressure waves in a compressible medium such as air, and is characterized by both its amplitude and frequency (or pitch). The human ear does not hear all frequencies equally. In particular, the ear de-emphasizes low and very high frequencies. To better approximate the sensitivity of human hearing, the A-weighted decibel scale (dBA) has been developed. On this scale, the human range of hearing extends from approximately three dBA to around 140 dBA.

Noise is generally defined as unwanted or excessive sound, which can vary in intensity by over one million times within the range of human hearing; therefore, a logarithmic scale, known as the decibel scale (dB), is used to quantify sound intensity. Noise can be generated by a number of sources, including mobile sources such as automobiles, trucks, and airplanes, and stationary sources such as construction sites, machinery, and industrial operations. Noise generated by mobile sources typically attenuates (is reduced) at a rate between three dBA and 4.5 dBA per doubling of distance. The rate depends on the ground surface and the number or type of objects between the noise source and the receiver. Hard and flat surfaces, such as concrete or asphalt, have an attenuation rate of three dBA per doubling of distance. Soft surfaces, such as uneven or vegetated terrain, have an attenuation rate of about 4.5 dBA per doubling of distance. Noise generated by stationary sources typically attenuates at a rate between 6 dBA and about 7.5 dBA per doubling of distance.

There are a number of metrics used to characterize community noise exposure, which fluctuate constantly over time. One such metric, the equivalent sound level ( $L_{eq}$ ), represents a constant sound that, over the specified period, has the same sound energy as the time varying sound. Noise exposure over a longer period of time is often evaluated based on the Day-Night Sound Level ( $L_{dn}$ ). This is a measure of 24-hour noise levels that incorporates a 10-dBA penalty for sounds occurring between 10:00 p.m. and 7:00 a.m. The penalty is intended to reflect the increased human sensitivity to noises occurring during nighttime hours, particularly at times when

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people are sleeping and there are lower ambient noise conditions. Typical  $L_{dn}$  noise levels for light and medium density residential areas range from 55 dBA to 65 dBA.

### Regulatory Framework

#### Riverside County General Plan

Within the existing Riverside County General Plan, five policies directly address a noise threshold or standard, including Policies N 1.3, 14.1 and 14.9, which address acceptable noise levels for new development, particularly residential uses. Policy N 4.1 addresses stationary source noise levels and Policy LU 16.10 addresses noise coming from wind turbines. In addition, Policy N 16.3 addresses vibration levels and Policy N 7.3 addresses aviation noise contours.

#### *Riverside County General Plan Noise Policies:*

**N 1.3** Consider the following uses noise-sensitive and discourage these uses in areas in excess of 65 CNEL:

- Schools.
- Hospitals.
- Rest Homes.
- Long Term Care Facilities.
- Mental Care Facilities.
- Residential Uses.
- Libraries.
- Passive Recreation Uses.
- Places of Worship.

According to the State of California Office of Planning and Research General Plan Guidelines, an acoustical study may be required in cases where these noise-sensitive land uses are located in an area of 60 CNEL or greater. Any land use that is exposed to levels higher than 65 CNEL will require noise attenuation measures.

Areas around airports may have different noise standards than those cited above. Each Area Plan affected by a public-use airport includes one or more Airport Influence Areas, one for each airport. The applicable noise compatibility criteria are fully set forth in Appendix L-1 and summarized in the Policy Area section of the affected Area Plan. (AI 105)

**N 14.1** Enforce the California Building Standards that sets standards for building construction to mitigate interior noise levels to the tolerable 45 CNEL limit. These standards are utilized in conjunction with the Uniform Building Code by the County's Building Department to ensure that noise protection is provided to the public. Some design features may include extra-dense insulation, double-paned windows, and dense construction materials.

**N 14.9** Mitigate 600 square feet of exterior space to 65 dB CNEL when new development is proposed on residential parcels of 1 acre or greater.

**N 4.1** Prohibit facility-related noise received by any sensitive use from exceeding the following worst case noise levels: (AI 105)

- a. 45 dBA-10 minute  $L_{eq}$  between 10:00 p.m. and 7:00 a.m.
- b. 65 dBA-10 minute  $L_{eq}$  between 7:00 a.m. and 10:00 p.m.

**LU 16.10** Require wind turbines to operate at less than 65 dBA and not more than 60 dBA when installed adjacent to noise-sensitive land uses. (AI 3)

**N 16.3** Prohibit exposure of residential dwellings to perceptible ground vibration from passing trains as perceived at the ground or second floor. Perceptible motion shall be presumed to be a motion velocity of 0.01 inches/second over a range of 1 to 100 Hz.

**N 7.3** Prohibit new residential land uses, except construction of a single-family dwelling on a legal residential lot of record, within the current 60 dB CNEL contours of any currently operating public-use, or military airports. The applicable noise contours are as defined by the Riverside County Airport Land Use Commission and depicted in Appendix I-1, as well as in the applicable Area Plan's Airport Influence Area section.

In addition to these policies, the General Plan Noise Element also includes Table N-1, "Land Use Compatibility for Community Noise Exposure" and Table N-2, "Stationary Source Land Use Noise Standards." Table N-1, which is reproduced in Table 3.12-1, *Land Use Compatibility for Community Noise Exposure*, indicates the acceptable, provisional, and unacceptable noise levels associated with various land uses. The guidelines also provide adjustment factors that may be used to arrive at noise acceptability standards that reflect the noise control goals of the community, the particular community's sensitivity to noise and its assessment of the relative importance of noise pollution.

General Plan Table N-2 (see Table 3.12-2, *Stationary Source Land Use Noise Standards*) sets standards for residential land uses in conjunction with General Plan Policy N 2.3. The table also notes, however, that these are only "preferred standards" and that the final decision is made by the Riverside County Planning Department and Office of Public Health.

**Table 3.12-1: Land Use Compatibility for Community Noise Exposure**

Land Use Category	Community Noise Exposure Level L <sub>50</sub> or CNEL, dBA			
	Normally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable
Residential-Low Density Single Family, Duplex, Mobile Homes	50-60	55-70	70-75	75-85
Residential-Multiple Family	50-65	60-70	70-75	75-85
Transient Lodging-Motels, Hotels	50-65	60-70	70-80	80-85
Schools, Libraries, Churches, Hospitals, Nursing Homes	50-70	60-70	70-80	80-85
Auditoriums, Concert Halls, Amphitheaters		50-70	65-85	
Sports Arena, Outdoor Spectator Sports		50-75	70-85	
Playgrounds, Neighborhood Parks	50-70		68-75	74-85
Golf Courses, Riding Stables, Water Recreation, Cemeteries	50-75		70-80	80-85
Office Buildings, Businesses, Commercial, and Professional	50-70	68-76		75-85
Industrial, Manufacturing, Utilities, Agriculture	50-75	70-80		75-85
<b>Note:</b>				
<b>Normally Acceptable:</b> Specified land use is satisfactory based upon the assumption that any buildings involved are of normal conventional, without any special noise insulation requirements.				
<b>Conditionally Acceptable:</b> New construction or development should be undertaken only after detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice. Outdoor environment will seem noisy.				
<b>Normally Unacceptable:</b> New construction or development should generally be discouraged. In new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made with needed noise insulation features included in the design. Outdoor areas must be shielded.				
<b>Clearly Unacceptable:</b> New construction or development should generally not be undertaken. Construction costs to make the indoor environment acceptable would be prohibitive and the outdoor environment would not be usable.				

**Table 3.12-2: Stationary Source Land Use Noise Standards<sup>1</sup>**

Land Use	Interior Standards	Exterior Standards
<i>Residential</i> 10:00 p.m. to 7:00 a.m.	40 $L_{eq}$ (10 minute)	45 $L_{eq}$ (10 minute)
7:00 a.m. to 10:00 p.m.	55 $L_{eq}$ (10 minute)	65 $L_{eq}$ (10 minute)

<sup>1</sup> These are only preferred standards; final decision will be made by the Riverside County Planning Department and Office of Public Health.

**Riverside County Ordinance No. 847 - Regulating Noise**

Ordinance No. 847 addresses sound disturbances and sets various acceptable noise limits. Though not explicitly used to set CEQA thresholds, the ordinance does “establish countywide standards regulating noise,” although a number of activities and uses are exempt from the regulations. Table 3.12-3, County Ordinance No. 847 Sound Level Standards, below, lists the sound level standards associated with various land uses under Ordinance No. 847. The ordinance states that “no person shall create any sound...on any property that causes the exterior sound level on any other occupied property to exceed the sound level standards set forth in Table 1 [reproduced as Table 3.12-3 herein].” The ordinance also sets a series of additional “special sound source standards” that apply to motor vehicles, power tools and equipment, audio equipment, sound amplifying equipment and live music.

Accordingly, this ordinance sets various limits for acceptable noise levels depending on the type of land use. For open space and residential areas, the acceptable nighttime threshold is much lower (45 dB  $L_{max}$ ) than for areas used for commercial and industrial areas (55 – 75 dB  $L_{max}$ ). Activities in any area that surpass applicable thresholds would be in violation of the ordinance and thus subject to sanction. Table 3.12-3, below, shows all of the ordinance’s sound levels.

**Table 3.12-3: County Ordinance No. 847 Sound Level Standards (dB  $L_{max}$ )**

General Plan Foundation Component	General Plan Land Use Designation	General Plan Land Use Designation Name	Density	Maximum Decibel Level	
				7 a.m. – 10 p.m.	10 p.m. – 7 a.m.
Community Development	FDR	Estate Density Residential	2 AC	55	45
	VLDR	Very Low Density Residential	1AC	55	45
	LDR	Low Density Residential	½ AC	55	45
	MDR	Medium Density Residential	2-5	55	45
	MHDR	Medium High Density Residential	5-8	55	45
	HDR	High Density Residential	8-14	55	45
	VHDR	Very High Density Residential	14-20	55	45
	HTDR	High Density Residential	20+	55	45
	CR	Retail Commercial		65	55
	CO	Office Commercial		65	55
	CT	Tourist Commercial		65	55
	CC	Community Center		65	55
	LI	Light Industrial		75	55
	HI	Heavy Industrial		75	75
	BP	Business Park		65	45
	PF	Public Facility		65	45
	SP	Specific Plan Residential			55
Specific Plan-Commercial				65	55
Specific Plan Light Industrial				75	55
Specific Plan-Heavy Industrial				75	75
Rural Community	FDR	Estate Density Residential	2 ac	55	45
	VLDR	Very Low Density Residential	1 ac	55	45
	LDR	Low Density Residential	½ ac	55	45

General Plan Foundation Component	General Plan Land Use Designation	General Plan Land Use Designation Name	Density	Maximum Decibel Level	
				7 a.m. - 10 p.m.	10 p.m. - 7 a.m.
Rural	RR	Rural Residential	5 ac	45	45
	RM	Rural Mountainous	10 ac	45	45
	RD	Rural Desert	10 ac	45	45
Agriculture	AG	Agriculture	10 AC	45	45
Open Space	C	Conservation		45	45
	CII	Conservation Habitat		45	45
	REC	Recreation		45	45
	RUR	Rural	20 AC	45	45
	W	Watershed		45	45
	MR	Mineral Resources		75	45

Existing Conditions

**Stationary Sources**

The Project area is located within an urbanized area. The primary sources of stationary noise in the Project vicinity are urban and suburban related activities (i.e., mechanical equipment, commercial areas, parking areas, and pedestrians). The noise associated with these sources may represent a single-event noise occurrence, short-term, or long-term/continuous noise.

**Mobile Sources**

The majority of the existing mobile noise in the Project area is generated from vehicle sources along Grand Avenue. As shown in Table 3.12-4, *Existing Traffic Noise Levels*, the highest mobile noise sources adjacent to the Project site were modeled at 66.0 dBA along Ortega Highway (SR-74) west of Grand Avenue. Mobile source noise was modeled using the Federal Highway Administration’s Highway Noise Prediction Model (FHWA RD-77-108), which incorporates several roadway and site parameters. The model does not account for ambient noise levels. Noise projections are based on modeled vehicular traffic as derived from the Project Traffic Impact Analysis prepared by Michael Baker International (May 2016); refer to Appendix D, Traffic Impact Analysis of this document. A 40-mile per hour average vehicle speed along Riverside Drive and Grand Avenue and a 45-mile per hour average vehicle speed along Ortega Highway (SR 74) and Corydon Road were assumed for existing conditions based on empirical observations and posted maximum speeds. Average daily traffic estimates were obtained from the Traffic Impact Analysis.



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**Table 3.12-4: Existing Traffic Noise Levels**

Roadway Segment	ADT	dBA @ 100 Feet from Roadway Centerline	Existing Conditions		
			Distance from Roadway Centerline to (Feet)	60 CNEL Noise Contour	65 CNEL Noise Contour
<b>Riverside Drive</b>					
East of Grand Avenue	18,732	65.8	439	139	44
<b>Grand Avenue</b>					
Machado Street to Riverside Drive	8,727	62.4	205	65	20
Riverside Drive to Ortega Highway	22,402	65.8	439	139	44
Ortega Highway to Bonnie Lea Drive	17,542	65.5	411	130	41
Bonnie Lea Drive to Windward Way	17,542	65.5	411	130	41
Windward Way to Turner Street	16,507	65.2	387	122	39
Turner Street to Borchard Road	17,197	65.4	403	128	40
Borchard Road to Corydon Road	18,028	65.6	422	134	42
South of Corydon Road	9,405	62.8	220	70	22
<b>Ortega Highway (SR-74)</b>					
West of Grand Avenue	14,139	66.0	439	139	44
<b>Corydon Road</b>					
Grand Avenue to Almond Tree Lane	10,490	64.5	327	103	33

Notes: ADT = average daily trips; dBA = A-weighted decibels; CNEL = community noise equivalent level.  
 Source: Based on traffic data within the Project Traffic Impact Analysis, prepared by Michael Baker International, May 2016.

### Noise Measurements

In order to quantify existing ambient noise levels in the Project area (vicinity of the Project site), five noise measurements were taken on April 21, 2016; refer to [Table 3.12-5, Noise Measurements](#). The noise measurement sites were representative of typical existing noise exposure within and immediately adjacent to the Project site. Ten-minute measurements were taken, between 10:20 a.m. and 12:00 p.m. Short-term ( $L_{eq}$ ) measurements are considered representative of the noise levels throughout the day.

**Table 3.12-5: Noise Measurements**

Site No.	Location	$L_{eq}$ (dBA)	$L_{min}$ (dBA)	$L_{max}$ (dBA)	Peak (dBA)	Time
1	Along Rigatta Drive, approximately 100 feet north of Lighthouse Lane.	45.3	31.2	66.5	75.0	10:31 a.m.
2	At the northeast corner of the Zeilar Street and Coleman Avenue intersection.	59.6	38.0	79.9	75.2	10:44 a.m.
3	Near the western boundary of Lakehills Community Church, along Wood Street	65.2	43.0	88.4	110.5	11:02 a.m.
4	Lakeland Village Middle School, Along Grand Avenue approximately 300 feet north of Gregory Street.	62.4	41.1	79.3	93.0	11:19 a.m.
5	Grand Plaza Center, at the northwest corner of the Grand Avenue and Corydon Street intersection.	64.9	46.3	77.0	91.0	11:37 a.m.

Source: Michael Baker International, April 21, 2016.

Meteorological conditions were sunny and clear skies, warm temperatures, with light wind speeds (0 to 5 miles per hour), and low humidity. Noise monitoring equipment used for the ambient noise survey consisted of a Brüel & Kjaer Hand-held Analyzer Type 2250 equipped with a Type 4189 pre-polarized microphone. The monitoring equipment complies with applicable requirements of the American National Standards Institute (ANSI) for Type 1 (precision) sound level meters. The results of the field measurements are included in [Appendix C, Air Quality, Noise, GHG Data](#).



### Sensitive Receptors

Certain land uses are particularly sensitive to noise, including schools, hospitals, rest homes, long-term medical and mental care facilities, and parks and recreation areas. Residential areas are also considered noise sensitive, especially during the nighttime hours. The closest existing sensitive receptors include residential uses located within the Project site, and adjoining the site to the north, east, and west. Four schools are also located in the vicinity of the Project site. Butterfield Elementary School, Lakeland Children's Center, and Lakeland Village Middle School are located within the Project site, and William Collier Elementary School adjoins the site to the east. Four churches are located in the vicinity of the Project site. Adjoining the Project site to the south is the Mountryside Ministries. Lake Elsinore Four Square, Lakchills Community Church, Elsinore First Assembly of God Church are located within the Project site.

#### Would the project result in:

- a) *Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? Determination: Less than Significant Impact with Mitigation Incorporated.*

#### Short-Term Construction Noise Impacts

Ground-borne noise and other types of construction-related noise impacts would typically occur during the initial site preparation phases. Initial site preparation has the potential to create the highest levels of noise; however, it is generally the shortest of all construction phases. High ground-borne noise levels and other miscellaneous noise levels can be created by the operation of heavy-duty trucks, backhoes, bulldozers, excavators, tractors, graders, pavers, and other heavy-duty construction equipment. Noise levels generated by construction equipment are shown in Table 3.12-6, Maximum Noise Levels Generated by Construction Equipment. Operating cycles for these types of construction equipment may involve one or two minutes of full power operation followed by three to four minutes at lower power settings. Other primary sources of acoustical disturbance would be due to random incidents, which would last less than one minute (such as dropping large pieces of equipment or the hydraulic movement of machinery lifts).

**Table 3.12-6: Maximum Noise Levels Generated by Construction Equipment**

Type of Equipment	Acoustical Use Factor	L <sub>max</sub> at 50 Feet (dBA)
Backhoe	40	78
Tractor	40	84
Concrete Saw	20	90
Water Truck	40	70
Excavator	40	81
Cement and Mortar Mixer	40	79
Crane	16	81
Dozer	40	82
Forklift	40	70
Grader	40	85
Paver	50	77
Roller	20	80

Note:  
 1. Acoustical Use Factor (percent): Estimates the fraction of time each piece of construction equipment is operating at full power (i.e., its loudest condition) during a construction operation  
 Source: Federal Highway Administration, *Roadway Construction Noise Model (FHWA-11EP-05-054)*, January 2006.

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Construction activities would be an ongoing occurrence within LVPA and, in some cases, could occur in close proximity to existing noise-sensitive uses. All construction activities are required to be conducted pursuant to the community noise exposure conditions placed on the Project (e.g., limiting days and hours of construction, requiring mufflers, and other sound-attenuating features on equipment, etc.); refer to Mitigation Measure NOI 1.

Under development and/or grading permit conditions of approval, as well as Ordinance No. 847 and other regulations, the County of Riverside enacts a number of noise controls on construction activities. These include limiting activities to specific hours of the day (or severely restricting allowable noise levels after certain hours, typically 10:00 p.m.), limiting idling, staging and loading locations (away from adjacent homes, for example), requiring setbacks, sound baffles, or other equipment modifications, as appropriate for the situation. Additionally, Mitigation Measure NOI-2 requires that construction delivery trucks and haul trucks avoid sensitive receptors.

Riverside County's noise ordinance, however, specifically exempts from the limitations of the ordinance sound generated by "private construction projects located one-quarter of a mile or more from an inhabited dwelling." Private construction within less than a quarter-mile is also exempt provided that construction does not occur between the hours of 6:00 p.m. and 6:00 a.m. during June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May.

During development implementation under the LVPA, actual construction-related noise activities would be lower than the levels identified in [Table 3.12-6](#) and would cease upon completion of construction. Mitigation Measure NOI 1 and NOI-2 would be required to reduce construction noise impacts. Additionally, all future development associated with implementation of the proposed LVPA would be subject to the proposed County's noise ordinance and the General Plan policies that address construction related noise in order to minimize impacts to surrounding sensitive receptors. Compliance with the County's Noise Ordinance, General Plan policies, and adherence to the recommended mitigation measures (Mitigation Measures NOI-1 and NOI-2), would reduce short-term construction noise impacts to less than significant levels. Impacts would be less than significant in this regard.

### Long-Term Operational Impacts

#### Off-Site Mobile Noise

Future development generated by the proposed Project would result in additional traffic on adjacent roadways, thereby increasing vehicular noise in the vicinity of existing and proposed land uses. The "Future Without Project" and "Future With Project" scenarios are compared in [Table 3.12-7](#), [Future Traffic Noise Levels](#). As depicted in [Table 3.12-7](#), under the "Future Without Project" scenario, noise levels would range from approximately 68.2 dBA to 71.3 dBA, with the highest noise levels occurring along Grand Avenue (from Turner Street to Corydon Road). The "Future With Project" scenario noise levels would range from approximately 67.7 dBA to 70.8 dBA, with the highest noise levels also occurring along Grand Avenue (from Turner Street to Corydon Road). Due to the proposed land use changes, which include the addition of 343 dwelling units and reduction of 510,923 square feet of commercial retail, office, and light industrial uses, future noise levels "With Project" would be less than the noise levels "Without Project"

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Table 3.12-7: Future Traffic Noise Levels

Roadway Segment	2035 Without Project				2035 With Project				Difference in dBA @ 100 feet from Roadway				
	ADT	dBA @ 100 Feet from Roadway Centerline	Distance from Roadway Centerline to (Feet)	60 CNEL Noise Contour	65 CNEL Noise Contour	70 CNEL Noise Contour	ADT	dBA @ 100 Feet from Roadway Centerline		Distance from Roadway Centerline to (Feet)	60 CNEL Noise Contour	65 CNEL Noise Contour	70 CNEL Noise Contour
<b>Riverside Drive</b>													
East of Grand Avenue	34,000	68.4	798	252	80	29,302	67.7	692	219	69	-0.7		
<b>Grand Avenue</b>													
Machado Street to Riverside Drive	33,000	68.2	774	245	77	31,032	68.0	727	230	73	-0.2		
Riverside Drive to Ortega Highway	60,000	70.9	1406	445	141	53,534	70.4	1256	397	126	-0.5		
Ortega Highway to Bonnie Lea Drive	54,000	70.4	1264	400	126	47,253	69.8	1109	351	111	-0.6		
Bonnie Lea Drive to Windward Way	54,000	70.4	1264	400	126	47,253	69.8	1109	351	111	-0.6		
Windward Way to Turner Street	54,000	70.4	1264	400	126	46,972	69.8	1101	348	110	0.6		
Turner Street to Borchard Road	67,000	71.3	1570	496	157	60,113	70.8	1409	445	141	-0.5		
Borchard Road to Corydon Road	67,000	71.3	1570	496	157	60,113	70.8	1409	445	141	0.5		
South of Corydon Road	50,000	70.0	1172	370	117	46,767	69.7	1096	347	110	-0.3		
<b>Ortega Highway (SR-74)</b>													
West of Grand Avenue	29,000	69.1	901	285	90	28,719	69.0	893	282	89	-0.1		
<b>Corydon Road</b>													
Grand Avenue to Almond Tree Lane	43,000	70.6	1336	423	134	39,345	70.3	1224	387	122	-0.3		

Notes: ADT = average daily trips; dBA = A-weighted decibels; CNEL = community noise equivalent level; NB = northbound  
 Source: Based on traffic data within the Project Traffic Impact Analysis, prepared by Michael Baker International, May 2016.

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### Cumulative Mobile Source Impacts

A project's contribution to a cumulative traffic noise increase would be considered significant when the combined effect exceeds perception level (i.e., auditory level increase) threshold. The combined effect compares the "Cumulative With Project" condition to "Existing" conditions. This comparison accounts for the traffic noise increase generated by a project combined with the traffic noise increase generated by projects in the cumulative project list. The following criteria have been utilized to evaluate the combined effect of the cumulative noise increase.

*Combined Effect.* The cumulative with Project noise level ("Future With Project") would cause a significant cumulative impact if a 3.0 dB increase over existing conditions occurs and the resulting noise level exceeds the applicable exterior standard at a sensitive use.

Although there may be a significant noise increase due to the proposed Project in combination with other related projects (combined effects), it must also be demonstrated that the project has an incremental effect. In other words, a significant portion of the noise increase must be due to the proposed project. The following criteria have been utilized to evaluate the incremental effect of the cumulative noise increase.

*Incremental Effects.* The "Future With Project" causes a 1.0 dBA increase in noise over the "Future Without Project" noise level.

A significant impact would result only if both the combined and incremental effects criteria have been exceeded. Noise by definition is a localized phenomenon, and reduces as distance from the source increases. Consequently, only the proposed Project and growth due to occur in the Project site's general vicinity would contribute to cumulative noise impacts. Table 3.12-8, *Cumulative Noise Scenario*, lists the traffic noise effects along roadway segments in the Project vicinity for "Existing," "Future Without Project," and "Future With Project," conditions, including incremental and net cumulative impacts.

As indicated in Table 3.12-8, the *Incremental Effects* criterion of 1.0 dBA over the "Future Without Project" are not exceeded along any of the segments. The negative *Incremental Effects* is due to the decrease in traffic with the Project in the future as a result of the proposed land use changes. The *Combined Effects* criterion of 3.0 dBA over the existing condition are exceeded along all segments with the exception of Riverside Drive, east of Grand Avenue. However, the *Combined Effects* takes into account existing conditions and future growth associated with full buildout. As stated, a significant impact would result only if both the combined and incremental effects criteria have been exceeded. Thus, none of the roadway segments would have a significant cumulative noise increase. Therefore, the proposed Project, in combination with cumulative background traffic noise levels, would result in less than significant impacts.



Table 3.12-8: Cumulative Noise Scenario

Roadway Segment	Existing	Future Without Project	Future With Project	Combined Effects	Incremental Effects	Cumulatively Significant Impact?
	dBA @ 100 Feet from Roadway Centerline	dBA @ 100 Feet from Roadway Centerline	dBA @ 100 Feet from Roadway Centerline	Difference in dBA Between Existing and Future With Project	Difference in dBA Between Future Without Project and Future With Project	
<b>Riverside Drive</b>						
East of Grand Avenue	65.8	68.4	67.7	1.9	-0.7	No
<b>Grand Avenue</b>						
Machado Street to Riverside Drive	62.4	68.2	68.0	5.6	-0.2	No
Riverside Drive to Ortega Highway	65.8	70.9	70.4	4.6	0.5	No
Ortega Highway to Bonnie Lea Drive	65.5	70.4	69.8	4.3	-0.6	No
Bonnie Lea Drive to Windward Way	65.5	70.4	69.8	4.3	-0.6	No
Windward Way to Turner Street	65.2	70.4	69.8	4.6	-0.6	No
Turner Street to Borchard Road	65.4	71.3	70.8	5.4	-0.5	No
Borchard Road to Corydon Road	65.6	71.3	70.8	5.2	-0.5	No
South of Corydon Road	62.8	70.0	69.7	6.9	-0.3	No
<b>Ortega Highway (SR-74)</b>						
West of Grand Avenue	66.0	69.1	69.0	3.0	-0.1	No
<b>Corydon Road</b>						
Grand Avenue to Almond Tree Lane	64.5	70.6	70.3	5.8	-0.3	No

Notes: ADT – average daily trips; dBA = A-weighted decibels; CNEL = community noise equivalent level  
Source: Based on traffic data within the Project Traffic Impact Analysis, prepared by Michael Baker International, May 2016.

### Stationary Noise Impacts

The Project proposes a focused update to the *General Plan Elsinore Area Plan (ELAP)* and minor consistency changes to the *General Plan Land Use, Circulation, and Trails* elements. Specifically the Project proposes four gateway areas designated as Mixed Use Area (MUA) permitting residential, commercial, office, entertainment, educational, community, and/or recreational land uses. Additional parcel land use changes have been proposed to better reflect existing development pattern and to match the Special Flood Hazard Area along the Lake Elsinore lakefront.

The General Plan Noise Element contains policies that specifically address land use compatibility in relation to noise levels. Policies N 1.1, 1.2, and 15.2 restrict those land uses that have higher levels of noise production from being located near land uses that are more sensitive to noise. These policies also promote focusing those land uses with higher noise levels in areas that tend to produce more noise such as transit corridors. Noise Element Policies N 1.7, 2.2, 3.2, 3.5, and 4.4 require acoustical studies and reports to be prepared for proposed developments that may be affected by high noise levels as well as those considered noise-sensitive. Policy N 3.5 also requires that the acoustical analysis include recommendations for design mitigation. Future project-level analyses, in accordance with CEQA requirements, would be required to be conducted on a case by case basis as individual, future residential development projects allowed under the I.V.P.A. proceed. According to General Plan EIR

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No. 521, excessive (i.e., exceeding regulatory standards) exterior and interior noise in proposed noise-sensitive areas can be remediated by such mitigation strategies as relocating roadways, applying roadway coatings or reducing road speeds, building sound walls, providing buffer zones, retrofitting older homes with insulation or appropriate window treatments (i.e., double paneled windows, interior storm windows, etc.), or choosing development sites in quieter areas.

Mitigation Measure NOI-3 would lessen noise impacts by restricting development of noise sensitive uses if exterior and interior noise standards cannot be met. Mitigation Measure NOI-4 would lessen noise impacts by requiring preparation of a site-specific noise analysis ("describing how the exterior and interior noise standards will be met") for residential projects with a noise exposure greater than 65 dBA L<sub>dn</sub> to ensure that homes are situated in appropriately quiet areas or are constructed with the necessary sound attenuation measures to reduce noise levels to appropriate levels. Mitigation Measure NOI-5 would lessen impacts by also requiring new commercial and industrial development proposals include a noise study that analyzes site-specific noise impacts and provides mitigation appropriate for achieving the allowable noise levels. Mitigation Measure NOI-6 would lessen noise impacts on schools by restricting their development within 2 miles of an airport. In addition, EIR No. 521 also included Mitigation Measures NOI-7, NOI-8, and NOI-9 to address impacts from stationary noise sources. These measures would also apply to future development accommodated by LVPA. For new development, it is anticipated that County standards could be met and substantial noise impacts could be avoided by incorporating such appropriate mitigation strategies, which would reduce potential impacts to less than significant levels.

### Mitigation Measures:

**NOI-1** Prior to the issuance of any grading plans, the County [of Riverside] shall condition approval of subdivisions adjacent to any developed/occupied noise sensitive land uses by requiring applicants to submit a construction-related noise mitigation plan to the County [of Riverside] for review and approval. The plan should depict the location of construction equipment and how the noise from this equipment will be mitigated during construction of the Project through use of such methods as:

- The construction contractor shall use temporary noise attenuation fences where feasible, to reduce construction noise impacts on adjacent noise sensitive land uses.
- During all Project site excavation and grading on site, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the Project site.
- The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise sensitive receptors nearest the Project site during all Project construction.
- The construction contractor shall limit all construction-related activities that would result in high noise levels to between the hours of 7:00 a.m. and 7:00 p.m. Monday through Saturday. No construction shall be allowed on Sundays and public holidays. Furthermore, construction activities within ¼ mile of a school shall be restricted after 6:00 p.m.

(EIR No. 521, NEW Mitigation Measure 4.13.1A)

- NOI-2** The construction-related noise mitigation plan required shall also specify that haul truck deliveries be subject to the same hours specified for construction equipment. Additionally, the plan shall denote any construction traffic haul routes where heavy trucks would exceed 100 daily trips (counting those both to and from the construction site). To the extent feasible, the plan shall denote haul routes that do not pass sensitive land uses or residential dwellings. Lastly, the construction-related noise mitigation plan shall incorporate any other restrictions imposed by [Riverside] County staff. (EIR No. 521, NEW Mitigation Measure 4.13.1B)
- NOI-3** All new residential developments within the County [of Riverside] shall conform to a noise exposure standard of 65 dBA  $L_{dn}$  for outdoor noise in noise-sensitive outdoor activity areas and 45 dBA  $L_{dn}$  for indoor noise in bedrooms and living/family rooms. New development, which does not and cannot be made to conform to this standard, shall not be permitted. (EIR No. 521, NEW Mitigation Measure 4.13.2A)
- NOI-4** Acoustical studies, describing how the exterior and interior noise standards will be met, shall be required for all new residential developments with a noise exposure greater than 65 dBA  $L_{dn}$ . The studies shall also satisfy the requirements set forth in Title 24, Part 2 of the California [Building] Code (Noise Insulation Standards), for multiple-family attached homes, hotels, motels, etc. No development permits or approval of land use applications shall be issued until an acoustic analysis is received and approved by the [Riverside] County Planning Department. (EIR No. 521, NEW Mitigation Measure 4.13.2B)
- NOI-5** The County [of Riverside] shall require that proposed new commercial and industrial developments prepare acoustical studies, analyzing potential noise impacts on adjacent properties, when these developments abut noise-sensitive land uses. The County [of Riverside] will require that all direct impacts to noise-sensitive land uses be mitigated to the maximum extent practicable. (EIR No. 521, NEW Mitigation Measure 4.13.2C)
- NOI-6** Ensure that all new schools, particularly in subdivisions and specific plans, are sited more than 2 miles away from any airport. (EIR No. 521, NEW Mitigation Measure 4.13.2D)
- NOI-7** Acoustical studies shall be required for all new noise-sensitive projects that may be affected by existing noise from stationary sources. (EIR No. 521, NEW Mitigation Measure 4.13.3A)
- NOI-8** To permit new development of residential and noise-sensitive land uses where existing stationary noise sources exceed [Riverside] County's noise standards, effective mitigation measures shall be implemented to reduce noise exposure to or below the allowable levels of the zoning code/noise control ordinance. (EIR No. 521, NEW Mitigation Measure 4.13.3B)
- NOI-9** No industrial facilities shall be constructed within 500 feet of any commercial land uses or within 2,800 feet of any residential uses without the preparation of a noise impact analysis. This analysis shall document the nature of the industrial facility as well as "noise producing" operations associated with that facility. Furthermore, the analysis shall document the placement of any existing or proposed commercial or residential land uses situated within the noted distances. The analysis shall determine the potential noise levels that could be received at these commercial and/or residential land uses and specify measures to be employed by the industrial facility to ensure that these levels do not exceed [Riverside] County noise requirements. Such measures could include, but are not limited to, the use of enclosures for noisy pieces of equipment, the use of noise walls and/or

berms for exterior equipment and/or on-site truck operations, and/or restrictions on hours of operations. No development permits or approval of land use applications shall be issued until an acoustic analysis is received and approved by the County [of Riverside] staff. (EIR No. 521, NEW Mitigation Measure 4.13.3C)

- b) *Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? Determination: Less than Significant Impact with Mitigation incorporated.*

Project construction can generate varying degrees of groundborne vibration, depending on the construction procedure and the construction equipment used. Operation of construction equipment generates vibrations that spread through the ground and diminish in amplitude with distance from the source. The effect on buildings located in the vicinity of the construction site often varies depending on soil type, ground strata, and construction characteristics of the receiver building(s). The results from vibration can range from no perceptible effects at the lowest vibration levels, to low rumbling sounds and perceptible vibration at moderate levels, to slight damage at the highest levels. Groundborne vibrations from construction activities rarely reach levels that damage structures.

The types of construction vibration impact include human annoyance and building damage. Human annoyance occurs when construction vibration rises significantly above the threshold of human perception for extended periods of time. Building damage can be cosmetic or structural. Ordinary buildings that are not particularly fragile would not experience any cosmetic damage (e.g., plaster cracks) at distances beyond 30 feet. This distance can vary substantially depending on the soil composition and underground geological layer between vibration source and receiver. In addition, not all buildings respond similarly to vibration generated by construction equipment. The vibration produced by construction equipment is illustrated in Table 3.12-9, Typical Vibration Levels for Construction Equipment.

**Table 3.12-9: Typical Vibration Levels for Construction Equipment**

Equipment	Approximate peak particle velocity at 25 feet (inches/second)	Approximate peak particle velocity at 50 feet (inches/second)
Large bulldozer	0.089	0.031
Loaded trucks	0.076	0.027
Small bulldozer	0.003	0.001
Jackhammer	0.035	0.012

Notes:

1. Federal Transit Administration, *Transit Noise and Vibration Impact Assessment Guidelines*, May 2006. Table 12-2.
2. Calculated using the following formula:  

$$PPV_{ref} = PPV_{eq} \times (25/D)^{1.5}$$
 where: PPV (equip) – the peak particle velocity in inch per second of the equipment adjusted for the distance  
 PPV (ref) – the reference vibration level in inch per second from Table 12-2 of the FTA *Transit Noise and Vibration Impact Assessment Guidelines*  
 D = the distance from the equipment to the receiver

Source: Federal Transit Administration, *Transit Noise and Vibration Impact Assessment Guidelines*, May 2006.

Future development accommodated by the LVPA would require construction activities that could cause temporary, short-term vibrations. These vibrations would be disruptive if located near sensitive receptors. As indicated in Table 3.12-9, construction-related temporary groundborne vibration levels would depend on the specific construction equipment used, the location of construction activities relative to sensitive receptors, and the types of operations or activities involved. Vibration generated by construction equipment spreads through the ground and diminishes in magnitude with increases in distance. The specific types of equipment to be used for construction of the future development accommodated by the LVPA are not known or foreseeable at this time. However, based on common construction practices, it can reasonably be assumed construction vibration would be generated from jackhammers, trucks, bulldozers, and similar equipment.



However, compliance with General Plan policies and existing mitigation measures would ensure that new uses are not subject to excessive vibration impacts. For construction-related vibration, compliance with existing Riverside County ordinances and General Plan policies, as well as a Mitigation Measure NOI-10, would reduce the effects of groundborne vibration impacts on sensitive receptors. With implementation of Mitigation Measure NOI-10, impacts would be less than significant.

**Mitigation Measures:**

**NOI-10** Prior to the issuance of any grading permit for new development involving vibration-sensitive land uses (which shall include, but not be limited to: hospitals, residential areas, concert halls, libraries, sensitive research operations, schools and offices), the Project proponent shall provide evidence to the County of Riverside that placement of such uses within the area would not exceed groundborne vibration or groundborne noise impact criteria identified by the FTA (for example, the standards shown in Table 4.15-I of the EIR) or as otherwise deemed appropriate for the situation by the County of Riverside. (EIR No. 521, NEW Mitigation Measure 4.15.B-N1)

- c) *A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? Determination: Less than Significant Impact with Mitigation Incorporated.*

Refer to Impact Statements 3.12.a and 3.12.b, above.

**Mitigation Measures:**

Refer to Mitigation Measure NOI-1 – NOI-10. No additional mitigation measures are required.

- d) *A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? Determination: Less than Significant Impact with Mitigation Incorporated.*

Refer to Impact Statements 3.12.a and 3.12.b, above.

**Mitigation Measures:**

Refer to Mitigation Measure NOI-1 – NOI-10. No additional mitigation measures are required.

- e) *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? Determination: Less than Significant Impact.*

The Skylark Airport is located approximately 0.85 miles east of the LVPA and is a private airport that accommodates small aircraft. The Project is not within an airport land use plan or within two miles of a public airport. As a result, impacts in this regard would be less than significant.

- f) *For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? Determination: Less than Significant Impact.*

The Skylark Field Airport is located approximately 0.85 miles east of the Project area and is a private airport that accommodates small aircraft. The Airport runs limited flights during daytime hours to support local skydiving businesses. Due to the limited use of the airport, and the distance separating the airport from the Project area, noise impacts for future development in the Project area would be minimal. As a result, impacts in this regard would be less than significant.

## Section 3.0 Environmental Analysis

### 3.13 POPULATION AND HOUSING

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>13. POPULATION AND HOUSING -- Would the project</b>				
a) Induce substantial population growth in an area, either directly (for example by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<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"/>

**Would the project:**

- a) *Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?* **Determination: Less than Significant Impact.**

The mixed use residential land use designations, as well as the limited proposed commercial areas, would increase the potential for population and employment opportunities in the Project area. While no homes or businesses are proposed as a component of the Project currently, the land use designations proposed by the Project would allow for the construction of new residential and commercial developments within this area.

The residential land uses proposed under the proposed Project have the potential to increase the population of the Project area beyond the existing population.

The actual development sequence that would occur following Project implementation would occur based on market conditions and other future considerations. At such a time, developers would be required to assess each proposed development and the site-specific environmental impacts associated with population growth through a project level CEQA analysis at such time that their design and specific locations are known. While a limited growth potential is included in the proposed Project (refer to [Table 2.4-1](#) above), a number of commercial uses are being removed in place of future mixed use development. Similarly, portions of the Project site are being changed from a residential land use to a mixed use land use, these areas may experience slightly increased development intensity.

Areas where mixed use is proposed may increase density beyond existing development; however, the existing development in these areas is generally consistent with the proposed designation and as such impacts will be largely similar in nature and intensity. Due to the limited growth associated with the Project, a maximum 2.2% increase, the Project would result in a less than significant impact in regards to inducing substantial population growth.

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

The proposed Project represents a change in land use designations and does not include entitlement or construction. Subsequent development could result in the elimination of existing buildings,



including homes; however, this potential already exists with the current ELAP as all of the properties are designated for some form of future development. As the Project will not remove substantial numbers of homes, there is no need to construct replacement homes. As envisioned, much of the Project area would combine commercial and residential land uses which would address any potential loss of homes. This impact is considered less than significant.

- c) *Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? Determination: No Impact.*

Refer to Impact 3.13(b) above. No impacts would occur in regards to the displacement of people.

## Section 3.0 Environmental Analysis

### 3.14 PUBLIC SERVICES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>14. PUBLIC SERVICES</b>				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

**i) Fire protection? Determination: Less Than Significant Impact.**

Implementation of the proposed Project may necessitate the provision of additional fire protection services. The Riverside County Fire Department (RCFD) provides fire protection and emergency medical services to the Project area and would continue to do so following Project implementation. Any future development on the neighborhood sites would be subject to Riverside County Ordinance No. 659, which requires new development to either pay fire protection development impact fees or provide new facilities in lieu of the fee as approved by the RCFD. The County of Riverside requires the payment of development impact fees prior to the final inspection by the Building and Safety Department for any residential dwelling. The construction of any future fire protection facilities necessary for development accommodated through the LVPA would be subject to a separate environmental analysis and CEQA review process.

Future development accommodated by the Project would also be subject to General Plan Policy LU 5.1, General Plan Policy S 5.1, and County Ordinance 787. Policy LU 5.1 prohibits new development from exceeding the ability to adequately provide supporting infrastructure and services, including fire protection services, and Policy S 5.1 requires proposed development to incorporate fire prevention features. County Ordinance No. 787 includes requirements for high-occupancy structures to further protect people and structures from fire risks, including requirements that buildings not impede emergency egress for fire safety personnel and that equipment and apparatus would not hinder evacuation from fire, including potential blockage of stairways or fire doors. Development would also be required to demonstrate compliance with any

applicable California Building and Fire Codes, which are implemented to ensure new development meets minimum standards for access, fire flow, building ignition and fire resistance, fire protection systems and equipment, defensible space, and setback requirements. Adherence to the abovementioned existing General Plan Policies and Ordinances, as well as existing State regulations, would ensure the construction and operation impacts to fire protection services remain less than significant.

**2) Police protection? Determination: Less Than Significant Impact.**

The Project area is partially developed and is currently serviced by the Riverside County Sheriff's Department (RCSD), and would continue to be serviced by RCSD once development is complete. Table 3.14-1 shows the criteria used by Riverside County EIR No. 521 to determine law enforcement personnel and equipment needs in unincorporated areas of Riverside County, along with the theoretical law enforcement needs under proposed Project. The land use changes proposed under the LVPA would result in a potential population increase as development is accommodated. This additional development accommodated through Project implementation would increase the demand for police protection services. As shown, the population increases that would occur through Project implementation would necessitate two additional sworn police officers beyond what has been anticipated for buildout of the site under the current land use designations.

**Table 3.14-1: Law Enforcement Generation Factors and Theoretical Law Enforcement Needs under Proposed Project**

Personnel/Equipment	Generation Factor	Personnel/Equipment Needs – Proposed Project
Sworn Officers	1.5 per 1,000 persons	2 sworn officers
Supervisors	1 per 7 officers	0 supervisors
Support Staff	1 per 7 officers	0 support staff
Patrol Vehicles	1 per 3 officers	0 patrol vehicles
* Numbers are rounded.		
Source: County of Riverside 2015		

The RCSD's ability to support future growth is dependent upon the financial ability to hire additional deputies and provide equipment for staff. Accordingly, future development accommodated through the proposed Project would be subject to Riverside County Ordinance No. 659, which requires new development to pay development impact fees used to fund public facilities, including law enforcement facilities and supplies. In addition, the costs associated with the hiring of additional officers would be funded through Riverside County Board of Supervisor decisions on the use of general fund monies (i.e., property and tax). Payment of these fees would help to offset any future impacts associated with the additional site development accommodated through the Project and would reduce the Project's impacts to police protection services to a less than significant level.

**3) Schools? Determination: Less Than Significant Impact.**

The increased population that would occur as a result of the proposed Project would generate additional school-age children required to attend public schools within the Lake Elsinore Unified School District (LEUSD). The LEUSD uses the generation rates shown in Table 3.14-2 to represent the number of students, or portion thereof, expected to attend district schools from each new dwelling unit.

**Table 3.14-2: School Enrollment Generation Factors and Student Generation of Proposed Project**

School Type	Generation Rate
Elementary School	0.1303
Middle School	0.0528
High School	0.0706
Source: LEUSD 2015	

Pursuant to the Leroy F. Greene School Facilities Act (SB 50), future residential and commercial/industrial development accommodated through the proposed Project would be required to pay development impact fees to the LEUSD to fund school facilities. Pursuant to Government Code Section 65995, payment of these development impact fees as required by State law would prove full and complete mitigation to the Project's potential impacts to school facilities. Any development accommodated through the Project would be required to pay these fees prior to issuance of a building permit. Evidence that agreements have been executed shall be submitted to the Riverside County Building and Safety Department, or fees shall be paid with each building permit. For these reasons, the Project's impacts to school services would be less than significant.

**4) Parks? Determination: Less Than Significant Impact.**

New residential development projects are required to provide specific levels of new recreational development (parks, recreational areas, etc.) and/or pay a specific amount of in lieu fees which are then used to construct new or expanded facilities. Trail requirements and off-site improvement contributions are also handled similarly (through mandatory Conditions of Approval). The County requires the payment of development impact fees for impacts associated with park-related improvements. As such, any future residential development facilitated by Project implementation would be subject to Riverside County Ordinance No. 659, which requires new development to pay mitigation fees used to fund public facilities, including regional parks, community centers/parks, and regional multipurpose trails. In addition, development would be subject to General Plan Policy OS 20.5 and General Plan Policy OS 20.6. Policy OS 20.5 requires that development of recreation facilities occur concurrent with other development and Policy OS 20.6 requires new development to provide implementation strategies for the funding of both active and passive parks and recreational sites.

Existing ordinances and development fees, along with the County's development review process, would ensure that future development facilitated through Project implementation would provide adequate park and recreation facilities. If it is determined that the construction of new park facilities is warranted and that the construction of these facilities is subject to CEQA, the developer would be required to conduct further environmental analysis to determine whether the construction of these facilities would result in an environmental impact. The construction/development of these facilities would be subject to a separate environmental review process, as well as the abovementioned Riverside County policies and ordinances, and would be required to mitigate any potential environmental impacts identified at that time. For these reasons, impacts would be less than significant.

**5) Other public facilities? Determination: No Impact.**

The proposed project will replace the portions of the existing ELAP to establish the LVPA, and will implement several land use designation changes for a number of parcels within the planning area. The proposed Project does not directly include any construction of public facilities; however, it is noted that future development accommodated by the LVPA may necessitate the provision of other public facilities. The construction and operation of any future public services necessary for

the development accommodated through Project implementation would be subject to a separate environmental analysis and CEQA review process, once it is determined that these actions are warranted and are subject to CEQA. As such, implementation of the proposed Project would not impact other public facilities and no impacts will occur in this regard.

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3.15 RECREATION

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
15. RECREATION --				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a) *Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? Determination: Less than Significant Impact.*

New housing projects are required to provide specific levels of new recreational development (parks, recreational areas, etc.) and/or pay a specific amount of in-lieu fees which are then used to construct new or expanded facilities. Trail requirements and off-site improvement contributions are also handled similarly (through mandatory Conditions of Approval). Future development of the residential sites proposed under the LVPA would be subject to Riverside County Ordinance No. 659, which requires new development to pay mitigation fees used to fund public facilities, including regional parks, community centers/parks, and regional multipurpose trails. General Plan Policy OS 20.5 requires that development of recreation facilities occur concurrent with other development, and General Plan Policy OS 20.6 requires new development to provide implementation strategies for the funding of both active and passive parks and recreational sites. Payment of the mitigation fees stipulated through Ordinance No. 659, along with adherence to Policy OS 20.5 and 20.6 would aid in ensuring the Project's potential impacts to existing neighborhood and regional parks or other recreational facilities are less than significant. Further, the construction/development of any potential park and recreation facilities accommodated through Project implementation would be analyzed through a separate environmental review process, once it is determined that construction of new facilities is warranted and subject to CEQA. For these reasons, the Project would result in less than significant impacts regarding the construction and operation of recreational facilities.

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

The proposed Project will establish the LVPA and will implement land use designation changes to a number of parcels within the proposed LVPA. The Project does not directly involve the construction or expansion of recreational facilities; however, it is noted that future development accommodated through the LVPA may include recreational facilities or require the expansion of existing recreational facilities. The future acquisition of recreational facilities would be subject to a separate environmental review process once it is determined that the construction of such facilities is subject to CEQA. In addition, development would be subject to the relevant General Plan policies outlined in Impact 3.15(a), relevant recreational facility siting and design practices based on location, and would be required to mitigate any potential adverse environmental impacts identified at that time. For these reasons, the Project would not result in significant adverse physical impact associated with the construction or expansion of recreational facilities, and a less than significant impact is identified.



3.16 TRANSPORTATION/TRAFFIC

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>16. TRANSPORTATION/TRAFFIC -- Would the project</b>				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to, level-of-service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads and highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially increase hazards due 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 type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Would the project:**

- a) *Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? Determination: Less Than Significant Impact.*

The implementation of the Project includes the potential for development within the Project area, as well as the development of future roadway and trail infrastructure. The Project proposes a change in land use designation of a number of parcels from commercial land use designations to residential and mixed use land use designations. While the analysis of the project focuses on the difference between the existing development in the Project Area, not the existing land use designations, it is important context to compare the existing land use designation with the land use designation for the proposed Project. Long-range transportation planning, on the County and regional levels, is undertaken in a long term fashion in order to forecast the future demand associated with Projects. Refer to Table 3.16-1,

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Proposed Changes in Land Use Designation, which compares the proposed General Plan land use designations with the existing land use designations.

**Table 3.16-1: Proposed Changes in Land Use Designation**

TRAFFIC BLOCK	LAND USE	NET CHANGE <sup>1</sup>		
1	Rural Mountains (RM)	-1.62	Acre	
	Medium Density Residential (MDR)	32	DU	
	Commercial Retail (CR)	-43,056	SF	
	Open Space - Conservation (OS-C)	-2.52	Acre	
2	Medium Density Residential (MDR)	34	DU	
	Medium-High Density Residential (MHDR)	8	DU	
	High Density Residential (HDR)	11	DU	
	Commercial Retail (CR)	-70,031	SF	
3	Medium Density Residential (MDR)	-188	DU	
	Medium-High Density Residential (MHDR)	1	DU	
	High Density Residential (HDR)	31	DU	
	Very High Density Residential (VHDR)	23	DU	
	Commercial Retail (CR)	-562,130	SF	
	Light Industrial (LI)	-89,325	SF	
	Mixed Use Area (MUA) 781	Land Use	Δ Intensity	0
		0	-	0
		Medium Density Residential (MDR)	123	DU
		Medium-High Density Residential (MHDR)	159	DU
High Density Residential (HDR)		142	DU	
Highest Density Residential (HHDR)		90	DU	
Very High Density Residential (VHDR)		110	DU	
Commercial Retail (CR)	245,561	SF		
4	Open Space - Conservation (OS-C)	10.12	Acre	
	Rural Mountains (RM)	-1.57	Acre	
	Estate Density Residential (EDR)	22	DU	
	Low Density Residential (LDR)	-176	DU	
	Medium Density Residential (MDR)	192	DU	
	Medium-High Density Residential (MHDR)	-219	DU	
	Commercial Retail (CR)	-20,063	SF	
	Public Facilities (PF)	586,884	SF	
5	Medium Density Residential (MDR)	49	DU	
	Mixed Use Area (MUA) 114.8755698	Commercial Office (CO)	73638.18	SF
		Public Facilities (PF)	140,742	SF
6	Medium Density Residential (MDR)	36	DU	
	Medium-High Density Residential (MHDR)	66	DU	
	Commercial Retail (CR)	-1,879	SF	

Total Change in Dwelling Units<sup>2</sup>: - 343 DU  
 Total Change in Commercial Retail, Commercial Office & Light Industrial<sup>2</sup>: - 510,923 SF  
 Total Proposed Mixed-Use Area<sup>3</sup>: + 139.64 Acres

**Notes:**

DU = Dwelling Unit

SF = Square Feet

<sup>1</sup> Net change indicates the change from Approved vs. Proposed Lakeland Village Land Use Plan.

<sup>2</sup> Total Change includes specific land uses within each Mixed-Use Area.

<sup>3</sup> Mixed Use Area includes a combination of residential, retail and office as shown in Block 3 and Block 5.

The changes in land use designations within the Project area have the potential to alter traffic patterns and intensity as development accommodated by the Project occurs. Within the transportation analysis, it is important to evaluate the long-term implementation of the proposed Project to ensure it does not conflict with existing policies and projects related to traffic and transportation. For comparison, standard trip rates were assigned to the land uses within the Project area in order to analyze the potential changes between the existing land use designations and those proposed by the Project. Refer to Table 3.16-2, Trip Generation Summary Table.

**Table 3.16-2: Trip Generation Summary Table**

Block	Land Use	Intensity	A ADT	AM Peak Hour Trips			PM Peak Hour Trips			
				Total	In	Out	Total	In	Out	
Block 1	Rural Mountains (RM)	-2 Acre		Non-Traffic Generating						
	Medium Density Residential (MDR)	32 DU	305	25	6	18	25	16	9	
	Commercial Retail (CR)	43,056 SF	1,838	-41	-26	-16	-160	-77	-83	
	<b>Block 1 Subtotal</b>		<b>-1,534</b>	<b>17</b>	<b>-19</b>	<b>3</b>	<b>-135</b>	<b>-61</b>	<b>-74</b>	
Block 2	Open Space - Conservation (OS-C)	-3 Acre		Non-Traffic Generating						
	Medium Density Residential (MDR)	34 DU	319	26	7	19	26	17	9	
	Medium-High Density Residential (MHDR)	8 DU	80	6	2	5	7	4	2	
	High Density Residential (HDR)	11 DU	71	6	2	4	4	2	2	
	Commercial Retail (CR)	70,031 SF	-2,980	-67	-42	-26	-260	125	-135	
<b>Block 2 Subtotal</b>		<b>-2,520</b>	<b>29</b>	<b>-32</b>	<b>3</b>	<b>-224</b>	<b>-101</b>	<b>122</b>		
Block 3	Medium Density Residential (MDR)	-188 DU	1,790	145	-38	-107	-148	-95	-53	
	Medium-High Density Residential (MHDR)	1 DU	6	0	0	0	0	0	0	
	High Density Residential (HDR)	31 DU	203	17	5	12	11	7	4	
	Very High Density Residential (VHDR)	33 DU	156	13	4	9	9	5	3	
	Commercial Retail (CR)	-562,130 SF	-24,003	540	335	-205	2,086	1,003	1,084	
	Light Industrial (LI)	-59,325 SF	-413	-69	51	-6	8	-4	-4	
	Mixed Use Area (MUA) 78.1	Medium Density Residential (MDR)	123 DU	1,171	95	25	70	97	62	35
		Medium-High Density Residential (MHDR)	159 DU	1,514	177	32	91	125	81	45
		High Density Residential (HDR)	142 DU	944	78	23	55	52	32	20
		Highest Density Residential (HHDR)	90 DU	599	50	14	35	33	20	13
		Very High Density Residential (VHDR)	120 DU	732	61	18	43	41	25	16
Commercial Retail (CR)		245,561 SF	10,485	236	146	90	911	437	474	
Commercial Office (CO)	73,638 SF	812	115	101	14	110	19	91		
Public Facilities (PF)	140,742 SF	981	142	128	14	20	9	10		
<b>Block 3 Subtotal</b>		<b>-8,600</b>	<b>184</b>	<b>69</b>	<b>115</b>	<b>-833</b>	<b>-403</b>	<b>-430</b>		
Block 4	Open Space - Conservation (OS-C)	10 Acre		Non-Traffic Generating						
	Rural Mountains (RM)	-1 Acre		Non-Traffic Generating						
	Estate Density Residential (EDR)	22 DU	206	17	4	12	17	11	6	
	Low Density Residential (LDR)	-176 DU	-1,680	-136	35	-101	-139	-89	-50	
	Medium Density Residential (MDR)	192 DU	1,832	148	39	110	151	97	54	
	Medium-High Density Residential (MHDR)	219 DU	-2,087	-169	-44	-125	172	-110	-62	
	Commercial Retail (CR)	20,063 SF	-857	-19	-12	-7	-74	-36	-39	
<b>Block 4 Subtotal</b>		<b>2,586</b>	<b>-159</b>	<b>-48</b>	<b>-111</b>	<b>-217</b>	<b>127</b>	<b>-90</b>		

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Block 5	Medium Density Residential (MDR)		-40	DU	-385	-11	-8	-23	-32	20	11
	Mixed Use Area (MUA) 114 #755008	Medium Density Residential (MDR)	19	DU	181	15	4	11	15	10	5
		Commercial Retail (CR)	40,952	SF	1,749	39	24	15	152	73	79
	Block 5 Subtotal					1,545	23	20	3	135	62
Block 6	Medium Density Residential (MDR)		36	DU	346	28	7	21	29	18	10
	Medium-High Density Residential (MHDR)		-66	DU	626	-51	13	-37	-52	-33	-19
	Commercial Retail (CR)		-1,879	SF	80	3	-1	1	-7	-7	-4
	Block 6 Subtotal					-560	-24	-7	-17	-30	-18
<b>TOTAL NET TRIPS</b>					<b>-14,056</b>	<b>-23</b>	<b>-17</b>	<b>-5</b>	<b>-1,303</b>	<b>-648</b>	<b>-655</b>

As analyzed, the proposed Project would result in a long-term buildout trip reduction of 14,056 trips between the existing General Plan and the proposed Project. Further reductions in trips are anticipated to be realized through the development of a potential future roadway adjacent to Grand Avenue (as proposed by the Project) as well as the reduction in trips associated with mixed use development due to internal trip capture, both of which were not analyzed during the trip generation process.

As currently in the General Plan, many of the Grand Avenue roadway segments as well as other roadways within the Project area are projected to operate as a Level of Service (LOS) F at General Plan buildout. While the total trips generated by the Project would be reduced in comparison to the existing General Plan projections, the roadways would remain a LOS F due to the high projected future traffic volumes along these roadways.

The General Plan has a number of policies related to circulation in the county, at both the regional and local level. These policies include LOS targets (Policy C.2.1), suggested land use development patterns (Policy C.1.5) and timing suggestions for new development to better regulate infrastructure development (Policy C1.4). The proposed Project would not reduce the LOS for the Project area to a level below the LOS F threshold, however it would provide a large reduction in trips along Grand Avenue and other proximal roadways. Furthermore, the Project proposes the development of a second roadway alignment adjacent to Grand Avenue to reduce trips within the Project area along Grand Avenue, as well as the development of mixed use development and alternative transportation infrastructure. These processes include the Western Riverside county association of Governments Transportation Uniform Mitigation Fee, the Riverside County Congestion Management Plan, as well as the policies within the General Plan. Furthermore, the proposed Project includes mixed use development which would allow for internal trip capture, and potential for reduced trips within the Project area.

Due to the proposed development types, and the reduction in trip generating land use designations, the proposed Project furthers the goals of the General Plan, and is consistent with existing General Plan policies. Furthermore, the Project reduces projected buildout trips in comparison to the existing General Plan. As such, the Project would not conflict with local ordinances regarding roadway effectiveness, and impacts would be less than significant.

- b) *Conflict with an applicable congestion management program, including, but not limited to, level-of-service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads and highways? Determination: Less than Significant Impact.*

The Riverside County Transportation Commission (RCTC) established a Congestion Management Program (CMP) for the County in 1990, and most recently updated the Program in 2011. RCTC does not require development projects to complete Transportation Impact Assessments as local agencies administer project level analysis of projects through General Plan implementation. As such, local agencies are required to show RCTC conformance with the CMP through General Plan implementation. As thoroughly explained above, the proposed project would result in a reduction over the existing General Plan, includes proposed mixed use development, and is consistent with the General Plan.

The roadways within the Project area are anticipated to operate at a LOS F at General Plan Buildout. As proposed by the Project, the Project Area roadways would operate at a LOS F at Project buildout. However, per the adopted Level of Service target of "E," when a segment falls to "F," a deficiency plan is required. Under the CMP, preparation of a deficiency plan is the responsibility of the local agency where the deficiency is located. Other agencies identified as contributors to the deficiency will also be required to coordinate with the development of the plan. To ensure that the CMS is appropriately monitored to reduce the occurrence of CMP deficiencies, it is the responsibility of local agencies, when reviewing and approving development proposals, to consider the traffic impacts on the roadway network. The County of Riverside extensively reviews development projects prior to construction within the County. These processes include the completion of a Transportation Impact Analysis, and the subsequent completion of roadway improvements or payment of in-lieu fees. These fee programs, such as the Transportation Uniform Mitigation Fee (TUMF) and the Riverside County Road and Bridge Benefit District (RBBB) have been developed to fund transportation infrastructure across the County.

While the proposed Project does not reduce daily trips at build out to below LOS F, the Project would substantially reduce the daily trips within the Project area in comparison to trips anticipated by the General Plan. Future development accommodated by the Project would be required to undergo extensive analysis, and roadway improvement development, prior to construction to ensure that impacts to the roadway would be in accordance with the CMP. Impacts would be less than significant.

- c) *Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? Determination: Less than Significant Impact.*

As indicated in [Section 2.10, Land Use and Planning](#), the nearest airport to the Project Area is the Skylark Airport, which is located along Corydon Road approximately one mile to the north. The airport is privately owned and does not have an airport compatibility plan.

Project implementation would not involve a change in land use designations that would increase Skylark Airport air traffic patterns or service demands. Further, future development accommodated through the proposed Project would be required to demonstrate compliance with Riverside County Ordinance No. 448. Riverside County Ordinance No. 448 requires specific height standards and limits within operating areas around airports pursuant to California Government Code Sections 50485-50485.14, thereby minimizing airport operational safety risks.

The nature of the proposed Project, in addition to its conformance with Riverside County Ordinance No. 448, would ensure the Project's potential impacts to air traffic patterns are less than significant.

- d) *Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? Determination: No Impact.*

The land use designation changes proposed under the Project do not involve hazardous design features or incompatible uses. As described in [Section 2.4.3, Revisions to the General Plan Circulation Element](#), the Project proposes the development of a continuous Collector roadway parallel to Grand Avenue along Brighton/Union Avenue from Blanche Drive to Turner Street. This roadway would serve as an alternate access to Grand Avenue to support the uses proposed within the Policy Area. It is not anticipated that the Collector roadway proposed under the Project would include a hazardous design feature such as sharp curves or dangerous intersections.

Further, this potential alignment is conceptual in nature and is provided to identify the general location of the proposed roadway. The final alignment of the Collector roadway would be subject to various local, Regional, and federal transportation-related laws, regulations, policies, and safeguards once final roadway design and engineering specifications have been completed. For example, Riverside County Policy C 3.1 stipulates that Riverside County roadways are designed, constructed, and maintained as



specified by the Riverside County Road Improvement Standards and Specifications. No impact would occur in this regard.

**e) Result in inadequate emergency access? Determination: Less than Significant Impact.**

The land use designation changes proposed under the Project would not directly impact emergency access for the Project Area, as the Project does not involve the construction of structures or land uses which would impair the area's existing emergency access network. Further, as described above, implementation of the Project would accommodate the future development of a continuous collector roadway parallel to Grand Avenue along Brighton/Union Avenue from Blanche Drive to Turner Street. The provision of this roadway would improve emergency access for any future development located along this area.

Any development accommodated through Project implementation would be required to provide adequate emergency access through project-level compliance with several existing laws, rules, regulations, policies, and design standards. For example, Riverside County Policy C 3.24 requires the County to provide efficient street networks in order to ensure adequate emergency access. As such, the nature of the proposed Project, in conjunction with the existing regulatory framework pertaining to emergency access, would ensure the Project's impacts to emergency access are less than significant.

**f) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? Determination: Less than Significant Impact.**

The proposed Project would accommodate the development of additional alternative transportation infrastructure in the Project area. The project proposes additional trail alignments as well as new roadway alignments could provide opportunities for future alternative transportation infrastructure including busses, turnouts, and other facilities.

The General Plan also contains a number of existing policies that have been developed to reduce potential impacts to transportation infrastructure. These policies include Policy C1.7, which states that the county should encourage and support development of projects that enhance the use of alternative transportation, and Policy C 4.1, which states that the county should provide facilities for safe movement of pedestrians within developments.

Due to the additional transportation and trail infrastructure proposed by the Project, as well as existing policies that encourage the development of alternative transportation infrastructure, impacts would be less than significant.



3.17 UTILITIES AND SERVICE SYSTEMS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>17. UTILITIES AND SERVICE SYSTEMS. Would the project:</b>				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Would the project:**

- a) *Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? Determination: Less Than Significant Impact.*

Wastewater treatment services for the Project site would be provided by EVMWD through one of their two wastewater treatment facilities. Wastewater is processed at EVMWD's Regional Wastewater Treatment Plant (Regional WWTP) and Santa Rosa Water Reclamation Facility under regulations enforced by the Santa Ana River Regional Water Quality Control Board (SAR-RWQCB). According to EVMWD's *Design Standards and Standard Drawings* (2015), EVMWD has a current baseline wastewater flow rate of 100 gallons per capita per day (gpcd). Based on this baseline wastewater flow rate, future growth accommodated through the proposed Project would increase wastewater treatment demand by approximately 103,500 gpcd,<sup>4</sup> which would represent approximately 0.8 percent of the existing 13.0 million gpcd combined permitted capacity of both the Regional WWTP and the Santa Rosa Water Reclamation Facility. This percentage does not represent a substantial increase in wastewater and, as such, the increased demand for wastewater treatment generated by the anticipated growth under the Project is not expected to exceed wastewater treatment requirements or orders of the SAR-RWQCB.

<sup>4</sup> 1,035 additional persons x 100 = 1,998,200 gallons daily

## Section 3.0 Environmental Analysis

According to the EVMWD *Design Standards and Standard Drawings* (2015), EVMWD conducts a wastewater system analysis review for each new development project to determine infrastructure needs on a case-by-case basis, and any needed facilities as determined by the EVMWD are included in a development agreement for each project. Compliance with the *Design Standards and Standard Drawings* would ensure that the water district has adequate infrastructure to meet the demand associated with growth allowed.

Further, the site-specific environmental impacts associated with any future wastewater infrastructure improvements necessary to serve new development would be determined through a project-level CEQA analysis at such time as they are proposed for development and their design and alignments are known. In addition, any development accommodated through the Project would be required to pay individual sewer connection fees to EVMWD in addition to ongoing user fees. Sewer connection fees are used in part to defray the costs of any necessary facility upgrades, including those at the Regional WWTP and Santa Rosa Water Reclamation Facility. Wastewater discharged from the Regional WWTP and Santa Rosa Water Reclamation Facility is required to comply with the treatment requirements of SAR-RWQCB issued permits. Payment of the required sewer connection fees and user fees, as well as compliance with any required SAR-RWQCB permits, would ensure the Project does not have significant impacts related to SAR-RWQCB wastewater treatment requirements.

- b) *Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?*  
**Determination: Less than Significant Impact.**

EVMWD's *Wastewater Master Plan* (Appendix B) provides recommended generation factors based on land use designation to determine future demand for wastewater facilities. The generation factor for Mixed Use land uses is 1,400 gallons per day per acre. As the Project would result in a total MUA of 139 acres, the Project is expected to generate approximately 194,600 gallons of wastewater per day (gpd).

The 2008 EVMWD *Wastewater Master Plan* includes detailed descriptions of all facilities operated by EVMWD for the purpose of collecting and treating wastewater. For its description of the Regional Water Reclamation Facility, the *Wastewater Master Plan* states that the existing average flow and peak flow capacities of the Regional Water Reclamation Facility are 8 mgd. The Regional Water Reclamation Facility currently processes approximately 6 mgd and has a remaining capacity of 2 mgd. As the proposed Project will result in a wastewater demand of 194,600 gpd, and the stated current treatment capacity of the Regional Water Reclamation Facility is 8 mgd, the proposed Project would increase the average wastewater flow at the Regional Water Reclamation Facility by two percent. This percent increase would be adequately served by the existing rated capacity of the Regional Water Reclamation Facility and is therefore considered less than significant.

Furthermore, the adequacy of specific water and wastewater facilities to serve specific development proposals will be determined through the development review process where any necessary infrastructure improvements would be required as project conditions of approval. Additionally, future development accommodated through the Project would be required to uphold Ordinance No. 659. Ordinance No. 659 mitigates growth impacts in Riverside County by ensuring fees are collected and expended to provide necessary facilities (including water and wastewater facilities), commensurate with ongoing levels of development. Future development would also be subject to Ordinance No. 592. Ordinance No. 592 sets various standards for sewer use, construction, and industrial wastewater discharges to protect both water quality and the infrastructure conveying and treating wastewater by establishing construction requirements for sewers, laterals, house connections, and other sewerage facilities, and by prohibiting the discharge to any public sewer (which directly or indirectly connects to Riverside County's sewerage system) any wastes that may have an adverse or harmful effect on sewers, maintenance personnel,

wastewater treatment plant personnel or equipment, treatment plant effluent quality, or public or private property or which may otherwise endanger the public or the local environment or create a public nuisance. As a result, this ordinance serves to protect water supplies, water and wastewater facilities, and water quality for both surface water and groundwater.

As development accommodated through the Project would have adequate wastewater treatment capacity and would be subject to the various Riverside County Ordinances detailed above, the Project would have a less than significant impact to water and wastewater facilities.

- c) *Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? Determination: Less Than Significant Impact with Mitigation Incorporated.*

It is anticipated that the development accommodated through Project implementation would necessitate the construction of new stormwater drainage facilities. Construction of the drainage and flood control facilities and improvements accommodated by the Project would be implemented in accordance with applicable Riverside County Flood Control (RCFC) requirements, and would occur over an extended period of time. Temporary construction related impacts could involve the demolition of some existing structures and installation of new drainage facilities; however, all construction activities would be required to demonstrate compliance with the applicable structural best management practices (BMP's) and the applicable RCFC requirements.

The extension of new facilities is a critical component of new development accommodated by the General Plan, and as such is addressed in a number of policies within the General Plan document. Policy LU 1.6 states that the County should coordinate with local agencies to ensure that adequate utility service is available for new development and Policy LU 5.2 states that the County should monitor the capacity of infrastructure in coordination with utility providers. These policies ensure that continual development of infrastructure would occur along with future development in order to reduce potential for exceeding the capacity of stormwater infrastructure.

While construction of future stormwater facilities would be required by future development within the Project area, compliance with Mitigation Measure UTIL-1, which states that the County should coordinate with utility providers for future development projects to monitor capacity of utility systems would ensure the gradual construction of infrastructure with future development. Compliance with the requirements outlined by RCFC, in addition to Mitigation Measure UTIL-1, would ensure the Project's impacts related to stormwater drainage construction are less than significant.

#### MITIGATION MEASURES

**UTIL-1** Monitor the capacities of infrastructure and services in coordination with service providers, utilities, and outside agencies and jurisdictions to ensure that growth does not exceed acceptable levels of service. (LU 5.2)

- d) *Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? Determination: Less Than Significant Impact.*

As described above, development accommodated by the proposed Project would obtain water service through EVMWD. EVMWD obtains the majority of its potable water supplies via Western Municipal Water District and Eastern Municipal Water District, which are Metropolitan Water District participants. EVMWD's water supply portfolio includes Metropolitan Water District imported supplies and local surface water from Canyon Lake. EVMWD also has access to groundwater from the Elsinore Basin, Coldwater Basin, San Bernardino Bunker Hill Basin, Rialto-Colton Basin, and

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Riverside-North Basin. Almost all of the groundwater production for potable use occurs in the Elsinore Basin. Through EVMWD-run recharge programs, the amount of annual groundwater pumping is nearly equal to the natural recharge, and, as such, the California Department of Water Resources does not identify the Elsinore Basin to be in a state of overdraft. The proposed Project has the potential to increase water service demand and supplies.

Riverside County water agencies generally operate using a “will serve” capacity by planning and constructing infrastructure and hiring staff based on demand projections for their service areas. The County’s pre application review procedure (required per Section 18.2.B, Pre-Application Review, of Ordinance 348) and development review process include a determination regarding the availability of water and sewer service. Therefore, the availability of adequate water service, including water supplies, would need to be confirmed by EVMWD prior to the approval of any future development accommodated through Project implementation.

Currently, according to the EVMWD 2010 Urban Water Management Plan (UWMP), EVMWD has an annual supply of 39,287 acre feet per year (AFY), and a demand of approximately 32,000 AFY. As identified in the UWMP, EVMWD anticipates development of additional residential and commercial development over the coming years. EVMWD plans to expand the water service system from a supply of 39,287 in 2010 to a supply of 65,258 by 2035. Table 3.17-1, Future Water Demand Projections, shows the proposed future development in the Project area, along with a projection of future water demand calculated using the EVMWD Standard Design Requirements, Potable Water Requirements. As proposed, the Project area would require a total of approximately 14,000 AFY of water, which is well within the projected future demand included in the UWMP. Furthermore, a large majority of this use is already in service due to the existing development within the Project area. As such, actual additional demand associated with the Project would be far less than the 14,000 AFY total calculated.

The proposed 14,000 AFY demand would be far below the 65,258 projected capacity, and as reduced by the existing demand in the Project area would be well within the anticipated capacity of the EVMWD service system. Further, in order to fund future infrastructure improvements associated with new developments, EVMWD would require the payment of development impact fees, as well as monthly payment for water supply. These funding sources would allow for the development of new water service infrastructure as development is accommodated within the Project area.

**Table 3.17-1: Future Water Demand Projections**

Land Use	Acres	DU	Average Daily Demand <sup>1</sup>		Land Water Use
Agriculture (AG)	0	0	500	DU	
Rural Residential (RR)	2,441	366	500	DU	183,000.00
Rural Mountainous (RM)	10,604	530	500	DU	265,000.00
Rural Desert (RD)	0	0	500	DU	-
Estate Density Residential (RC-EDR)	686	240	500	DU	120,000.00
Very Low Density Residential (RC-VLDR)	69	52	500	DU	26,000.00
Low Density Residential (RC-LDR)	0	0	500	DU	
Open Space-Conservation (OS-C)	232		-	-	-
Open Space-Conservation Habitat (OS-CH)	51,907		-	-	-
Open Space-Water (OS-W)	341		-	-	-
Open Space Recreation (OS-R)	88	NA	2,000	Acre	176,000.00
Open Space-Rural (OS-RUR)	6,407	160	500	DU	80,000.00
Open Space-Mineral Resources (OS-MIN)	0	NA	-	-	-



Land Use	Acres	DU	Average Daily Demand		Total Water Use
Estate Density Residential (EDR)	60	21	500	DU	10,500.00
Very Low Density Residential (VLDR)	3,293	2,470	500	DU	1,235,000.00
Low Density Residential (LDR)	453	680	500	DU	340,000.00
Medium Density Residential (MDR) <sup>a</sup>	2,751	8,850	500	DU	4,425,000.00
Medium High Density Residential (MHDR)	202	1,315	500	DU	656,500.00
High Density Residential (HDR)	11	121	400	DU	48,400.00
Very High Density Residential (VHDR)	17	289	400	DU	115,600.00
Highest Density Residential (HHDR)	0	0	400	DU	-
Commercial Retail <sup>b</sup> (CR)	28	NA	3,000	Acres	84,000.00
Commercial Tourist (CT)	17	NA	3,000	Acres	51,000.00
Commercial Office (CO)	0	NA	-	-	-
Light Industrial (LI)	820	NA	100	1,000 SF	3,571,920.00
Heavy Industrial (HI)	0	NA	-	-	-
Business Park (BP)	56	NA	3,000	Acres	168,000.00
Public Facilities (PF)	76	NA	4,000	Acres	304,000.00
Community Center (CC) <sup>c</sup>	0	0	-	-	-
Mixed Use Area (MUA)	139	641	120	1,000 SF	726,580.80
<b>Total Gallons per Day</b>					<b>12,586,500.80</b>
<b>Total Acre-Feet per Day</b>					<b>38.63</b>
<b>Total Acre-feet per Year</b>					<b>14,098.69</b>

Notes:

1. All demand factors are based on the EVMWD Design Standards, Section 2.02 Potable Water Requirements.

Compliance with County and State-required water management and conservation regulations would assist in reducing the amount of water supplies required by future development on the neighborhood sites. For example, General Plan Policy OS 2.2 encourages the installation of water-conserving systems, such as dry wells and graywater systems, in new developments. The County's pre-application review procedure (as stipulated by Ordinance 348, Section 18.2.B, Pre-Application Review) and development review process would ensure consistency with these County General Plan policies. Ordinance No. 859, requires new development projects to install water-efficient landscapes, thus limiting water applications and minimizing water runoff and water erosion in landscaped areas.

Compliance with Riverside County Ordinance No. 859, EVMWD review, the EVMWD Urban Water Management Plan, as well as the incorporation of all feasible water conservation features, would ensure the Project's potential impacts to water supply are reduced to less than significant.

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

Wastewater treatment for the LVPA would continue to be provided through EVMWD. As described previously, wastewater flows are currently treated at EVMWD's Regional WWTP and Santa Rosa Water Reclamation Facility under regulations enforced by the SAR-RWQCB and will continue to be treated by these facilities during Project operations. The MUA land uses proposed under the Project would generate wastewater and raw sewage from the Project Area; however, the amount of sewage would not exceed the permitted capacity of the Regional WWTP and Santa Rosa Water Reclamation Facility. Further, the development accommodated through Project implementation would be required

## Section 3.0 Environmental Analysis

to pay any required one-time sewer connection fees as well as ongoing user fees, which are used in part to accommodate the cost of any necessary wastewater treatment facility upgrades. Development would also be required to pay a "fair share" fee for any required off-site upgrades as determined by EVMWD. Refer to Impact 3.17(a) above. A less than significant impact would occur in this regard.

- f) *Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? Determination: Less Than Significant Impact*

Future development accommodated by the proposed Project would generate solid waste that would be disposed of in the El Sobrante Landfill. The El Sobrante Landfill has remaining capacity of 50.1 million tons. For comparison, Riverside County EIR No. 521 uses a residential solid waste generation factor of 0.41 tons per dwelling unit, per year. Using that generation factor, the residential component of the proposed Project would generate approximately 6,450 tons of solid waste annually. As such, construction and operation activities accommodated through Project implementation would not produce a significant excess of solid waste outside of the capacity identified Riverside County No. 521. Solid waste disposal needs may also be accommodated at any other landfill site in the County. As part of its long-range planning and management activities, the Riverside County Department of Waste Resources (RCDWR) ensures that, at any given time, the County has a minimum of 15 years of capacity for future landfill disposal. This 15-year disposal capacity projection is prepared yearly as part of the annual reporting requirements for the Countywide Integrated Waste Management Plan. The most recent 15-year projection submitted to the State Integrated Waste Management Board indicates that no additional capacity is needed to dispose of countywide waste through 2024, with a remaining disposal capacity of 28,561,626 tons in the year 2024.

Future development proposed under the Project would also be subject to the RCDWR *Design Guidelines for Refuse and Recyclables Collection and Loading Areas*, as well as several standard-practice Conditions of Approval, including the issuance of a clearance letter by RCDWR. The clearance letter outlines project-specific requirements to ensure that individual project developers provide adequate areas for collecting and loading recyclable materials, such as "paper products, glass and green wastes." No building permits would be issued unless/until RCDWR verifies compliance with the clearance letter conditions. Furthermore, all future development involving commercial uses generating more than 4 yards per week of solid waste and multi-family complexes with five units or more would be required to have a recycling program in place consistent with the mandatory commercial and multi-family recycling requirements of Assembly Bill 341. These requirements would apply to all future development activities in the Project area and would reduce the demand on landfills serving the community.

Accordingly, future development accommodated through the Project would not adversely impact existing landfill capacity, would be fully compliant with all federal, State, and local requirements for solid waste diversion and recycling, and its impacts with regard to solid waste would be reduced to a less than significant level.

- g) *Comply with federal, state, and local statutes and regulations related to solid waste? Determination: Less Than Significant Impact.*

Development accommodated through Project implementation would be required to comply with all federal, State, and local regulations regarding solid waste disposal. For example, development would be required to demonstrate compliance with the 2013 (or most recent) Green Building Code, which implements design and construction measures that act to reduce construction-related waste through material conservation measures and other efficiency measures. The Project would also be required to comply with the California Integrated Waste Management Act (AB 939). The California Integrated Waste Management Act requires each city and county to prepare, adopt, and submit to CalRecycle a source reduction and recycling element (SSRE) that demonstrates how the jurisdiction will meet the Integrated Waste Management Act's mandated diversion goals. Each jurisdiction's SSRE must include



specific components, as defined in Public Resources Code Sections 41003 and 41303. Compliance with the 2013 (or most recent) Green Building Code and AB 939 would ensure the Project's construction and operational impacts to solid waste disposal are less than significant.

3.18 MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>1B. MANDATORY FINDINGS OF SIGNIFICANCE --</b>				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

The proposed Project would not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major proceeds of California history or prehistory. Potential impacts to wildlife would be reduced to a degree of less than significant through implementation of the proposed mitigation measures; refer to [Section 3.4, Biological Resources](#). Potential impacts to California prehistoric and historic resources would be mitigated to less than significant through the mitigation provided in [Section 3.5, Cultural Resources](#). As such, potential impacts as noted above would be mitigated through the implementation of standard County-approved measures and the recommended mitigation measures identified above.

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

The General Plan provides policy guidance for projects across the County and provides a framework for future development. The General Plan can be amended up to four times annually, and these

amendments can change major facets of the General Plan. All General Plan amendments are subject to the CEQA process, and must undergo the CEQA analysis. As such, a cumulative analysis of the Project in relation to other General Plan amendments ensures that the potential for cumulatively considerable impacts in the Project Area is analyzed and mitigated where appropriate. The General Plan was recently updated, and the General Plan Update (GPA No. 960) was adopted in December of 2015. As such, the current General Plan, which was used as the basis for GPA No. 1156, incorporates the most recent major amendments to the General Plan. Currently, the most significant amendment to the General Plan that is in process is the 5<sup>th</sup> Cycle Housing Element Update (GPA No. 1122). This document proposes the redesignation of parcels throughout the County to better accommodate affordable housing through mixed use and high density development. The Housing Element would allow capacity for a number of additional housing units across the County located in compact neighborhoods. Two neighborhood sites are proposed for inclusion into the Elsinore Area Plan as a result of the Housing Element updated. Both neighborhood sites are located on the of the Project area on the eastern side of Interstate 15.

Due to the extended timeline during which the proposed Project will be implemented, and due to the fact that the Project does not specifically propose a development project at this time, a site-specific cumulative analysis is not warranted at this time. GPA No. 1156, along with this IS/MND, serves as a review of the communitywide impacts associated with the development of the proposed Project.

## CUMULATIVE IMPACT ANALYSIS

### *Aesthetics*

Implementation of the proposed Project would not contribute to cumulative visual resource or aesthetic impacts. The Project proposes several design measures to reduce aesthetic impacts. This Project and other projects are required to comply with the County ordinances related to light pollution, impacts to viewsheds, as well as other potential aesthetic impacts as described in Section 3.1 above. Furthermore, the County's permit application process would ensure the proposed development is in compliance with the County's zoning and design standards and guidelines, which regulate building design, mass, bulk, height, color, and compatibility with surrounding uses. Thus, the proposed project would have a less than cumulatively considerable impact to aesthetics.

### *Agricultural Resources*

The proposed Project does not include potential impacts to agricultural resources. As such, implementation of the proposed project would not result in any impacts to agricultural or forestry resources and would therefore not contribute to cumulative impacts to these resources.

### *Air Quality*

As previously stated, the SCAQMD's approach for assessing cumulative impacts is based on the Air Quality Management Plan forecasts of attainment of ambient air quality standards in accordance with the requirements of the federal and California Clean Air Acts. In other words, the SCAQMD considers projects that are consistent with the AQMP, which is intended to bring the basin into attainment for all criteria pollutants, to also have less than significant cumulative impacts. Both the proposed Project, as noted in Section 3.3 above, as well as GPA No. 1122 are subject to the requirements set forth by SCAQMD. As such, the project would have a less than cumulatively considerable impact on air quality.

### *Biological Resources*

The proposed Project, as well as other future General Plan amendments are subject to the requirements of the MSHCP. Potential impacts to biological resources have been analyzed within section 3.4 above.

## Section 3.0 Environmental Analysis

Through the MSHCP, future development resulting from the implementation of GPA No. 1156 or other General Plan amendments will be subject to the requirements of the MSHCP. With implementation of existing regulatory programs, in conjunction with the mitigation provided in section 3.4 above, the project would have less than cumulatively considerable impacts.

### *Cultural Resources*

Future development within the Project area has the potential to contribute to a cumulative increase in potential impacts to cultural and paleontological resources due to future disturbance as development occurs. However, existing regulations would ensure that the potential impacts associated with development on the project site are less than significant. Thus, the project would have a less than cumulatively considerable impact.

### *Geology and Soils*

Project-related impacts on geology and soils associated with future development that could be accommodated in the Project area would occur on a site-specific level. Development proposed by the Project would not contribute to seismic hazards or soil erosion. Implementation of the proposed mitigation result in decreased exposure to the risks associated with seismic activity. Therefore, the proposed project is anticipated to have less than significant cumulative impact on the geologic conditions in the region.

### *Greenhouse Gas Emissions*

The greenhouse gas analysis provided in Section 3.7, Greenhouse Gas Emissions, analyzed the proposed Project's cumulative contribution to global climate change and determined that the project would not create a cumulatively considerable environmental impact resulting from greenhouse gas emissions.

### *Hazards and Hazardous Materials*

The proposed Project is not expected to utilize or contribute to hazards associated with the accidental release of hazardous materials. Furthermore, compliance with federal, state, and local regulations would ensure that cumulative hazard conditions are less than cumulatively considerable.

### *Hydrology and Water Quality*

Water quality measures that are required by the Regional Water Quality Control Board, through SWPPP compliance, as well as other site-specific regulations would protect the quality of water discharged from the sites within the Project during both construction and operation activities. Therefore, the Project would have a less than cumulatively considerable impact on water quality. Similarly, existing regulations related to flooding and hydrology would regulate potential impacts to hydrology. Therefore, the proposed project would have a less than significant cumulatively considerable impact related to hydrology.

### *Land Use and Planning*

The proposed Project includes changes to the General Plan. The proposed changes associated with the Project have been reviewed in comparison to existing General Plan policies and text to ensure consistency. Further, as noted above, the Project includes mitigation measures to ensure compliance with MSHCP requirements. Therefore, the project would have a less than cumulatively considerable impact related to land use and planning.

### *Mineral Resources*

The proposed project would have no impact related to mineral resources and would therefore not contribute to any cumulative impacts to such resources.

### *Noise*

As discussed in Section 12, Noise, future development within the Project area would be required to comply with all applicable noise standards and would have less than significant direct impacts related to noise. Foreseeable future implementing projects that may result subsequent to approval of the Project would include construction phases, which could result in some noise disturbance; however, these impacts would be temporary and would be restricted to daytime hours.

### *Population and Housing*

As proposed, the Project would not displace any houses or people requiring the construction of new housing elsewhere. Further, the Project allows for the potential future development of new housing units on currently vacant or underdeveloped parcels. Therefore, the Project would have a less than cumulatively considerable impact related to population and housing.

### *Public Services and Recreation*

Implementation of the proposed Project may increase the demand for public services such as fire and police protection over an extended period of time. However, as a standard condition of approval, the project applicant would be required to pay development impact fees to fund the expansion of such services. Development of any future public facilities would be subject to CEQA review prior to approval that would identify and address any resulting impacts. Therefore, the proposed project would have a less than cumulatively considerable impact on public services.

### *Transportation/Traffic*

The proposed Project proposes the development of mixed use development which would allow for internal trip capture. As well as other potential trip reduction measures. Further, the Project would allow for development of compact (multi-family) development as well as alternative transportation opportunities. As such, cumulatively, the project would allow for more efficient use of land in the Project area, and would not have a regional cumulative impact within the County. As such, the project's impacts to cumulative traffic conditions would be less than cumulatively considerable.

### *Utilities and Service Systems*

Implementation of the proposed Project would increase demand for public utilities over time. Further, as specifically identified in Section 3.17, the Project would require minimal levels of water, solid waste, and wastewater service. However, as a standard condition of approval, the project applicant would be required to pay development impact fees to fund the expansion of such services. Therefore, the proposed project would have less than cumulatively considerable impacts on utilities and service systems.

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

The proposed Project would not result in environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly, following implementation of recommended mitigation measures prescribed above. All potential long-term impacts would be reduced to less than

## Section 3.0 Environmental Analysis

significant levels through implementation of required mitigation measures, as described in the impact discussions above.





## Section 4.0 References

### 4.1 REPORT PREPARATION PERSONNEL

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## Section 4.0 References

### 4.2 REFERENCE DOCUMENTS

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- Riverside County Flood Control and Water Conservation District, *Lakeland Village Master Drainage Plan*, June 2013.

VRPA Technologies, Inc., *2011 Riverside County Congestion Management Program*, prepared for Riverside County Transportation Commission, December 14, 2011.

Western Riverside County Multiple Species Habitat Conservation Plan, June 17, 2003.

**INVENTORY OF MITIGATION MEASURES**

**AIR QUALITY**

**AQ-1** Applicable Rule 403 Measures: Apply nontoxic chemical soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for ten days or more).

- Water active sites at least twice daily. (Locations where grading is to occur will be thoroughly watered prior to earthmoving.)
- All trucks hauling dirt, sand, soil, or other loose materials are to be covered, or should maintain at least two feet of freeboard in accordance with the requirements of California Vehicle Code (CVC) Section 23114 (freeboard means vertical space between the top of the load and top of the trailer).
- Pave construction access roads at least 100 feet onto the site from main road.
- Traffic speeds on all unpaved roads shall be reduced to 15 mph or less.

(EIR No. 521, Existing Mitigation Measure 4.5.1A)

**AQ-2** [Implement the following] additional SCAQMD CEQA Air Quality Handbook dust measures:

- Apply chemical stabilizers within five working days of grading completion; OR
  - Apply water to at least 80 percent of all inactive disturbed surface areas on a daily basis when there is evidence of wind driven fugitive dust, excluding any areas which are inaccessible to watering vehicles due to excessive slope or other safety conditions; OR
  - Establish a vegetative ground cover within 21 days after active operations have ceased. Ground cover must be of sufficient density to expose less than 30 percent of unstabilized ground within 90 days of planting, and at all times thereafter.
- All excavating and grading operations shall be suspended when wind speeds (as instantaneous gusts) exceed 25 mph.
- All streets shall be swept once a day if visible soil materials are carried to adjacent streets (recommend water sweepers with reclaimed water).
- Install wheel washers where vehicles enter and exit unpaved roads onto paved roads, or wash trucks and any equipment leaving the site each trip.

(EIR No. 521, Existing Mitigation Measure 4.5.1B)

**AQ-3** The construction contractor shall ensure that all disturbed areas and stock piles are watered at least three times per day or soil stabilizers are applied as necessary to prevent visible dust plumes from these areas. Stock piles not in use may be covered with a tarp to eliminate the need for watering or other stabilizers. (EIR No. 521, NEW Mitigation Measure 4.6.B-N1)

**AQ-4** [Implement the following] mitigation measures for construction equipment and vehicles exhaust emissions:

- The construction contractor shall select the construction equipment used on site based on low emission factors and high energy efficiency.

- The construction contractor shall ensure that construction grading plans include a statement that all construction equipment will be tuned and maintained in accordance with the manufacturer's specifications.
- The construction contractor shall ensure that construction grading plans include a statement that work crews will shut off equipment when not in use. During smog season (May through October), the overall length of the construction period will be extended, thereby decreasing the size of the area prepared each day, to minimize vehicles and equipment operating at the same time.
- The construction contractor shall time the construction activities so as to not interfere with peak hour traffic and minimize obstruction of through traffic lanes adjacent to the site; if necessary, a flagperson shall be retained to maintain safety adjacent to existing roadways.
- Dust generated by the development activities shall be retained on-site and kept to a minimum by following the dust control measures listed below.
  - a. During clearing, grading, earthmoving, excavation, or transportation of cut or fill materials, water trucks or sprinkler systems shall be used to prevent dust from leaving the site and to create a crust after each day's activities cease.
  - b. During construction, water trucks or sprinkler systems shall be used to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this would include wetting down such areas in the late morning, after work is completed for the day and whenever wind exceeds 15 miles per hour.
  - c. Immediately after clearing, grading, earthmoving, or excavation is completed, the entire area of disturbed soil shall be treated until the area is paved or otherwise developed so that dust generation will not occur.
  - d. Soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation.
  - e. Trucks transporting soil, sand, cut or fill materials and/or construction debris to or from the site shall be tarped from the point of origin.

(EIR No. 521, Existing Mitigation Measure 4.5.1C)

- AQ-5** All construction equipment shall have EPA rated engines of Tier 3 or better. (EIR No. 521, NEW Mitigation Measure 4.6.B-N2)
- AQ-6** As soon as electric utilities are available at construction sites, the construction site shall be supplied with electricity from the local utility and all equipment that can be electrically operated shall use the electric utility rather than portable generators. (EIR No. 521, NEW Mitigation Measure 4.6.B-N3)
- AQ-7** All new development shall ensure that all interior and exterior architectural coatings used are low in reactive organic gases. (EIR No. 521, NEW Mitigation Measure 4.6B-N4)
- AQ-8** Prior to the issuance of grading permits, all individual development proposals within the LVPA are required to demonstrate that construction-related and operational emissions would be below SCAQMD thresholds. If an individual development project is anticipated to exceed SCAQMD thresholds (based on CalEEMod or other appropriate modeling),

the applicant shall be required to adjust the construction phasing and schedule or other project parameters to reduce emissions to a less than significant level.

**AQ-9** New developments shall include the following requirements to reduce emissions associated with toxic air contaminants (TACs):

- a. Electrical outlets shall be included in the building design of any loading docks to allow use by refrigerated delivery trucks. Signage shall also be installed, instructing commercial vehicles to limit idling times to five minutes or less. If loading and/or unloading of perishable goods would occur for more than five minutes and continual refrigeration is required, all refrigerated delivery trucks shall use the electrical outlets to continue powering the truck refrigeration units when the delivery truck engine is turned off.
- b. Electrical outlets shall be installed on the exterior of new structures for use with electrical landscaping equipment.

**AQ-10** The County of Riverside shall require minimum distances between potentially incompatible land uses, as described below, unless a project-specific evaluation of human health risks defines, quantifies and reduces the potential incremental health risks through site design or the implementation of additional reduction measures to levels below applicable standards. (e.g., standards recommended or required by CARB, SCAQMD or MDAQMD).

**SCAQMD Jurisdiction:**

- l. Proposed dry cleaners and film processing services that use perchloroethylene must be sited at least 500 feet from existing sensitive land uses including residential, schools, day care facilities, congregate care facilities, hospitals or other places of long-term residency for people.
- m. Proposed auto body repair services shall be sited at least 500 feet from existing sensitive land uses.
- n. Proposed gasoline dispensing stations with an annual throughput of less than 3.6 million gallons shall be sited at least 50 feet from existing sensitive land uses. Proposed gasoline dispensing stations with an annual throughput at or above 3.6 million gallons shall be sited at least 300 feet from existing sensitive land uses.
- o. Other proposed sources of TACs including furniture manufacturing and repair services that use methylene chloride or other solvents identified as a TAC shall be sited at least 300 feet from existing sensitive land uses.
- p. Avoid siting distribution centers that accommodate more than 100 truck trips per day (or more than 40 truck trips operating transport refrigeration units per day, or where transportation refrigeration units operate more than 300 hours per week) within 1,000 feet of existing sensitive land uses.
- q. Proposed sensitive land uses shall be sited at least 500 feet from existing freeways, major urban roadways with 100,000 vehicles per day or more and major rural roadways with 50,000 vehicles per day or more.
- r. Proposed sensitive land uses shall be sited at least 500 feet from existing dry cleaners and film processing services that use perchloroethylene.



- s. Proposed sensitive land uses shall be sited at least 500 feet from existing auto body repair services.
- t. Proposed sensitive land uses shall be sited at least 50 feet from existing gasoline dispensing stations with an annual throughput of less than 3.6 million gallons and 300 feet from existing gasoline dispensing stations with an annual throughput at or above 3.6 million gallons.
- u. Proposed sensitive land uses shall be sited at least 300 feet from existing land uses that use methylene chloride or other solvents identified as a TAC.
- v. Proposed sensitive land uses shall be sited at least 1,000 feet from existing distribution centers that accommodate more than 100 trucks per day, accommodate more than 40 trucks per day with transportation refrigeration units, or where transportation refrigeration units operate more than 300 hours per week.

(EIR No. 521, NEV Mitigation Measure 4.6.D-N2)

## GEOLOGY AND SOILS

**GEO-1** Minimize fault rupture hazards through enforcement of Alquist-Priolo Earthquake Fault Zoning Act provisions and the following policies: (AI 80, 91)

- a. Require geologic studies or analyses for critical structures, and lifeline, high-occupancy, schools, and high-risk structures, within 0.5 miles of all Quaternary to historic faults shown on the Earthquake Fault Studies Zones map.
- b. Require geologic trenching studies within all designated Earthquake Fault Studies Zones, unless adequate evidence, as determined and accepted by the Riverside County Engineering Geologist, is presented. The County of Riverside may require geologic trenching of non-zoned faults for especially critical or vulnerable structures or lifelines.
- c. Require that lifelines be designed to resist, without failure, their crossing of a fault, should fault rupture occur.
- d. Support efforts by the California Department of Conservation, California Geological Survey to develop geologic and engineering solutions in areas of ground deformation due to faulting and seismic activity, in those areas where a through-going fault cannot be reliably located. County of Riverside General Plan S-10 December 8, 2015
- e. Encourage and support efforts by the geologic research community to define better the locations and risks of Riverside County faults. Such efforts could include data sharing and database development with regional entities, other local governments, private organizations, utility agencies or companies, and local universities. (S 2.1)

**GEO-2** As determined by the County Geologist, a site-specific assessment shall be prepared to ascertain potential groundshaking impacts resulting from development. The site-specific groundshaking assessment shall incorporate up-to-date data from government and non-government sources and may be included as part of any site-specific geotechnical investigation required Mitigation Measure GEO-1. The site-specific groundshaking assessment shall include specific measures to reduce the significance of potential groundshaking hazards. This site-specific groundshaking assessment shall be prepared by a licensed geologist and shall be submitted to the County Geologist for review and

## Section 4.0

## References

approval prior to the issuance of building permits. (EIR No. 521, Existing Mitigation Measure 4.10.2B)

- GEO-3** The standards stated in Mitigation Measure GEO-1 through GEO-3 above shall apply to any structure of facility that undergoes expansion, remodeling, renovation, refurbishment or other modification. (EIR No. 521, Existing Mitigation Measure 10.2C)
- GEO-4** Require geological and geotechnical investigations in areas with potential for earthquake induced liquefaction, land sliding or settlement, for any building proposed for human occupancy and any structure whose damage would cause harm, except for accessory buildings. (S 2.2)

### GREENHOUSE GAS

- GHG-1** To ensure GHG emissions resulting from new development are reduced to levels necessary to meet California State targets, the County of Riverside shall require all new discretionary development to comply with the Implementation Measures of the Riverside County Climate Action Plan or provide comparable custom measure backed by a project GHG study (for example, using CalFEEMod modeling) demonstrating achievement of the same target. (EIR No. 521, NEW Mitigation Measure 4.7.A-N1)
- GHG-2** In lieu of a project specific GHG analysis per Mitigation Measures 4.7.A-N1, a future discretionary project pursuant to the Riverside County General Plan shall incorporate into the project design, operational features and/or Implementing Measures from the County Climate Action Plan, in such a manner as to garnish at least 100 points. The point values within the CAP's Screening Tables constitute GHG emission reductions. (EIR No. 521, NEW Mitigation Measure 4.7.A-N2)

### NOISE

- NOI-1** Prior to the issuance of any grading plans, the County [of Riverside] shall condition approval of subdivisions adjacent to any developed/occupied noise-sensitive land uses by requiring applicants to submit a construction-related noise mitigation plan to the County [of Riverside] for review and approval. The plan should depict the location of construction equipment and how the noise from this equipment will be mitigated during construction of the Project through use of such methods as:
- The construction contractor shall use temporary noise attenuation fences where feasible, to reduce construction noise impacts on adjacent noise sensitive land uses.
  - During all Project site excavation and grading on site, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the Project site.
  - The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise sensitive receptors nearest the Project site during all Project construction.
  - The construction contractor shall limit all construction-related activities that would result in high noise levels to between the hours of 7:00 a.m. and 7:00 p.m. Monday through Saturday. No construction shall be allowed on Sundays and public holidays.

Furthermore, Construction activities within ¼ mile of a school shall be restricted after 6:00 PM.

(EIR No. 521, NEW Mitigation Measure 4.13.1A)

- NOI-2** The construction-related noise mitigation plan required shall also specify that haul truck deliveries be subject to the same hours specified for construction equipment. Additionally, the plan shall denote any construction traffic haul routes where heavy trucks would exceed 100 daily trips (counting those both to and from the construction site). To the extent feasible, the plan shall denote haul routes that do not pass sensitive land uses or residential dwellings. Lastly, the construction-related noise mitigation plan shall incorporate any other restrictions imposed by [Riverside] County staff. (EIR No. 521, NEW Mitigation Measure 4.13.1B)
- NOI-3** All new residential developments within the County [of Riverside] shall conform to a noise exposure standard of 65 dBA  $L_{dn}$  for outdoor noise in noise-sensitive outdoor activity areas and 45 dBA  $L_{dn}$  for indoor noise in bedrooms and living/family rooms. New development, which does not and cannot be made to conform to this standard, shall not be permitted. (EIR No. 521, NEW Mitigation Measure 4.13.2A)
- NOI-4** Acoustical studies, describing how the exterior and interior noise standards will be met, shall be required for all new residential developments with a noise exposure greater than 65 dBA  $L_{dn}$ . The studies shall also satisfy the requirements set forth in Title 24, Part 2 of the California [Building] Code (Noise Insulation Standards), for multiple-family attached homes, hotels, motels, etc. No development permits or approval of land use applications shall be issued until an acoustic analysis is received and approved by the [Riverside] County Planning Department. (EIR No. 521, NEW Mitigation Measure 4.13.2B)
- NOI-5** The County [of Riverside] shall require that proposed new commercial and industrial developments prepare acoustical studies, analyzing potential noise impacts on adjacent properties, when these developments abut noise-sensitive land uses. The County [of Riverside] will require that all direct impacts to noise-sensitive land uses be mitigated to the maximum extent practicable. (EIR No. 521, NEW Mitigation Measure 4.13.2C)
- NOI-6** Ensure that all new schools, particularly in subdivisions and specific plans, are sited more than 2 miles away from any airport. (EIR No. 521, NEW Mitigation Measure 4.13.2D)
- NOI-7** Acoustical studies shall be required for all new noise-sensitive projects that may be affected by existing noise from stationary sources. (EIR No. 521, NEW Mitigation Measure 4.13.3A)
- NOI-8** To permit new development of residential and noise-sensitive land uses where existing stationary noise sources exceed [Riverside] County's noise standards, effective mitigation measures shall be implemented to reduce noise exposure to or below the allowable levels of the zoning code/noise control ordinance. (EIR No. 521, NEW Mitigation Measure 4.13.3B)
- NOI-9** No industrial facilities shall be constructed within 500 feet of any commercial land uses or within 2,800 feet of any residential uses without the preparation of a noise impact analysis. This analysis shall document the nature of the industrial facility as well as "noise producing" operations associated with that facility. Furthermore, the analysis shall document the placement of any existing or proposed commercial or residential land uses situated within the noted distances. The analysis shall determine the potential noise levels

## Section 4.0

## References

that could be received at these commercial and/or residential land uses and specify measures to be employed by the industrial facility to ensure that these levels do not exceed [Riverside] County noise requirements. Such measures could include, but are not limited to, the use of enclosures for noisy pieces of equipment, the use of noise walls and/or berms for exterior equipment and/or on-site truck operations, and/or restrictions on hours of operations. No development permits or approval of land use applications shall be issued until an acoustic analysis is received and approved by the County [of Riverside] staff. (EIR No. 521, NFW Mitigation Measure 4.13.3C)

- NOI-10** Prior to the issuance of any grading permit for new development involving vibration-sensitive land uses (which shall include, but not be limited to: hospitals, residential areas, concert halls, libraries, sensitive research operations, schools and offices), the Project proponent shall provide evidence to the County of Riverside that placement of such uses within the area would not exceed groundborne vibration or groundborne noise impact criteria identified by the FTA (for example, the standards shown in Table 4.15-1 of the EIR) or as otherwise deemed appropriate for the situation by the County of Riverside. (EIR No. 521, NEW Mitigation Measure 4.15.B-N1)

### UTILITIES AND SERVICE SYSTEMS

- UTIL-1** Monitor the capacities of infrastructure and services in coordination with service providers, utilities, and outside agencies and jurisdictions to ensure that growth does not exceed acceptable levels of service. (LU 5.2)

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## Section 5.0 Consultant Recommendation

Based on the information and environmental analysis contained in the Initial Study/Mitigated Negative Declaration, we recommend that the County of Riverside prepare a mitigated negative declaration for General Plan Amendment No. 1156. Refer to Section 7.0, *Lead Agency Determination*.

A handwritten signature in blue ink, appearing to read 'Mark Teague'.

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Mark Teague, AICP  
Principal in Charge  
Michael Baker International

June 28, 2016

Date



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## Section 6.0 Lead Agency Determination

On the basis of this initial evaluation:

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

I find that although the proposal could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described in Section 5.0 have been added. A **MITIGATED NEGATIVE DECLARATION** will be prepared.

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

I find that the proposal **MAY** have a significant effect(s) on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated." An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.

John Hildebrand  
Signature

County of Riverside  
Agency

John Hildebrand  
Printed Name/Title

7-11-2016  
Date

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**Appendix F**

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**Mitigation, Monitoring, and Reporting Program**

**APPENDIX E  
MITIGATION MONITORING AND REPORTING PROGRAM**

**PROJECT NAME:**

GPA No. 1155, Lakeland Village Policy Area

**DATE:**

June 28, 2016

**PROJECT DESCRIPTION:**

The Project addressed in this IS/MND consists of all actions related to the creation of the Lakeland Village Policy Area within the Riverside County General Plan Elnor Area Plan. The Lakeland Village Policy Area includes the change of land use designation for a number of parcels, as well as the development of new proposed roadway and trail connections, and new policies for the land within the Policy Area.

**PROJECT LOCATION:**

The proposed Project is located in an unincorporated area of Riverside County, in the Elnor Area Plan. Specifically, the Project area consists of the entirety of the land within the proposed Lakeland Village Policy Area of the General Plan.

Mitigation No.	MITIGATION MEASURE	Person(s) to verify	Timing of Verification			Responsible Party	DATE COMPLETED	SIGNATURE
			Pre-Const	During Const	Post-Const			
AQ-1	<p>Applicable Rule 403 Measures: Apply nontoxic chemical soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for ten days or more).</p> <ul style="list-style-type: none"> <li>Water active sites at least twice daily. (Locations where grading is to occur will be thoroughly watered prior to earthmoving.)</li> <li>All trucks hauling dirt, sand, soil, or other loose materials are to be covered, or should maintain at least two feet of freeboard in accordance with the requirements of California Vehicle Code (CVC) Section 23114 (freeboard means vertical space between the top of the load and top of the trailer).</li> <li>Pave construction access roads at least 100 feet onto the site from main road.</li> <li>Traffic speeds on all unpaved roads shall be reduced to 15 mph or less.</li> </ul>	Riverside County or Designee		X		Riverside County		

Mitigation No.	MITIGATION MEASURE	Person(s) to Verify	Timing of Verification			Responsible Party	DATE COMPLETED	SIGNATURE
			Pre-Const	During Const	Post-Const			
AQ-2	<p>(EIR No. 521, Existing Mitigation Measure 4.5.1A)</p> <p>Implement the following additional SCAQMD CEQA Air Quality Handbook dust measures:</p> <ul style="list-style-type: none"> <li>• Apply chemical stabilizers within five working days of grading completion; OR <ul style="list-style-type: none"> <li>◦ Apply water to at least 80 percent of all inactive disturbed surface areas on a daily basis when there is evidence of wind driven fugitive dust, excluding any areas which are inaccessible to watering vehicles due to excessive slope or other safety conditions;</li> </ul> </li> <li>OR <ul style="list-style-type: none"> <li>◦ Establish a vegetative ground cover within 21 days after active operations have ceased. Ground cover must be of sufficient density to expose less than 30 percent of unstabilized ground within 90 days of planting, and at all times thereafter.</li> </ul> </li> <li>• All excavating and grading operations shall be suspended when wind speeds (as instantaneous gusts) exceed 25 mph.</li> <li>• All streets shall be swept once a day if visible soil materials are carried to adjacent streets (recommend water sweepers with reclaimed water).</li> <li>• Install wheel washers where vehicles enter and exit unpaved roads onto paved roads, or wash tracks and any equipment leaving the site each trip.</li> </ul> <p>(EIR No. 521, Existing Mitigation Measure 4.5.1B)</p>	Riverside County or Designee		X	X	Riverside County		



Mitigation No.	MITIGATION MEASURE	Person(s) to Verify	Timing of Verification			Responsible Party	DATE COMPLETED	SIGNATURE
			Pre-Const	During Const	Post-Const			
AQ-3	The construction contractor shall ensure that all disturbed areas and stock piles are watered at least three times per day or soil stabilizers are applied as necessary to prevent visible dust plumes from these areas. Stock piles not in use may be covered with a tarp to eliminate the need for watering or other stabilizers. (EIR No. 521, NEW Mitigation Measure 4.6.B-N1)	Riverside County or Designee		X		Riverside County		
AQ-4	<p>Implement the following mitigation measures for construction equipment and vehicles exhaust emissions:</p> <ul style="list-style-type: none"> <li>The construction contractor shall select the construction equipment used on site based on low emission factors and high energy efficiency.</li> <li>The construction contractor shall ensure that construction grading plans include a statement that all construction equipment will be tuned and maintained in accordance with the manufacturer's specifications.</li> <li>The construction contractor shall ensure that construction grading plans include a statement that work crews will shut off equipment when not in use. During smog season (May through October), the overall length of the construction period will be extended, thereby decreasing the size of the area prepared each day, to minimize vehicles and equipment operating at the same time.</li> <li>The construction contractor shall time the construction activities so as to not interfere with peak hour traffic and minimize obstruction of through traffic lanes adjacent to the site; if necessary, a</li> </ul>	Riverside County or Designee		X		Riverside County		

Mitigation No.	MITIGATION MEASURE	Person(s) to Verify	Timing of Verification			Responsible Party	DATE COMPLETED	SIGNATURE
			Pre-Const	During Const	Post-Const			
	<p>flagperson shall be retained to maintain safety adjacent to existing roadways.</p> <ul style="list-style-type: none"> <li>Dust generated by the development activities shall be retained on-site and kept to a minimum by following the dust control measures listed below. <ul style="list-style-type: none"> <li>a. During clearing, grading, earthmoving, excavation, or transportation of cut or fill materials, water trucks or sprinkler systems shall be used to prevent dust from leaving the site and to create a crust after each day's activities cease.</li> <li>b. During construction, water trucks or sprinkler systems shall be used to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this would include wetting down such areas in the late morning, after work is completed for the day and whenever wind exceeds 15 miles per hour.</li> <li>c. Immediately after clearing, grading, earthmoving, or excavation is completed, the entire area of disturbed soil shall be treated until the area is paved or otherwise developed so that dust generation will not occur.</li> <li>d. Soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation.</li> <li>e. Trucks transporting soil, sand, cut or fill materials and/or construction debris to or from the site shall be tarped from the point of origin.</li> </ul> </li> </ul> <p>(EIR No. 521, Existing Mitigation Measure 4.5.1C)</p>							

Mitigation No.	MITIGATION MEASURE	Person(s) to Verify	Timing of Verification			Responsible Party	DATE COMPLETED	SIGNATURE
			Pre-Const	During Const	Post-Const			
AQ-5	All construction equipment shall have EPA rated engines of Tier 3 or better. (EIR No. 521, NEW Mitigation Measure 4.6.B-N2)	Riverside County or Designee		X		Riverside County		
AQ-6	As soon as electric utilities are available at construction sites, the construction site shall be supplied with electricity from the local utility and all equipment that can be electrically operated shall use the electric utility rather than portable generators. (EIR No. 521, NEW Mitigation Measure 4.6.B-N3)	Riverside County or Designee		X		Riverside County		
AQ-7	All new development shall ensure that all interior and exterior architectural coatings used are low in reactive organic gases. (EIR No. 521, NEW Mitigation Measure 4.6B-N4)	Riverside County or Designee	X					
AQ-8	Prior to the issuance of grading permits, all individual development proposals within the LYPA are required to demonstrate that construction-related and operational emissions would be below SCAQMD thresholds. If an individual development project is anticipated to exceed SCAQMD thresholds (based on CalEEMod or other appropriate modeling), the applicant shall be required to adjust the construction phasing and schedule or other project parameters to reduce emissions to a less than significant level.	Riverside County or Designee	X			Riverside County		
AQ-9	New developments shall include the following requirements to reduce emissions associated with toxic air contaminants (TACs):	Riverside County or Designee	X			Riverside County		

Mitigation No.	MITIGATION MEASURE	Person(s) to Verify	Timing of Verification			Responsible Party	DATE COMPLETED	SIGNATURE
			Pre-Const.	During Const.	Post-Const.			
	<p>a. Electrical outlets shall be included in the building design of any loading docks to allow use by refrigerated delivery trucks. Signage shall also be installed, instructing commercial vehicles to limit idling times to five minutes or less. If loading and/or unloading of perishable goods would occur for more than five minutes and continual refrigeration is required, all refrigerated delivery trucks shall use the electrical outlets to continue powering the truck refrigeration units when the delivery truck engine is turned off.</p> <p>b. Electrical outlets shall be installed on the exterior of new structures for use with electrical landscaping equipment.</p>							
AQ-10	<p>The County of Riverside shall require minimum distances between potentially incompatible land uses, as described below, unless a project-specific evaluation of human health risks defines, quantifies and reduces the potential incremental health risks through site design or the implementation of additional reduction measures to levels below applicable standards. (e.g., standards recommended or required by CARB, SCAQMD or MDAQMD).</p> <p><b>SCAQMD Jurisdiction:</b></p> <p>a. Proposed dry cleaners and film processing services that use perchloroethylene must be sited at least 500 feet from existing sensitive land uses including residential, schools, day care facilities, congregate care facilities, hospitals or other places of long-term residency for people.</p>	Riverside County or Designee	X			Riverside County		

Mitigation No.	MITIGATION MEASURE	Person(s) to Verify	Timing of Verification			Responsible Party	DATE COMPLETED	SIGNATURE
			Pre-Const	During Const	Post-Const			
	<p>b. Proposed auto body repair services shall be sited at least 500 feet from existing sensitive land uses.</p> <p>c. Proposed gasoline dispensing stations with an annual throughput of less than 3.6 million gallons shall be sited at least 50 feet from existing sensitive land uses. Proposed gasoline dispensing stations with an annual throughput at or above 3.6 million gallons shall be sited at least 300 feet from existing sensitive land uses.</p> <p>d. Other proposed sources of TACs including furniture manufacturing and repair services that use methylene chloride or other solvents identified as a TAC shall be sited at least 300 feet from existing sensitive land uses.</p> <p>e. Avoid siting distribution centers that accommodate more than 100 truck trips per day (or more than 40 truck trips operating transport refrigeration units per day, or where transportation refrigeration units operate more than 300 hours per week) within 1,000 feet of existing sensitive land uses.</p> <p>4. Proposed sensitive land uses shall be sited at least 500 feet from existing freeways, major urban roadways with 100,000 vehicles per day or more and major rural roadways with 50,000 vehicles per day or more.</p> <p>9. Proposed sensitive land uses shall be sited at least 500 feet from existing dry cleaners and film processing services that use perchloroethylene.</p>							

Mitigation No.	MITIGATION MEASURE	Person(s) to Verify	Timing of Verification			Responsible Party	DATE COMPLETED	SIGNATURE
			Pre-Const	During Const	Post-Const			
	<p>h. Proposed sensitive land uses shall be sited at least 500 feet from existing auto body repair services.</p> <p>i. Proposed sensitive land uses shall be sited at least 50 feet from existing gasoline dispensing stations with an annual throughput of less than 3.6 million gallons and 300 feet from existing gasoline dispensing stations with an annual throughput at or above 3.6 million gallons.</p> <p>j. Proposed sensitive land uses shall be sited at least 300 feet from existing land uses that use methylene chloride or other solvents identified as a TAC.</p> <p>k. Proposed sensitive land uses shall be sited at least 1,000 feet from existing distribution centers that accommodate more than 100 trucks per day, accommodate more than 40 trucks per day with transportation refrigeration units, or where transportation refrigeration units operate more than 300 hours per week.</p> <p>(EIR No. 521, NEW Mitigation Measure 4.6.D-N2)</p>							
<b>Geology and Soils</b>								
GEO-1	<p>Minimize fault rupture hazards through enforcement of Alquist-Priolo Earthquake Fault Zoning Act provisions and the following policies: (AI §0, 91)</p> <p>a. Require geologic studies or analyses for critical structures, and lifetime, high-occupancy, schools, and high-risk structures, within 0.5 miles of all</p>	Riverside County or Designee	X			Riverside County		



Mitigation No.	MITIGATION MEASURE	Person(s) to Verify	Timing of Verification			Responsible Party	DATE COMPLETED	SIGNATURE
			Pre-Const	During Const	Post-Const			
	<p>Quaternary to historic faults shown on the Earthquake Fault Studies Zones map.</p> <p>b. Require geologic trenching studies within all designated Earthquake Fault Studies Zones, unless adequate evidence, as determined and accepted by the Riverside County Engineering Geologist, is presented. The County of Riverside may require geologic trenching of non-zoned faults for especially critical or vulnerable structures or lifelines.</p> <p>c. Require that lifelines be designed to resist, without failure, their crossing of a fault, should fault rupture occur.</p> <p>d. Support efforts by the California Department of Conservation, California Geological Survey to develop geologic and engineering solutions in areas of ground deformation due to faulting and seismic activity, in those areas where a through-going fault cannot be reliably located. County of Riverside General Plan S-10 December 8, 2015</p> <p>e. Encourage and support efforts by the geologic research community to define better the locations and risks of Riverside County faults. Such efforts could include data sharing and database development with regional entities, other local governments, private organizations, utility agencies or companies, and local universities. (§ 2.1)</p>							
GEO-2	As determined by the County Geologist, a site-specific assessment shall be prepared to ascertain potential groundshaking impacts resulting from development. The site-specific groundshaking assessment shall incorporate	Riverside County or Designee	X			Riverside County		

Mitigation No.	MITIGATION MEASURE	Person(s) to Verify	Timing of Verification			Responsible Party	DATE COMPLETED	SIGNATURE
			Pre-Const	During Const	Post-Const			
	up-to-date data from government and non-government sources and may be included as part of any site-specific geotechnical investigation required Mitigation Measure GEO-1. The site-specific groundshaking assessment shall include specific measures to reduce the significance of potential groundshaking hazards. This site-specific groundshaking assessment shall be prepared by a licensed geologist and shall be submitted to the County Geologist for review and approval prior to the issuance of building permits. (EIR No. 521, Existing Mitigation Measure 4.10.2B)							
GEO-3	The standards stated in Mitigation Measure GEO-1 through GEO-3 above shall apply to any structure of facility that undergoes expansion, remodeling, renovation, refurbishment or other modification. (EIR No. 521, Existing Mitigation Measure 10.2C)	Riverside County or Designee	X			Riverside County		
GEO-4	Require geological and geotechnical investigations in areas with potential for earthquake-induced liquefaction, landsliding or settlement, for any building proposed for human occupancy and any structure whose damage would cause harm, except for accessory buildings. (S.2.2)	Riverside County or Designee	X			Riverside County		
<b>Green House Gas</b>								
GHG-1	To ensure GHG emissions resulting from new development are reduced to levels necessary to meet California State targets, the County of Riverside shall require all new discretionary development to comply with the Implementation Measures of the Riverside County Climate Action Plan or provide comparable custom measure backed by a project GHG study (for example, using CalEEMod modeling) demonstrating achievement of	Riverside County or Designee	X			Riverside County		

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			Pre-Const.	During Const.	Post-Const.			
GHG-2	<p>the same target.. (EIR No. 521, NEW Mitigation Measure 4.7.A-N1)</p> <p>In lieu of a project-specific GHG analysis per Mitigation Measures 4.7.A-N1, a future discretionary project pursuant to the Riverside County General Plan shall incorporate into the project design, operational features and/or Implementing Measures from the County Climate Action Plan, in such a manner as to garnish at least 100 points. The point values within the CAP's Screening Tables constitute GHG emission reductions. (EIR No. 521, NEW Mitigation Measure 4.7.A-N2)</p>	Riverside County or Designee	X			Riverside County		
<b>Noise</b>								
NOI-1	<p>Prior to the issuance of any grading plans, the County [of Riverside] shall condition approval of subdivisions adjacent to any developed/occupied noise-sensitive land uses by requiring applicants to submit a construction-related noise mitigation plan to the County [of Riverside] for review and approval. The plan should depict the location of construction equipment and how the noise from this equipment will be mitigated during construction of the Project through use of such methods as:</p> <ul style="list-style-type: none"> <li>The construction contractor shall use temporary noise attenuation fences where feasible, to reduce construction noise impacts on adjacent noise sensitive land uses.</li> <li>During all Project site excavation and grading on site, the construction contractors shall equip all construction equipment, fixed or mobile, with</li> </ul>	Riverside County or Designee	X			Riverside County		

Mitigation No.	MITIGATION MEASURE	Person(s) to Verify	Timing of Verification			Responsible Party	DATE COMPLETED	SIGNATURE
			Pre-Const	During Const	Post-Const			
	<p>properly operating and maintained mufflers, consistent with manufacturers' standards. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the Project site.</p> <ul style="list-style-type: none"> <li>The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise sensitive receptors nearest the Project site during all Project construction.</li> <li>The construction contractor shall limit all construction-related activities that would result in high noise levels to between the hours of 7:00 a.m. and 7:00 p.m. Monday through Saturday. No construction shall be allowed on Sundays and public holidays. Furthermore, construction activities within ¼ mile of a school shall be restricted after 6:00 p.m.</li> </ul> <p>(EIR No. 521, NEW Mitigation Measure 4.13.1A)</p>							
NOI-2	<p>The construction-related noise mitigation plan required shall also specify that haul truck deliveries be subject to the same hours specified for construction equipment. Additionally, the plan shall denote any construction traffic haul routes where heavy trucks would exceed 100 daily trips (counting those both to and from the construction site). To the extent feasible, the plan shall denote haul routes that do not pass sensitive land uses or residential dwellings. Lastly, the construction-related</p>				Riverside County			

Mitigation No.	MITIGATION MEASURE	Person(s) to Verify	Timing of Verification			Responsible Party	DATE COMPLETED	SIGNATURE
			Pre-Const.	During Const.	Post-Const.			
NOI-3	<p>noise mitigation plan shall incorporate any other restrictions imposed by [Riverside] County staff. (EIR No. 521, NEW Mitigation Measure 4.13.1B)</p> <p>All new residential developments within the County [of Riverside] shall conform to a noise exposure standard of 65 dBA <math>L_{dn}</math> for outdoor noise in noise-sensitive outdoor activity areas and 45 dBA <math>L_{dn}</math> for indoor noise in bedrooms and living/family rooms. New development, which does not and cannot be made to conform to this standard, shall not be permitted. (EIR No. 521, NEW Mitigation Measure 4.13.2A)</p>	Riverside County or Designee	X			Riverside County		
NOI-4	<p>Acoustical studies, describing how the exterior and interior noise standards will be met, shall be required for all new residential developments with a noise exposure greater than 65 dBA <math>L_{dn}</math>. The studies shall also satisfy the requirements set forth in Title 24, Part 2 of the California [Building] Code (Noise Insulation Standards), for multiple-family attached homes, hotels, motels, etc. No development permits or approval of land use applications shall be issued until an acoustic analysis is received and approved by the [Riverside] County Planning Department. (EIR No. 521, NEW Mitigation Measure 4.13.2B)</p>	Riverside County or Designee	X			Riverside County		
NOI-5	<p>The County [of Riverside] shall require that proposed new commercial and industrial developments prepare acoustical studies, analyzing potential noise impacts on adjacent properties, when these developments abut noise-sensitive land uses. The County [of Riverside] will require that all direct impacts to noise-sensitive land</p>	Riverside County or Designee	X			Riverside County		

Mitigation No.	MITIGATION MEASURE	Person(s) to Verify	Timing of Verification			Responsible Party	DATE COMPLETED	SIGNATURE
			Pri-Const	During Const	Post-Const			
NOI-6	uses be mitigated to the maximum extent practicable. (EIR No. 521, NEW Mitigation Measure 4.13.2C)  Ensure that all new schools, particularly in subdivisions and specific plans, are sited more than 2 miles away from any airport. (EIR No. 521, NEW Mitigation Measure 4.13.2D)	Riverside County or Designee	X			Riverside County		
NOI-7	Acoustical studies shall be required for all new noise-sensitive projects that may be affected by existing noise from stationary sources. (EIR No. 521, NEW Mitigation Measure 4.13.3A)	Riverside County or Designee	X			Riverside County		
NOI-8	To permit new development of residential and noise-sensitive land uses where existing stationary noise sources exceed [Riverside] County's noise standards, effective mitigation measures shall be implemented to reduce noise exposure to or below the allowable levels of the zoning code/noise control ordinance. (EIR No. 521, NEW Mitigation Measure 4.13.3B)	Riverside County or Designee	X			Riverside County		
NOI-9	No industrial facilities shall be constructed within 500 feet of any commercial land uses or within 2,800 feet of any residential uses without the preparation of a noise impact analysis. This analysis shall document the nature of the industrial facility as well as "noise producing" operators associated with that facility. Furthermore, the analysis shall document the placement of any existing or proposed commercial or residential land uses situated within the noted distances. The analysis shall determine the potential noise levels that could be received at these commercial and/or residential land uses and specify measures to be employed by the industrial facility to	Riverside County or Designee	X			Riverside County		



Mitigation No.	MITIGATION MEASURE	Person(s) to Verify	Timing of Verification			Responsible Party	DATE COMPLETED	SIGNATURE
			Pre-Const	During Const	Post-Const			
	ensure that these levels do not exceed [Riverside] County noise requirements. Such measures could include, but are not limited to, the use of enclosures for noisy pieces of equipment, the use of noise walls and/or berms for exterior equipment and/or on-site truck operations, and/or restrictions on hours of operations. No development permits or approval of land use applications shall be issued until an acoustic analysis is received and approved by the County [of Riverside] staff. (EIR No. 521, NEW Mitigation Measure 4.13.3C)							
NOI-10	Prior to the issuance of any grading permit for new development involving vibration-sensitive land uses (which shall include, but not be limited to: hospitals, residential areas, concert halls, libraries, sensitive research operations, schools and offices), the Project proponent shall provide evidence to the County of Riverside that placement of such uses within the area would not exceed groundborne vibration or groundborne noise impact criteria identified by the FTA (for example the standards shown in Table 4.15-1 of the EIR) or as otherwise deemed appropriate for the situation by the County of Riverside. (EIR No. 521, NEW Mitigation Measure 4.15.B-W1)	Riverside County or Designee	X			Riverside County		
<b>Utilities and Service Systems</b>								
UTIL-1	Monitor the capacities of infrastructure and services in coordination with service providers, utilities, and outside agencies and jurisdictions to ensure that growth does not exceed acceptable levels of service. (LU 5.2)	Riverside County or Designee	X			Riverside County		

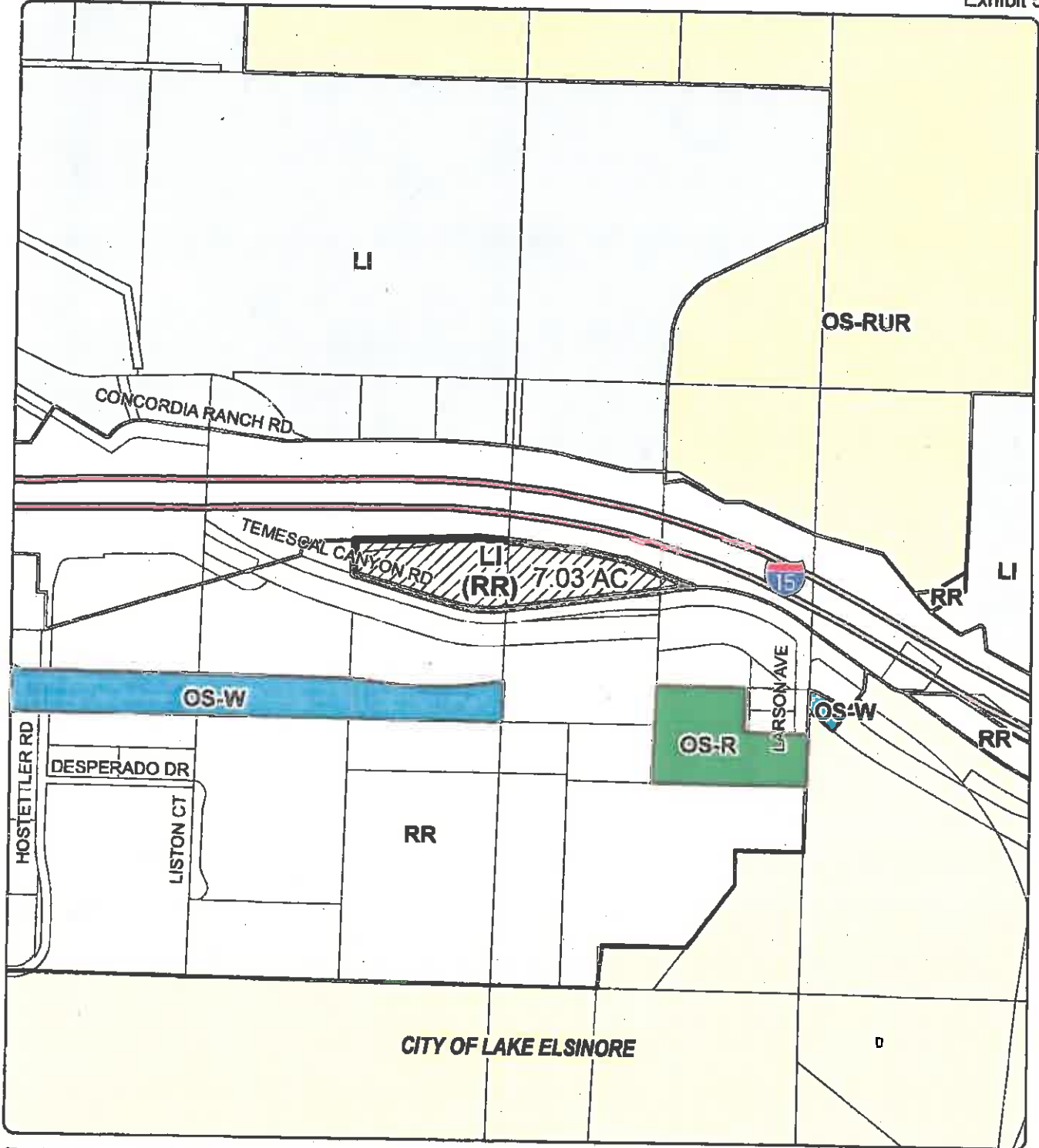
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## GPA01166

### EXISTING GENERAL PLAN

Supervisor: Jeffries  
District 1

Date Drawn: 09/14/2016  
Exhibit 5



Zoning Area: Alberhill

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan map contains different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctm.org>



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steven Weiss, AICP  
Planning Director*

## NEGATIVE DECLARATION

Project/Case Number: General Plan Amendment No. 1166

Based on the Initial Study, it has been determined that the proposed project will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment).

**COMPLETED/REVIEWED BY:**

By: Brett Dawson Title: Project Planner Date: August 13, 2016

Applicant/Project Sponsor: County of Riverside Date Submitted: August 13, 2016

**ADOPTED BY:** Board of Supervisors

Person Verifying Adoption: \_\_\_\_\_ Date: \_\_\_\_\_

The Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501

For additional information, please contact Brett Dawson at (951) 955-0972.

Revised: 10/16/07  
Y:\Planning Master Forms\CEQA Forms\Negative Declaration.doc

Please charge deposit fee case#: ZEA42886 ZCFG06280

**FOR COUNTY CLERK'S USE ONLY**

**COUNTY OF RIVERSIDE**  
**ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY**

**Environmental Assessment No.:** 42937

**Project Case:** General Plan Amendment No. 1166

**Lead Agency Name:** County of Riverside Planning Department

**Lead Agency Address:** P. O. Box 1409, Riverside, CA 92502

**Lead Agency Contact Person:** Brett Dawson

**Lead Agency Telephone Number:** (951) 955-0972

**Applicant's Name:** Rick Warner

**Applicant's Address:** 1100 W Town & Country Road, Suite 1200, Orange CA 92868

**Applicant's Telephone Number:** (951) 624-9060

**I. PROJECT INFORMATION**

**A. Project Description:**

A General Plan Amendment to change the project site's General Plan Foundation Component from Rural (RUR) to Community Development (CD) and to change the site's General Plan Land Use from Rural Residential (RR) 5 Acre Minimum to Light Industrial (LI)(0.25 - 0.60 FAR) Located between the Interstate 15 Freeway and Temescal Canyon Road, east of Hostettler Road and west off Larson Avenue, within the Elsinore Area Plan and the Temescal Wash Policy Area and the Alberhill Zoning Area.

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

**C. Total Project Area:** 7.03 acres

**D. Assessor's Parcel Nos.:** 391-160-013, 391-160-018, 391-170-016, 391-180-031, 391-180-033

**E. Street References:** The project site is located between the Interstate 15 Freeway and Temescal Canyon Road, east of Hostettler Road and west of Larson Avenue.

**F. Section, Township, and Range Description:** Township 5 South, Range 5 West, Section 16

**G. Brief description of the existing environmental setting of the project site and its surroundings:** The project site contains six outdoor storage yards. The project site has the 15 freeway to the north, a single family home, vacant lot and storage to the south.

**II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS**

**A. General Plan Elements/Policies:**

- 1. Land Use:** This project includes a General Plan Amendment only. There is no implementing project associated with the review of this application. This project will result in an amendment to the site's General Plan Foundation Component and Land Use Designation to correct a previous land use amendment error. As a result, this project is consistent with the provisions of the Land Use Element.

2. **Circulation:** This project includes a General Plan Amendment only. There is no implementing project associated with the review of this application. The project site and the surrounding area will have no impacts to the general circulation. The project is consistent with the provisions of the Circulation Element.
  3. **Multipurpose Open Space:** This project includes a General Plan Amendment only. There is no implementing project associated with the review of this application. This project has no impact to open space, nor are any open space areas required. The project is consistent with the policies of the Open Space Element.
  4. **Safety:** This project includes a General Plan Amendment only. There is no implementing project associated with the review of this application. This project will have no impacts to the public health or safety. The project is consistent with the policies of the Safety Element.
  5. **Noise:** This project includes a General Plan Amendment only. There is no implementing project associated with the review of this application. Grading activities and construction will not occur as a result of this project. The project is consistent with the policies of the Noise Element.
  6. **Housing:** This project includes a General Plan Amendment only. There is no implementing project associated with the review of this application. Grading activities and construction will not occur as a result of this project. The project is consistent with the policies of the Housing Element.
  7. **Air Quality:** This project includes a General Plan Amendment only. There is no implementing project associated with the review of this application. Grading activities and construction will not occur as a result of this project and there will be no impacts to air quality. The project is consistent with the policies of the Air Quality Element.
  8. **Healthy Communities:** This project includes a General Plan Amendment only. There is no implementing project associated with the review of this application. This project will have no impact to the surrounding community. The project is consistent with the policies of the Healthy Communities Element.
- B. General Plan Area Plan:** Elsinore
- C. General Plan Foundation Component (Existing):** Rural (RUR)
- D. General Plan Land Use Designation (Existing):** Rural Residential (R-R)
- E. General Plan Foundation Component (Proposed):** Community Development (CD)
- F. General Plan Land Use Designation (Proposed):** Light Industrial (LI) (0.25 – 0.60 FAR)
- G. Overlays:** None
- H. Policy Areas:** Temescal Wash, Alberhill Area Zoning District
- I. Adjacent and Surrounding:**
1. **Area Plan:** Elsinore to the north, south, east, and west.

2. **Foundation Component(s):** Community Development (CD) and Open Space (OS) to the north, 15 Freeway to the east, and Rural (RUR) to the west and south.
3. **Land Use Designation(s):** Light Industrial (LI) and Open Space- Rural (OS-RUR) to the north, 15 Freeway to the east, and Rural Residential (RR) to the west and south.
4. **Overlay(s), if any:** None
5. **Policy Area(s), if any:** Temescal Wash Policy Area to the south, Warm Springs Policy Area to the North.

**J. Adopted Specific Plan Information**

1. **Name and Number of Specific Plan, if any:** None
2. **Specific Plan Planning Area, and Policies, if any:** None

**K. Zoning (Existing):** M-SC (Manufacturing – Service Commercial)

**L. Zoning (Proposed):** M-SC (Manufacturing – Service Commercial)

**M. Adjacent and Surrounding Zoning:** R-R (Rural Residential) to the north, west, south, and east

**III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

The environmental factors checked below ( x ) 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"/> Recreation                         |
| <input type="checkbox"/> Agriculture & Forest Resources | <input type="checkbox"/> Hydrology / Water Quality     | <input type="checkbox"/> Transportation / Traffic           |
| <input type="checkbox"/> Air Quality                    | <input type="checkbox"/> Land Use / Planning           | <input type="checkbox"/> Utilities / Service Systems        |
| <input type="checkbox"/> Biological Resources           | <input type="checkbox"/> Mineral Resources             | <input type="checkbox"/> Other:                             |
| <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 |
| <input type="checkbox"/> Greenhouse Gas Emissions       | <input type="checkbox"/> Public Services               |   |

**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, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

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** is 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

9/12/2016  
Date

Brett Dawson, Project Planner  
Printed Name

For: Steve Weiss, AICP – Planning Director

**V. ENVIRONMENTAL ISSUES ASSESSMENT**

In 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.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>AESTHETICS</b> Would the project				
<b>1. Scenic Resources</b>				
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: Riverside County General Plan Figure 9 in Elsinore Area Plan – “Scenic Highways”

Findings of Fact:

a-b) Pursuant to the Riverside County General Plan Figure 9 in Elsinore Area Plan – “Scenic Highways” exhibit, the project site is located adjacent to a State Eligible scenic highway corridor.

This project includes a Technical General Plan Amendment to correct a previous County Amendment error, for the purpose of supporting the existing onsite contractor’s storage yard use, and to return the General Plan Land Use Designation back to being consistent with underlying Zoning. Furthermore, approval of this project will not result in the subdivision, grading, or any new construction on the site. Should a proposal for new development of the site be submitted, a subsequent additional Environmental Analysis shall be prepared, to assess any potential impacts, as well as aesthetics relating to the scenic corridor. As a result, impacts associated with this project are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>2. Mt. Palomar Observatory</b>				
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	<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
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**Source:** GIS database, Ord. No. 655 (Regulating Light Pollution), Riverside County General Plan Figure 6 in Elsinore Area Plan – "Mt. Palomar Nighttime Lighting Policy"

**Findings of Fact:**

a) Pursuant to the Riverside County General Plan Figure 6 in Mead Valley Area Plan – "Mt. Palomar Nighttime Lighting Policy" exhibit, the project site is located within Zone B. Any implementing project will be required to comply with Riverside County Ordinance No. 655, which is intended to restrict the use of certain light sources from emitting light spread into the night sky, resulting in undesirable light glow, which can negatively affect astronomical observations and research.

This project includes a Technical General Plan Amendment to correct a previous County Amendment error, for the purpose of supporting the existing onsite contractor's storage yard use, and to return the General Plan Land Use Designation back to being consistent with underlying Zoning. Furthermore, approval of this project will not result in the subdivision, grading, or any new construction on the site. Should a proposal for new development of the site be submitted, a subsequent additional Environmental Analysis shall be prepared, to assess any potential impacts, as well as nighttime lighting. No new lighting will be introduced with this project. As a result, there will be no impacts.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

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

**Source:** On-site Inspection, Project Application Description

**Findings of Fact:**

a-b) A land use change from Rural – Rural Residential (R-R) to Light Industrial (LI) (0.25 – 0.60 FAR), may result in the implementation of additional lighting at time of build-out. Lighting requirements and any subsequent restrictions will be reviewed in conjunction with a future implementing project's lighting plan.

This project includes a Technical General Plan Amendment to correct a previous County Amendment error, for the purpose of supporting the existing onsite contractor's storage yard use, and to return the General Plan Land Use Designation back to being consistent with underlying Zoning. Furthermore, approval of this project will not result in the subdivision, grading, or any new construction on the site. Should a proposal for new development of the site be submitted, a subsequent additional Environmental Analysis shall be prepared, to assess any potential impacts. No new lighting will be introduced with this project. As a result, there will be no impacts.

**Mitigation:** No mitigation is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Monitoring:** No monitoring is required.

**AGRICULTURE & FOREST RESOURCES** Would the project

**4. 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 zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<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:** Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials.

**Findings of Fact:**

a) Pursuant to the Riverside County General Plan Figure OS-2 "Agricultural Resources" exhibit, the project site is located within an area designated as "other lands". The California State Department of Conservation determines these designations based on soil types and land use. Agricultural and farming related activities have historically not been conducted at the project site, nor is the location viable for future agriculture activities, due to the soil type, potential for flooding, and proximity to the I-15 Freeway. Therefore, there is no impact.

b) There are no Williamson Act contracts on the site, and neither the Zoning nor the land use designations are Agriculture. There are no impacts.

c-d) The properties surrounding the project site include a mixture of vacant land, Industrial and rural residential uses. There are no properties zoned for commercial agricultural uses and there are no commercial farms in the area. As a result, there are no impacts.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**5. Forest**

a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?				
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-3 "Parks, Forests, and Recreation Areas," and Project Application Materials.

Findings of Fact:

a-c) Pursuant to the Riverside County General Plan Figure OS-3 "Parks, Forests, and Recreation Areas" exhibit, the project site is not located within any designated forest lands. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**AIR QUALITY** Would the project

**6. 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 type="checkbox"/>	<input checked="" 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: SCAQMD CEQA Air Quality Handbook

Findings of Fact:

a-f) The proposed land use change could result in a net increase in employment and/or vehicle trips at the time of any new development, based upon the proposed land use change. However, the amount of increase is too speculative to provide a detailed analysis at this time.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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This project includes a Technical General Plan Amendment to correct a previous County Amendment error, for the purpose of supporting the existing onsite contractor's storage yard use, and to return the General Plan Land Use Designation back to being consistent with underlying Zoning. Furthermore, approval of this project will not result in the subdivision, grading, or any new construction on the site. Should a proposal for new development of the site be submitted, a subsequent additional Environmental Analysis shall be prepared, to assess general impacts, as well as air quality impacts. As a result, impacts associated with this project are considered less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**BIOLOGICAL RESOURCES** Would the project

**7. 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 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) 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:** GIS database, WRCMSHCP and/or CVMSHCP, On-site Inspection



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Findings of Fact:**

a-g) The project site is located within Criteria Cell Nos. 3749 and 3750 of the Western Riverside County Multiple Species Habitat Conservation Plan ("MSHCP") Boundary and as a result, is subject to the Regional Conservation Authority ("RCA") review. Habitat Acquisition and Negotiation Strategy ("HANS") application (HANS00823), covering Criteria Cell 3750 (eastern portion of the site), was submitted for the Joint Review Process ("JPR") and resulted in no conservation requirement, by the RCA on February 9, 2005. A second HANS application (HANS02216), covering Criteria Cell 3749 (western portion of the site), was submitted for the JPR on February 26, 2016, and also resulted in no conservation.

This project includes a Technical General Plan Amendment to correct a previous County Amendment error, for the purpose of supporting the existing onsite contractor's storage yard use, and to return the General Plan Land Use Designation back to being consistent with underlying Zoning. Furthermore, approval of this project will not result in the subdivision, grading, or any new construction on the site. Should a proposal for new development of the site be submitted, a subsequent additional Environmental Analysis shall be prepared, to assess general impacts, as well as air quality impacts. As a result, impacts associated with this project are considered less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**CULTURAL RESOURCES** Would the project

**8. Historic Resources**

a) Alter or destroy a 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:** On-site Inspection, Project Application Materials

**Findings of Fact:**

a-b) There are no known historic features located on the project site. Additionally, the project site has been previously disturbed through the establishment of a contractor's storage yard. The necessity for a historic resource study will be determined at the time of any future implementing project.

This project includes a Technical General Plan Amendment to correct a previous County Amendment error, for the purpose of supporting the existing onsite contractor's storage yard use, and to return the General Plan Land Use Designation back to being consistent with underlying Zoning. Furthermore, approval of this project will not result in the subdivision, grading, or any new construction on the site. Should a proposal for new development of the site be submitted, a subsequent additional Environmental Analysis shall be prepared, to assess general impacts, as well as impacts to any historic resources. As a result, there will be no impacts.

**Mitigation:** No mitigation is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Monitoring:** No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>9. Archaeological Resources</b>				
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source:** On-site Inspection, Project Application Materials

**Findings of Fact:**

a-d) Pursuant to SB 18 requirements, Riverside County staff requested a list from the Native American Heritage Commission ("NAHC") of Native American Tribes whose historical extent includes the project site. Consultation request notices were sent to each of the Tribes on the list on March 10, 2016. SB 18 provides that the noticed Tribes have 90-days in which to request consultation regarding the proposed project. County staff received a letter from the Pechanga Tribe, requesting consultation under SB 18. County staff met with Pechanga to discuss the project, which resulted in a request from the Tribe to conduct a Cultural Records Search. The applicant has completed this request. No further requests for consultation under SB 18 were received during the 90-day review period and as a result, consultation under SB 18 has been concluded.

This project includes a Technical General Plan Amendment to correct a previous County Amendment error, for the purpose of supporting the existing onsite contractor's storage yard use, and to return the General Plan Land Use Designation back to being consistent with underlying Zoning. Furthermore, approval of this project will not result in the subdivision, grading, or any new construction on the site. Should a proposal for new development of the site be submitted, a subsequent additional Environmental Analysis shall be prepared, to assess general impacts, as well as impacts to any historic resources. As a result, there will be no impacts.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

<b>10. Paleontological Resources</b>				
a) 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"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Source:** Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

**Findings of Fact:**

a) Pursuant to the Riverside County General Plan, Figure OS-8, the project site is located within an area of "Low" Paleontological Sensitivity. Prior to any additional site disturbance and during the time of an implementing project, analysis through the preparation of a Biological Study and Cultural Resource Study may be required.

This project includes a Technical General Plan Amendment to correct a previous County Amendment error, for the purpose of supporting the existing onsite contractor's storage yard use, and to return the General Plan Land Use Designation back to being consistent with underlying Zoning. Furthermore, approval of this project will not result in the subdivision, grading, or any new construction on the site. Should a proposal for new development of the site be submitted, a subsequent additional Environmental Analysis shall be prepared, to assess general impacts, as well as potential impacts to paleontological resources. As a result, there will be no impacts.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**GEOLOGY AND SOILS** Would the project

<b>11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be subject to 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments

**Findings of Fact:**

a-b) Pursuant to the Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones" map, the nearest fault line is located within approximately a half-mile of the project site to the north.

This project includes a Technical General Plan Amendment to correct a previous County Amendment error, for the purpose of supporting the existing onsite contractor's storage yard use, and to return the General Plan Land Use Designation back to being consistent with underlying Zoning. Any future new development will be required to comply with the California Building Code, as it relates to development within proximity of a fault line. Furthermore, approval of this project will not result in the subdivision, grading, or any new construction on the site. Should a proposal for new development of the site be submitted, a subsequent additional Environmental Analysis shall be prepared, to assess potential impacts. As a result, there will be no impacts.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**12. Liquefaction Potential Zone**

a) Be subject to seismic-related ground failure, including liquefaction?

**Source:** Riverside County General Plan Figure S-3 "Generalized Liquefaction"

**Findings of Fact:**

a) Pursuant to the Riverside County General Plan Figure S-3 "Generalized Liquefaction", the project site is mapped as an area of "Low" to "Moderate" liquefaction potential.

This project includes a Technical General Plan Amendment to correct a previous County Amendment error, for the purpose of supporting the existing onsite contractor's storage yard use, and to return the General Plan Land Use Designation back to being consistent with underlying Zoning. Furthermore, approval of this project will not result in the subdivision, grading, or any new construction on the site. Should a proposal for new development of the site be submitted, a subsequent additional Environmental Analysis shall be prepared, to assess construction impacts as it relates to potential liquefaction areas. As a result, there will be no impacts.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**13. Ground-shaking Zone**

a) Be subject to strong seismic ground shaking?

**Source:** Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk)

**Findings of Fact:**

a) Every project in California has some degree of potential exposure to significant ground shaking. This is a programmatic level CEQA analysis. At this stage, the project does not provide the opportunity for physical disturbance of the site, as there is no associated development project.

This project includes a Technical General Plan Amendment to correct a previous County Amendment error, for the purpose of supporting the existing onsite contractor's storage yard use, and to return the General Plan Land Use Designation back to being consistent with underlying Zoning. Furthermore, approval of this project will not result in the subdivision, grading, or any new construction on the site. Should a proposal for new development of the site be submitted, a subsequent additional Environmental Analysis shall be prepared, to assess potential impacts. This review will include

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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requiring adherence to the California Building code, Title 24, which will mitigate to some degree, the potential for ground shaking impacts. As a result, there will be no impacts.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**14. Landslide Risk**

a) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**Source:** On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"

**Findings of Fact:**

a) Pursuant to the Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope" exhibit, there are no steep slopes on or near the project site that could potentially result in landslides. As a result, there will be no impacts.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**15. Ground Subsidence**

a) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**Source:** Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map"

**Findings of Fact:**

a) Pursuant to the Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map" exhibit, the project site is mapped as an area of "Susceptible" subsidence. Future development of the site may require the preparation of a soils analysis to determine adequate mitigation for construction.

This project includes a Technical General Plan Amendment to correct a previous County Amendment error, for the purpose of supporting the existing onsite contractor's storage yard use, and to return the General Plan Land Use Designation back to being consistent with underlying Zoning. Furthermore, approval of this project will not result in the subdivision, grading, or any new construction on the site. Should a proposal for new development of the site be submitted, a subsequent additional Environmental Analysis shall be prepared, to assess construction impacts as it relates to potential subsidence areas. As a result, there will be no impacts.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**16. Other Geologic Hazards**

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**Source:** On-site Inspection, Project Application Materials, Geologist Review

**Findings of Fact:**

a) The project site is not located within any other known significant geologic hazard. As a result, there will be no impacts.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**17. Slopes**

a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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"/>
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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"/>
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**Source:** Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", Project Application Materials

**Findings of Fact:**

a-c) Pursuant to the Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope" exhibit, there are no steep slopes on or near the project site that could potentially result in landslides. As a result, there will be no impacts.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**18. Soils**

a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** Project Application Materials, On-site Inspection

**Findings of Fact:**

a-c) This project includes a Technical General Plan Amendment to correct a previous County Amendment error, for the purpose of supporting the existing onsite contractor's storage yard use, and to return the General Plan Land Use Designation back to being consistent with underlying Zoning. Furthermore, approval of this project will not result in the subdivision, grading, or any new construction on the site. Should a proposal for new development of the site be submitted, a subsequent additional Environmental Analysis shall be prepared to asses potential impacts. As a result, there will be no impacts.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

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

**Source:** Project Application Materials, On-site Inspection

**Findings of Fact:**

a-b) This project includes a Technical General Plan Amendment to correct a previous County Amendment error, for the purpose of supporting the existing onsite contractor's storage yard use, and to return the General Plan Land Use Designation back to being consistent with underlying Zoning. Furthermore, approval of this project will not result in the subdivision, grading, or any new construction on the site. Should a proposal for new development of the site be submitted, a subsequent additional Environmental Analysis shall be prepared to asses potential impacts. As a result, there will be no impacts.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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20. Wind Erosion and Blowsand from project either on or off site.

a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map" exhibit, the project site is located within an area of "Moderate" wind erosion.

This project includes a Technical General Plan Amendment to correct a previous County Amendment error, for the purpose of supporting the existing onsite contractor's storage yard use, and to return the General Plan Land Use Designation back to being consistent with underlying Zoning. Furthermore, approval of this project will not result in the subdivision, grading, or any new construction on the site. Should a proposal for new development of the site be submitted, a subsequent additional Environmental Analysis shall be prepared to assess potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**GREENHOUSE GAS EMISSIONS** Would the project

21. Greenhouse Gas Emissions

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

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

Source: Riverside County General Plan

Findings of Fact:

a-b) This project will result in changing the 7.03 gross acre project site's land use designation from Rural to Light Industrial. This could result in the generation of additional vehicle trips to and from the site and the area as a whole at build out. Given the relatively small size of the project site, the amount of new vehicle trips may be negligible. Trip generation and subsequent mitigation measures may be required to be analyzed in conjunction with a future implementing project.

This project includes a Technical General Plan Amendment to correct a previous County Amendment error, for the purpose of supporting the existing onsite contractor's storage yard use, and to return the General Plan Land Use Designation back to being consistent with underlying Zoning. Furthermore, approval of this project will not result in the subdivision, grading, or any new construction on the site.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Should a proposal for new development of the site be submitted, a subsequent additional Environmental Analysis shall be prepared to assess potential impacts. Additionally, any future implementing project on this site will be required to comply with California's AB 32 greenhouse gas reduction requirements as well as the County's Climate Action Plan. Many of the identified potential mitigation measures as a result of GHG impacts are implemented during the construction phase of the project. As a result, impacts will be less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

**22. 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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** Project Application Materials

**Findings of Fact:**

a-b, d-e) This project includes a Technical General Plan Amendment to correct a previous County Amendment error, for the purpose of supporting the existing onsite contractor's storage yard use, and to return the General Plan Land Use Designation back to being consistent with underlying Zoning. Furthermore, approval of this project will not result in the subdivision, grading, or any new construction on the site. Should a proposal for new development of the site be submitted, a subsequent additional Environmental Analysis shall be prepared to assess potential impacts. As a result, there will be no impacts.

c) The change in land use could result in an increased demand of streets previously identified as evacuation routes for other projects. However, the Transportation Department may require any future development proposals on the site, to add mitigation to those projects to assure the streets will

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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accommodate adequate emergency provisions. As a result, impacts associated with this project are considered less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**23. Airports**

a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** Riverside County General Plan Figure S-19 "Airport Locations," GIS database

**Findings of Fact:**

a-d) Pursuant to the Riverside County General Plan Figure S-19 "Airport Locations" exhibit, the project site is not located within the Airport Influence Area ("AIA"). Additionally, the nearest airport is located approximately 8 miles southeast of the project site. There will be no impacts.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**24. Hazardous Fire Area**

a) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Source:** Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

**Findings of Fact:**

a) Pursuant to the Riverside County General Plan Figure S-11 "Wildfire Susceptibility" exhibit, the project site is located within a "Very High" Wildfire Susceptibility Area. However, the project site is adjacent to the Interstate 15 and surrounded by other developments. Actual wildfire risk to the project

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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site is considered low. Implementation of any fire mitigation measures will be included into a future accompanying implementing project. Therefore, there is a less than significant impact.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**HYDROLOGY AND WATER QUALITY** Would the project

**25. 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 that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 that 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 checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a Special 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 Special 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 checked="" type="checkbox"/>	<input type="checkbox"/>
h) include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source:** Riverside County Flood Control District Review.

**Findings of Fact:**

a-h) Portions of the property are located within the Riverside County Flood Control Special Flood Hazard Area. The project proposes no grading or construction at this time; therefore, there are no potential impacts to or from flood hazards. There is no land alteration proposed at this time that would alter any flows, violate any standards, impact ground water resources, create any runoff, or require

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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any BMP's. No additional studies of the current conditions were conducted because there is no accompanying development project.

This project includes a Technical General Plan Amendment to correct a previous County Amendment error, for the purpose of supporting the existing onsite contractor's storage yard use, and to return the General Plan Land Use Designation back to being consistent with underlying Zoning. Furthermore, approval of this project will not result in the subdivision, grading, or any new construction on the site. Should a proposal for new development of the site be submitted, a subsequent additional Environmental Analysis shall be prepared to assess potential impacts. As a result, impacts will be less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**26. Floodplains**

Degree of Suitability in Special Flood Hazard Area. As indicated below, the appropriate Degree of Suitability has been checked.

NA - Not Applicable

U - Generally Unsuitable

R - Restricted

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

b) Changes in absorption rates or the rate and amount of surface runoff?

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)?

d) Changes in the amount of surface water in any water body?

**Source:** Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

**Findings of Fact:**

a-d) Pursuant to the Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones" exhibit, the project site is partially located within the 100-year flood plain (now referred to as "Special Flood Hazard Area"). This project does not include any grading or construction as it's a General Plan Amendment only; therefore, there are no potential impacts to or from flood hazards. There is no land alteration proposed in conjunction with this General Plan Amendment that would alter any flows, violate any standards, impact ground water resources, create any runoff, or require any BMP's. Additionally, pursuant to the Riverside County General Plan Figure S-10 "Dam Failure Inundation Zone" exhibit, the project site is not located within close proximity to any "Dam Failure Inundation Zones". As a result, impacts are considered less than significant.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**LAND USE/PLANNING** Would the project

27. Land Use	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** Riverside County General Plan, GIS database, Project Application Materials

**Findings of Fact:**

a) Approval of this project will result in changes to the site's General Plan Land Use Designation, to correct a previous County Amendment error, for the purpose of supporting the existing onsite contractor's storage yard use, and to return the General Plan Land Use Designation back to being consistent with underlying Zoning. The site is currently Designated as Rural Residential. This Amendment will change the site's land use back to Light Industrial, enabling the existing established onsite business to be in conformance. Furthermore, approval of this project will not result in the subdivision, grading, or any new construction on the site. Should a proposal for new development of the site be submitted, a subsequent additional Environmental Analysis shall be prepared to assess potential impacts. As a result, there will be no impacts.

b) The project site is located within the City of Lake Elsinore sphere of influence area. The City of Lake Elsinore was provided an opportunity to consult with the County, as they received information regarding the proposed General Plan Amendment. The City of Lake Elsinore had no concerns or comments regarding this project. As a result, there will be no impacts.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

28. Planning	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority	<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
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community)?

**Source:** Riverside County General Plan Land Use Element, Staff review, GIS database

**Findings of Fact:**

a-e) This project includes a Technical General Plan Amendment to correct a previous County Amendment error, for the purpose of supporting the existing onsite contractor's storage yard use, and to return the General Plan Land Use Designation back to being consistent with underlying Zoning. The existing use is compatible with the other existing surrounding uses and is allowed under the existing Zoning Classification. As a result, there will be no impacts.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**MINERAL RESOURCES** Would the project

**29. Mineral Resources**

a) Result in the loss of availability of a known mineral resource 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 designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** Riverside County General Plan Figure OS-5 "Mineral Resources Area"

**Findings of Fact:**

a-d) Pursuant to the Riverside County General Plan Figure OS-5 "Mineral Resources Area" exhibit, the project site is not located within an area known to contain mineral resources. Furthermore, this project will result in a General Plan Land Use Amendment only. No grading or new construction will occur as a result of project approval. There will be no impacts.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**NOISE** Would the project result in

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

**30. 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: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

a-b) Pursuant to the Riverside County General Plan Figure S-19 "Airport Locations" exhibit, the project site is not located within an Airport Influence Area ("AIA"). As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**31. Railroad Noise**

NA  A  B  C  D

Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection

Findings of Fact:

Pursuant to the Riverside County General Plan Figure C-1 "Circulation Plan" exhibit, the project site is not located within close proximity of a railroad line. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**32. Highway Noise**

NA  A  B  C  D

Source: On-site Inspection, Project Application Materials

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Findings of Fact:**

The project is located immediately adjacent to Interstate 15. However, noise impacts to light industrial uses are considered negligible and an industrial use adjacent to a highway is compatible. Therefore, there will be a less than significant impact.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**33. Other Noise**

NA  A  B  C  D

**Source:** Project Application Materials, GIS database

**Findings of Fact:**

There are no other anticipated noise impacts that the site would be exposed to. As a result, there will be no impacts.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**34. 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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials

**Findings of Fact:**

a-d) This General Plan land use change may result in the creation of higher noise impacts at the time build-out. However, all future onsite uses will be required to adhere to the Riverside County's

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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allowable noise standards for Industrial designations and will be analyzed at the time of an implementing project. As a result, there will be no impacts.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**POPULATION AND HOUSING** Would the project

**35. 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** Project Application Materials, GIS database, Riverside County General Plan Housing Element

**Findings of Fact:**

a-f) This General Plan Amendment will result in a land use change from Rural to Light Industrial over a relatively small, 7.03 acre site. Demand for new housing as a result of the change will be negligible, nor will any existing housing be displaced. As a result, there will be no impacts.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is 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:

<b>36. Fire Services</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**Source:** Riverside County General Plan Safety Element

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Findings of Fact:**

All development projects, once implemented, create an increased need for at least some public services. At time of future construction, resulting from an implementing project, costs associated with the increased need for fire services will be addressed through the County's Development Impact Fee schedule and any assessment districts.

This project includes a Technical General Plan Amendment to correct a previous County Amendment error, for the purpose of supporting the existing onsite contractor's storage yard use, and to return the General Plan Land Use Designation back to being consistent with underlying Zoning. Furthermore, approval of this project will not result in the subdivision, grading, or any new construction on the site. Should a proposal for new development of the site be submitted, a subsequent additional Environmental Analysis shall be prepared to asses potential impacts. As a result, there will be no impacts.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**37. Sheriff Services**

**Source:** Riverside County General Plan

**Findings of Fact:**

All development projects, once implemented, create an increased need for at least some public services. At time of future construction, resulting from an implementing project, costs associated with the increased need for sheriff services will be addressed through the County's Development Impact Fee schedule and any assessment districts.

This project includes a Technical General Plan Amendment to correct a previous County Amendment error, for the purpose of supporting the existing onsite contractor's storage yard use, and to return the General Plan Land Use Designation back to being consistent with underlying Zoning. Furthermore, approval of this project will not result in the subdivision, grading, or any new construction on the site. Should a proposal for new development of the site be submitted, a subsequent additional Environmental Analysis shall be prepared to asses potential impacts. As a result, there will be no impacts.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**38. Schools**

**Source:** School District, GIS Database

**Findings of Fact:**



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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All development projects, once implemented, create an increased need for at least some public services. At time of future construction, resulting from an implementing project, costs associated with the increased need for school services will be addressed through the County's Development Impact Fee schedule and any assessment districts.

This project includes a Technical General Plan Amendment to correct a previous County Amendment error, for the purpose of supporting the existing onsite contractor's storage yard use, and to return the General Plan Land Use Designation back to being consistent with underlying Zoning. Furthermore, approval of this project will not result in the subdivision, grading, or any new construction on the site. Should a proposal for new development of the site be submitted, a subsequent additional Environmental Analysis shall be prepared to asses potential impacts. As a result, there will be no impacts.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**39. Libraries**

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**Source:** Riverside County General Plan

**Findings of Fact:**

All development projects, once implemented, create an increased need for at least some public services. At time of future construction, resulting from an implementing project, costs associated with the increased need for library services will be addressed through the County's Development Impact Fee schedule and any assessment districts.

This project includes a Technical General Plan Amendment to correct a previous County Amendment error, for the purpose of supporting the existing onsite contractor's storage yard use, and to return the General Plan Land Use Designation back to being consistent with underlying Zoning. Furthermore, approval of this project will not result in the subdivision, grading, or any new construction on the site. Should a proposal for new development of the site be submitted, a subsequent additional Environmental Analysis shall be prepared to asses potential impacts. As a result, there will be no impacts.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**40. Health Services**

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**Source:** Riverside County General Plan

**Findings of Fact:**

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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All development projects, once implemented, create an increased need for at least some public services. At time of future construction, resulting from an implementing project, costs associated with the increased need for health services will be addressed through the County's Development Impact Fee schedule and any assessment districts.

This project includes a Technical General Plan Amendment to correct a previous County Amendment error, for the purpose of supporting the existing onsite contractor's storage yard use, and to return the General Plan Land Use Designation back to being consistent with underlying Zoning. Furthermore, approval of this project will not result in the subdivision, grading, or any new construction on the site. Should a proposal for new development of the site be submitted, a subsequent additional Environmental Analysis shall be prepared to assess potential impacts. As a result, there will be no impacts.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**RECREATION**

**41. 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

**Findings of Fact:**

a-b) There are no parks proposed or required near the project site. Any required park fees will be assessed in the future when an implementing project is submitted. As a result, there will be no impacts.

c) The project site is located within Temescal Community Services Area (#134). Any required fees associated with the CSA will be determined at time of an implementing project.

This project includes a Technical General Plan Amendment to correct a previous County Amendment error, for the purpose of supporting the existing onsite contractor's storage yard use, and to return the General Plan Land Use Designation back to being consistent with underlying Zoning. Furthermore, approval of this project will not result in the subdivision, grading, or any new construction on the site. Should a proposal for new development of the site be submitted, a subsequent additional

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Environmental Analysis shall be prepared to assess potential impacts. As a result, there will be no impacts.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**42. Recreational Trails**

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**Source:** Open Space and Conservation Map for Western County trail alignments

**Findings of Fact:**

A regional recreation trail is proposed nearby the project site. The trail alignment may traverse along Temescal Canyon Road. At the time of an implementing project review, the County will review the proposed trail system in relationship to the project to determine if any portion of the site is impacted by the trail.

This project includes a Technical General Plan Amendment to correct a previous County Amendment error, for the purpose of supporting the existing onsite contractor's storage yard use, and to return the General Plan Land Use Designation back to being consistent with underlying Zoning. Furthermore, approval of this project will not result in the subdivision, grading, or any new construction on the site. Should a proposal for new development of the site be submitted, a subsequent additional Environmental Analysis shall be prepared to assess potential impacts. As a result, there will be no impacts.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**TRANSPORTATION/TRAFFIC Would the project**

**43. Circulation**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Alter waterborne, rail, or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due 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"/>
f) 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"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Elsinore Area Plan

Findings of Fact:

a) The project site is located within the Elsinore Area Plan of the Riverside County General Plan. This is a General Plan Amendment application only and will result in changing the land use from Rural to Light Industrial. Details of a future implementing project will be reviewed in conjunction with any applicable circulation plans. Additionally, this land use amendment by itself is consistent with the existing circulation plans for the area. As a result, the impacts are less than significant.

b) Any future implementing project will address congestion management programs through standard fees and mitigation. This project includes a Technical General Plan Amendment to correct a previous County Amendment error, for the purpose of supporting the existing onsite contractor's storage yard use, and to return the General Plan Land Use Designation back to being consistent with underlying Zoning. Furthermore, approval of this project will not result in the subdivision, grading, or any new construction on the site. Should a proposal for new development of the site be submitted, a subsequent additional Environmental Analysis shall be prepared to assess potential impacts. As a result, the impacts are less than significant.

c-d) No air traffic or water traffic will be altered due to the proposed project. There will be no impacts.

e-i) Any implementing project will be reviewed separately. This project includes a General Plan Amendment only and therefore, there are no design changes to the streets or roads that may increase hazards due to road design. The proposed change does not conflict with any adopted policies regarding public transit, bikeways, or pedestrian access, as the project site is currently vacant land. The surrounding circulation system will not change and therefore, will not impact any policies regarding transit or other alternative means of travel. Once a development proposal or land use application to subdivide, grade, or build on the property is submitted, a subsequent review and EA shall be prepared assessing potential impacts. As a result, the impacts are less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**44. Bike Trails**

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**Source:** Riverside County General Plan

**Findings of Fact:**

Any demand or requirement for bike trails shall be reviewed during the time of an implementing project submittal. This project includes a Technical General Plan Amendment to correct a previous County Amendment error, for the purpose of supporting the existing onsite contractor's storage yard use, and to return the General Plan Land Use Designation back to being consistent with underlying Zoning. Furthermore, approval of this project will not result in the subdivision, grading, or any new construction on the site. Should a proposal for new development of the site be submitted, a subsequent additional Environmental Analysis shall be prepared, to assess any potential impacts. As a result, there will be no impacts.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**UTILITY AND SERVICE SYSTEMS** Would the project

**45. 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?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**Source:** Department of Environmental Health Review

**Findings of Fact:**

a-b) An assessment of the availability of water to service the area, will be required prior to the approval of an implementing project. This will include a commitment from the water purveyor in the area to provide water to the site (beyond that which already exists). At this stage, the specific water needs are too speculative to analyze

This project includes a Technical General Plan Amendment to correct a previous County Amendment error, for the purpose of supporting the existing onsite contractor's storage yard use, and to return the General Plan Land Use Designation back to being consistent with underlying Zoning. Furthermore, approval of this project will not result in the subdivision, grading, or any new construction on the site. Should a proposal for new development of the site be submitted, a subsequent additional Environmental Analysis shall be prepared, to assess any potential impacts. As a result, there will be no impacts.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**46. 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 that 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?

**Source:** Department of Environmental Health Review

**Findings of Fact:**

a-b) The future implementing project may be required to connect to and construct a sewer system, which could result in potential impacts. At this stage, the specific size and need of sewer infrastructure to the project site is too speculative to analyze.

This project includes a Technical General Plan Amendment to correct a previous County Amendment error, for the purpose of supporting the existing onsite contractor's storage yard use, and to return the General Plan Land Use Designation back to being consistent with underlying Zoning. Furthermore, approval of this project will not result in the subdivision, grading, or any new construction on the site. Should a proposal for new development of the site be submitted, a subsequent additional Environmental Analysis shall be prepared, to assess any potential impacts. As a result, there will be no impacts.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**47. Solid Waste**

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

b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

**Source:** Riverside County General Plan, Riverside County Waste Management District correspondence



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Findings of Fact:**

a-b) The type and scale of the future implementing project will determine the solid waste needs of the site's development. At this stage, the specific solid waste needs are too speculative to analyze.

This project includes a Technical General Plan Amendment to correct a previous County Amendment error, for the purpose of supporting the existing onsite contractor's storage yard use, and to return the General Plan Land Use Designation back to being consistent with underlying Zoning. Furthermore, approval of this project will not result in the subdivision, grading, or any new construction on the site. Should a proposal for new development of the site be submitted, a subsequent additional Environmental Analysis shall be prepared, to assess any potential impacts. As a result, there will be no impacts.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**48. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** Application Materials

**Findings of Fact:**

a-g) The type and scale of the future implementing project will determine the specific size, quantity, and design of additional utility services needed at the project site. At this stage, the utility requirements are too speculative to analyze.

This project includes a Technical General Plan Amendment to correct a previous County Amendment error, for the purpose of supporting the existing onsite contractor's storage yard use, and to return the General Plan Land Use Designation back to being consistent with underlying Zoning. Furthermore, approval of this project will not result in the subdivision, grading, or any new construction on the site. Should a proposal for new development of the site be submitted, a subsequent additional Environmental Analysis shall be prepared, to assess any potential impacts. As a result, there will be no impacts.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**49. Energy Conservation**

a) Would the project conflict with any adopted energy conservation plans?

Source: Riverside County General Plan

Findings of Fact:

a) Any future implementing project will be required to comply with California's AB-32 greenhouse gas reduction requirements, as well as Riverside County's Climate action Plan. Many of the potential mitigation measures are reviewed and subsequently implemented during the construction phase of the project.

This project includes a Technical General Plan Amendment to correct a previous County Amendment error, for the purpose of supporting the existing onsite contractor's storage yard use, and to return the General Plan Land Use Designation back to being consistent with underlying Zoning. Furthermore, approval of this project will not result in the subdivision, grading, or any new construction on the site. Should a proposal for new development of the site be submitted, a subsequent additional Environmental Analysis shall be prepared, to assess any potential impacts. As a result, there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**MANDATORY FINDINGS OF SIGNIFICANCE**

50. 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, or eliminate important examples of the major periods of California history or prehistory?

Source: Staff review, Project Application Materials

Findings of Fact:

Approval of this General Plan Amendment will not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animals, or eliminate important examples of the major periods of California history or prehistory. Furthermore, approval of this project will not result in the subdivision, grading, or any new construction on the site. Should a

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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proposal for new development of the site be submitted, a subsequent additional Environmental Analysis shall be prepared, to assess any potential impacts. As a result, there will be no impacts.

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

**Source:** Staff review, Project Application Materials

Findings of Fact:

The project does not have impacts which are individually limited, but cumulatively considerable. This project includes a Technical General Plan Amendment to correct a previous County Amendment error, for the purpose of supporting the existing onsite contractor's storage yard use, and to return the General Plan Land Use Designation back to being consistent with underlying Zoning. Furthermore, approval of this project will not result in the subdivision, grading, or any new construction on the site. Should a proposal for new development of the site be submitted, a subsequent additional Environmental Analysis shall be prepared, to assess any potential impacts. As a result, the impacts are less than significant.

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

**Source:** Staff review, project application

Findings of Fact:

The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly. This project includes a Technical General Plan Amendment to correct a previous County Amendment error, for the purpose of supporting the existing onsite contractor's storage yard use, and to return the General Plan Land Use Designation back to being consistent with underlying Zoning. Furthermore, approval of this project will not result in the subdivision, grading, or any new construction on the site. Should a proposal for new development of the site be submitted, a subsequent additional Environmental Analysis shall be prepared, to assess any potential impacts. As a result, there will be no impacts.

**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 as per California Code of Regulations, Section 15063 (c) (3) (D).

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

Location: County of Riverside Planning Department

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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4080 Lemon Street, 12th Floor  
 Riverside, CA 92505

**VII. AUTHORITIES CITED**

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.