

---

## **4.1 ELSINORE AREA PLAN**

---



### 4.1.1 PROJECT DESCRIPTION

The project consists of revisions to the Elsinore Area Plan to articulate a more detailed vision for Elsinore Area's future, as well as a change in land use designation and zone classification for 87.49 acres within the Elsinore Area Plan to Highest Density Residential (HHDR [20-40 DU/acre]) or Mixed-Use Areas (MUA). Each of these components is discussed below.

#### TEXT REVISIONS

Proposed revisions to the Elsinore Area Plan implementing the HHDR and MUA neighborhoods, including revisions to Table 2: Statistical Summary of Elsinore Area Plan, are shown below. Revisions are shown in underline and ~~strike through~~; *italic* text is provided as context and is text as it currently exists in the Area Plan. The complete text of the Elsinore Area Plan, as revised by the proposed project, is included in **Appendix 2.1-1**.

#### **Rural Village Land Use Overlay Study Areas**

~~Rural Village Overlay Study Areas were have been identified on the Elsinore Area Plan map for the community of Meadowbrook (along State Highway Route 74 northeasterly of the City of Lake Elsinore) in the 2003 General Plan. Following the adoption of the General Plan, these areas will be studied in greater detail in conjunction with the County's consistency zoning program. Additional analysis will include a review of the pattern of existing land uses, lot sizes, topography, and available infrastructure, in order to determine appropriate designations and areas that would be considered for commercial uses, small-scale industrial uses, or residential development intensities higher than those levels depicted on the Area Plan map. As necessary, the County may initiate a general plan amendment to establish the final Rural Village Overlay boundaries, which may be larger or smaller than the Study Areas depicted on the Area Plan map. Prior to the adoption of the 2008 General Plan Update, all relevant factors were studied in more detail on a parcel-by-parcel basis through a spatial analysis. As a result of this analysis, county review, and community discussions, the boundary and policies of these study areas were modified and a Rural Village Land Use Overlay was created to strategically intensify the uses in the targeted core areas of Meadowbrook (Figure 5), but not in El Cariso.~~

The spatial analysis indicated that the increase in intensity of uses in El Cariso Rural Village is not necessary at this particular time, thus resulting in removing the boundaries of the Rural Village Study Area established in the RCIP General Plan.

**Note to reader:** Section 3.0, Countywide Impact Analysis, of this EIR considers the cumulative effect of the proposed project on the county as a whole, as well as policies, programs, ordinances, and measures that apply to all projects countywide. The discussion in this section is focused solely on the localized environmental impacts foreseeable in connection to project-related changes to the Elsinore Area Plan. The section is organized as follows:

#### **Section 4.1 Elsinore Area Plan**

##### **4.1.1 Project Description**

Text Revisions – Includes the specific changes to the Area Plan that form the proposed project.

Change of Land Use Designation and Zone Classification – Describes changes in land use designation and zone classification proposed within the Area Plan.

**4.1.2 Setting** – Brief description of the existing environmental conditions in the Area Plan.

##### **4.1.3 Project Impact Analysis**

Thresholds of Significance

Methodology

Impact Analysis – Analysis of localized environmental impacts foreseeable in connection to project-related changes to the Elsinore Area Plan.

##### **4.1.4 References**

## 4.1 ELSINORE AREA PLAN

---

### **Policies:**

ELAP 5.1 Allow areas designated with the Rural Village Land Use Overlay to develop according to the standards of this section. Otherwise, the standards of the underlying land use designation shall apply.

ELAP ~~6.1~~ 5.2 In the Meadowbrook Land Use Overlay, commercial uses, small-scale industrial uses (including mini-storage facilities), and residential uses at densities higher than those levels depicted on the Area Plan may be approved ~~within the Rural Village Overlay Study Area for Meadowbrook as designated in the overlay.~~ Additionally, existing commercial and industrial uses may be relocated to this Rural Village Land Use Overlay Study Area as necessary in conjunction with the widening of State Highway Route 74.

### **Meadowbrook Village Land Use Overlay**

Rural Village Overlay Study Areas were identified on the Elsinore Area Plan map for the community of Meadowbrook (along State Highway Route 74 northeasterly of the City of Lake Elsinore) in the 2003 General Plan. Prior to the adoption of the 2008 General Plan Update, all relevant factors were studied in more detail on a parcel-by-parcel basis through a spatial analysis. As a result of this analysis, county review, and community discussions, the boundary and policies of these study areas were modified and the Meadowbrook Village Land Use Overlay was created to strategically intensify the uses in the targeted core areas of Meadowbrook (Figure 5), but not in El Cariso.

The spatial analysis indicated that the increase in intensity of uses in El Cariso Rural Village is not necessary at this particular time, thus resulting in removing the boundaries of the Rural Village Study Area established in the RCIP General Plan.

### **Policies:**

ELAP 5.1 Allow areas designated with the Meadowbrook Village Land Use Overlay to develop according to the standards of this section. Otherwise, the standards of the underlying land use designation shall apply.

ELAP 5.2 In the Meadowbrook Village Land Use Overlay, commercial uses, small-scale industrial uses (including mini-storage facilities), and residential uses at densities higher than those levels depicted on the Area Plan may be approved as designated in the overlay. Additionally, existing commercial and industrial uses may be relocated to this Meadowbrook Village Land Use Overlay as necessary in conjunction with the widening of State Highway Route 74.

### **Meadowbrook Town Center**

Meadowbrook Town Center (Figure 3 – Detail) features two areas of intense, mixed-use area development clustering, the Highway 74/Meadowbrook Avenue Neighborhood [Neighborhood 1] and the Highway 74/Kimes Lane Neighborhood [Neighborhood 2] to provide a more broad panoply of conveniently located local community services, and an expanded variety of housing opportunities for local residents. These mixed use areas, described below, will provide landowners with opportunities to develop their properties for either all residential development (at varying urban densities) or a mixture of residential and nonresidential development. Those who choose to develop mixed uses on their properties will be able to utilize either side-by-side or vertically

integrated land use designs. Both neighborhoods require that 50% of their areas be developed for Highest Density Residential uses.

Potential nonresidential uses include those traditionally found in a “downtown/Main Street” setting, such as retail uses, eating establishments, personal services such as barber shops, beauty shops, and dry cleaners, professional offices, and public facilities including schools, together with places of religious assembly and recreational, cultural, and spiritual community facilities, integrated with small parks, plazas, and pathways or paseos. Together these designated mixed-use areas will provide a balanced mix of jobs, housing, and services within compact, walkable neighborhoods that feature pedestrian and bicycle linkages (walking paths, paseos, and trails) between residential uses and activity nodes such as grocery stores, pharmacies, places of assembly, schools, parks, and community and/or senior centers.

Mixed-Use Areas (MUAs): (the two neighborhoods of Meadowbrook Town Center, and the policies pertaining to them, are described in detail as follows;

The **Highway 74/Meadowbrook Avenue Neighborhood [Neighborhood 1]** The Highway 74/Meadowbrook Avenue Neighborhood is bisected by State Highway 74. This neighborhood covers about 56 gross acres (and about 40 net acres), and currently contains low density single family residences and vacant lots. The neighborhood is surrounded by similar land uses, low density single family residences and vacant parcels. The neighborhood will be developed as a Mixed-Use Area, with a minimum 50% HHDR component, and commercial and other land use types. Surrounding land uses are designated Very Low Density Residential.

Two bus stops are currently located on Highway 74 towards the northernmost boundary of the neighborhood, one located to serve northbound passengers, and one located to serve southbound passengers. Commercial and other types of non-residential mixed-use development will be most appropriately placed directly along and near Highway 74, which is convenient for those living in and commuting into the neighborhood and will provide a buffer from the highway for the HHDR residential development in the neighborhood. Also, the opportunity exists to expand transit services and provide more bus stops and more bus services along Highway 74, as local transit demand expands in the future.

Also, because of its mixed-use characteristics, this neighborhood should be designed to promote a village-style mix of retail, restaurants, offices, and multi-family housing resulting in a walkable neighborhood. This neighborhood would serve surrounding neighborhoods by providing job opportunities through its commercial uses. It should be noted that this neighborhood is within a flood zone which could result in additional permits to meet floodplain management requirements, and would provide opportunities for open space buffers between differing use types, as needed, and opportunities for open space edge trails.

Policy:

ELAP 5.3           The Highway 74/Meadowbrook Avenue Neighborhood shall contain at least 50% HHDR development (as measured in both gross and net acres).

**Highway 74/Kimes Lane Neighborhood [Neighborhood 2]** is located less than one mile north of Neighborhood 1 and also along State Highway 74, on about 10 gross acres. With the exception of one single family residence, the neighborhood site is currently vacant and is surrounded by low density single family residential uses and vacant parcels. Highway 74 adjoins the western edge of the neighborhood. This neighborhood will be developed as a Mixed-Use Area, with a minimum

## 4.1 ELSINORE AREA PLAN

---

50% HHDR component, and commercial and other land use types. This neighborhood is surrounded by Very Low Density Residential land uses.

This neighborhood could serve the surrounding community by providing local commercial services and job opportunities in association with the commercial uses. Also, because of its mixed-use characteristics, this neighborhood would be designed to promote a village-style mix of retail, restaurants, offices, and multi-family housing, resulting in a walkable neighborhood. Two bus stops are conveniently located on Highway 74 within the neighborhood boundaries. It should be noted that this neighborhood is within a flood zone which could result in additional permits to meet the community's floodplain management requirements, and would provide opportunities for open space buffers between differing use types, as needed, and opportunities for open space edge trails.

### Policy:

ELAP 5.4 The Highway 74/Kimes Lane Neighborhood shall contain at least 50% HHDR development, (as measured in both gross and net acres).

The following policies apply to both neighborhoods of Meadowbrook Town Center:

ELAP 5.3 Residential uses for the Highway 74/Meadowbrook Avenue Neighborhood should generally be located particularly in the southeastern and northeastern portions of this neighborhood. Nonresidential uses should include a variety of other uses, such as retail activities serving the local population and tourists, business park and other uses, light industrial uses, and parkland.

ELAP 5.4 Both the Highway 74/Meadowbrook Avenue and Highway 74/Kimes Lane Neighborhoods should be developed with 50-percent HHDR (Highest Density Residential: 20-40 dwelling units per acre) development, and other uses, potentially including commercial, business park, office, etc. uses in a mutually supportive, mixed-use development pattern.

ELAP 5.5 Residential uses for the Highway 74/Kimes Neighborhood [Neighborhood 2] should be particularly encouraged to be located in the eastern portion of this neighborhood. Nonresidential uses should include a variety of other uses, such as retail activities serving the local population and tourists, business park, light industrial uses, and parkland.

ELAP 5.6 Paseos and pedestrian/bicycle connections should be provided between the Highest Density Residential uses and those nonresidential uses that would serve the local population. Connections should also be provided to the public facilities in the vicinity, including the elementary school, library, and community center.

ELAP 5.7 All HHDR sites should be designed to facilitate convenient pedestrian, bicycle, and other non-motorized vehicle access to the community's schools, jobs, retail and office commercial uses, park and open space areas, trails, and other community amenities and land uses that support the community needs on a frequent and, in many cases, daily, basis.

ELAP 5.8 Ensure that all new land uses, particularly residential, commercial, and public uses, including schools and parks, are designed to provide convenient public access to alternative transportation facilities and services including potential future transit

stations, transit oasis-type shuttle systems, and/or local bus services, and local and regional trail systems.

ELAP 5.9 Project designs should reduce traffic noise levels from Highway 74 as perceived by noise-sensitive uses, such as residential uses, to acceptable levels.

ELAP 5.10 Residential uses that are proposed in both neighborhoods where they would be located immediately adjacent to areas designated for Low Density Residential development should include edge-sensitive development features to provide buffering between the differing residential densities, including but not necessarily limited to such features as one-story buildings, park lands and open space areas, and trails.

ELAP 5.11 Legally existing uses may remain, or they may be converted into other land use types consistent with these policies.

ELAP 5.12 Prior to certificates of occupancy being issued that would result in 50% of the maximum amount of non-HHDR development that is allowed to be placed in use in any Mixed-Use Area neighborhood, certificates of occupancy for at least 50% of the required minimum of HHDR development required in that neighborhood should have been issued.

---

### **Local Land Use Policies**

#### **Lee Lake Community: Highest Density Residential (HHDR) Neighborhoods**

The Lee Lake Community is located in the Temescal Canyon, along the east side of I-15, between the freeway and Temescal Canyon Road, and south of Indian Truck Trail. It consists of two neighborhoods, which are separated by Indian Wash. **Lee Lake North Neighborhood** [Neighborhood 1] is located adjacent to Indian Truck Trail, and north of Indian Wash, and **Lee Lake South Neighborhood** [Neighborhood 2] is located south of Indian Wash. Both neighborhoods are designated Highest Density Residential. Although the Lee Lake Community currently contains some light industrial development, most of the area is vacant.

Retail Commercial uses, a fire station, and parks are located nearby to the north, across I-10 via Indian Truck Trail, and Luiseno Elementary School and parks are located nearby toward the south, across I-10 via Horsethief Canyon Road. More intense light industrial development is located toward the south along Temescal Canyon Road. Both neighborhoods are located in areas convenient to I-10 and Temescal Canyon Road for local and regional transportation, and near a Riverside Transit Agency bus transit line that provides convenient connections to destinations from Corona to Temecula, and to the Corona Metrolink Transit Center, which also provides the opportunity for potential links from the site or near the site to regional transit services and regional destinations.

Lee Lake Community is situated in a highly scenic setting, with spectacular views of nearby mountains to both the east and west. Lee Lake is located immediately nearby toward the east, across Temescal Canyon Road. The westerly edges of both neighborhoods, located adjacent to I-15, are exposed to elevated traffic noise levels. Site designs should incorporate features to reduce freeway noise impacts, and to buffer development in Lee Lake Neighborhood South from nearby industrial uses.

## 4.1 ELSINORE AREA PLAN

---

Open space, trails, and park and recreation areas can be integrated into site development in the Lee Lake Community to provide buffers and scenic recreation along both the northern and southern edges of Indian Wash, and to provide walkable destinations and internal features that promote both internal community walkability and pedestrian and bikeway access to nearby attractions off-site.

Highest Density Residential (HHDR) neighborhoods:

Following is a summary description of each of each Lee Lake Community HHDR neighborhood, and the policies pertaining to each neighborhood and to both neighborhoods:

The **Lee Lake North Neighborhood** [Neighborhood 1] contains about 13 gross acres (about 11 net acres) and is located between Temescal Canyon Road and I-15, between Indian Truck Trail at its interchange with I-15 on its north, and Indian Wash on its south.

Policy:

ELAP 6.3        The Lee Lake North Neighborhood shall include 100% HHDR development.

The **Lee Lake South Neighborhood** [Neighborhood 2] contains about 33 gross acres (about 29 net acres) and is located between Temescal Canyon Road and I-15, immediately south of Indian Wash.

Policy:

ELAP 6.4        The Lee Lake South Neighborhood shall include 100% HHDR development.

The following policies apply to both HHDR neighborhoods of the Lee Lake Community:

ELAP 6.5        Paseos and pedestrian and bicycle paths should be provided within the Lee Lake Community, between residential structures, community facilities, and open space areas, including between both neighborhoods and along or near both the northern and southern edges of Indian Wash.

ELAP 6.6        All HHDR sites should be designed to facilitate convenient pedestrian, bicycle, and other non – motorized vehicle access to the community's schools, jobs, retail and office commercial uses, park and open space areas, trails, and other community amenities and land uses that support the community needs on a frequent and, in many cases, daily basis.

ELAP 6.7        All new land uses, particularly residential, commercial, and public uses, including schools and parks, should be designed to provide or potentially accommodate convenient public access to alternative transportation facilities and services, including potential future transit stations, transit oasis-type shuttle systems, and/or local bus services, and local and regional trail systems.

ELAP 6.8 All new residential and other noise-sensitive uses shall be designed to sufficiently reduce traffic noise levels from nearby roads, including I-15.

ELAP 6.9 All new residential uses shall be designed to sufficiently reduce noise levels and other potential impacts associated with retained on-site and adjacent industrial uses.

ELAP 6.10 Legally existing uses may remain, or they may be converted into other land use types that are consistent with these policies.

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

LAND USE	AREA	STATISTICAL CALCULATIONS		
	ACREAGE	D.U.	POP.	EMPLOY.
<b>LAND USE ASSUMPTIONS AND CALCULATIONS</b>				
<b>LAND USE DESIGNATIONS BY FOUNDATION COMPONENTS</b>				
<b>AGRICULTURE FOUNDATION COMPONENT</b>				
Agriculture (AG)	0	0	0	0
Agriculture Foundation Component Sub-Total:	0	0	0	0
<b>RURAL FOUNDATION COMPONENT</b>				
Rural Residential (RR)	2,442	366	1,107	NA
Rural Mountainous (RM)	10,606	530	1,602	NA
Rural Desert (RD)	0	0	0	NA
Rural Foundation Sub-Total:	13,048	896	2,709	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
Rural Community Foundation Sub-Total:	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)	<del>341</del> 338	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
Open Space Foundation Sub-Total:	<del>58,967</del> 58,964	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)	571	856	2,585	NA
Medium Density Residential (MDR)	2,732	8,784	26,537	NA
Medium-High Density Residential (MHDR)	245	1,591	4,807	NA
High Density Residential (HDR)	7	77	231	NA

## 4.1 ELSINORE AREA PLAN

LAND USE	AREA	STATISTICAL CALCULATIONS		
	ACREAGE	D.U.	POP.	EMPLOY.
Very High Density Residential (VHDR)	16	265	799	NA
Highest Density Residential (HHDR)	<del>0</del> 45	<del>0</del> 1,355	<del>0</del> 4,093	NA
Commercial Retail <sup>2</sup> (CR)	120	N/A	N/A	1,805
Commercial Tourist (CT)	17	N/A	N/A	282
Commercial Office (CO)	0	N/A	N/A	0
Light Industrial (LI)	<del>825</del> 783	N/A	N/A	<del>10,609</del> 10,066
Heavy Industrial (HI)	0	N/A	N/A	0
Business Park (BP)	56	N/A	N/A	915
Public Facilities (PF)	47	N/A	N/A	47
Community Center (CC)	0	0	0	0
Mixed Use Planning Area (MUPA)	0	0	0	0
Community Development Foundation Sub-Total:	<del>7,929</del>	<del>14,043</del>	<del>42,420</del>	<del>13,658</del>
	7,931	15,397	46,514	13,114
<b>SUB-TOTAL FOR ALL FOUNDATION COMPONENTS:</b>	<del>80,699</del> 80,697	<del>15,391</del> 16,745	<del>46,494</del> 50,588	<del>13,671</del> 13,127

### CHANGE OF LAND USE DESIGNATION AND ZONE CLASSIFICATION

In addition to the proposed text revisions, the project includes changes to the General Plan Land Use Map and amendments to the General Plan Land Use Element in order to redesignate approximately 87.49 acres within the Elsinore Area Plan to HHDR or MUA. The parcels identified for redesignation are separated into 11 neighborhoods as shown in **Figures 4.1-1a** and **4.1-1b**. To implement the change in land use designation, the zoning classifications for these neighborhoods will be changed to the new Mixed Use Area zone classification (areas designated MUA) or the new R-7 zone classification (areas designated HHDR). The proposed changes in land use designation and zone classification are detailed in Table 1 in **Appendix 2.1-2** of this EIR.

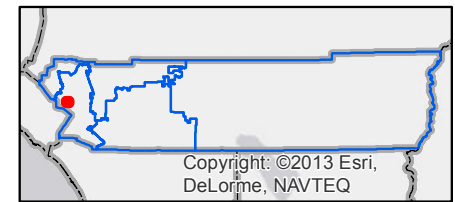
**Supervisorial District 1  
Elsinore Area Plan**

**Riverside County  
General Plan Housing Element**

Proposed HHDR/MUA Neighborhoods  
Supervisorial District  
PARCELS  
Roads  
Rail Roads  
Water  
Cities  
Area Plans  
Specific Plan

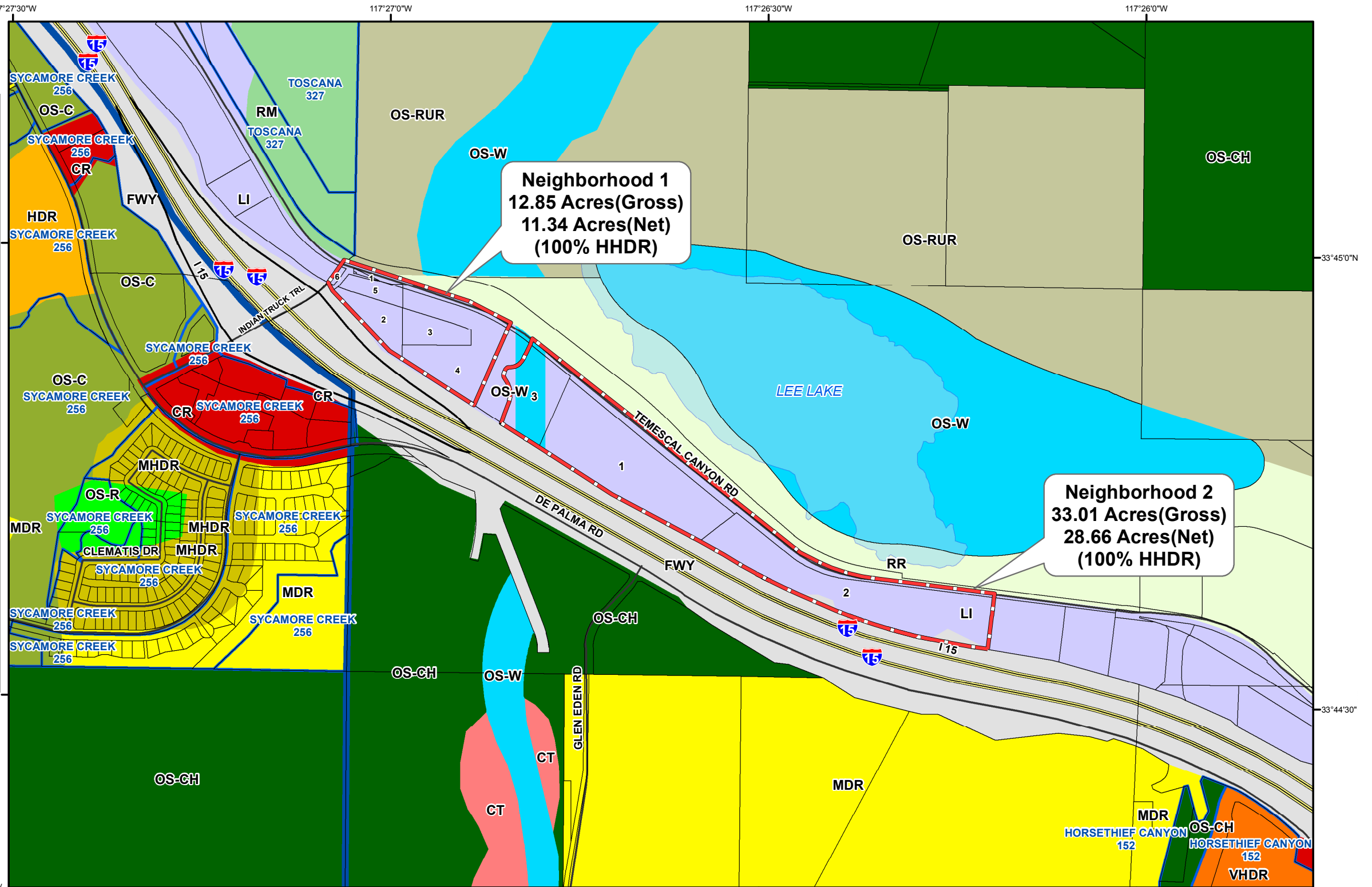
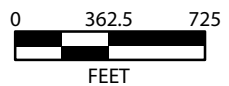
**General Plan Land Use**

- Medium Density Residential
- Medium High Density Residential
- High Density Residential
- Very High Density Residential
- Commercial Retail
- Commercial Tourist
- Light Industrial
- Rural Residential
- Rural Mountainous
- Conservation
- Conservation Habitat
- Open Space Recreation
- Open Space Rural
- Water
- Freeway



**Disclaimer:** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

Source: Riverside County 2015



**Figure 4.1-1a**  
Lee Lake Community Neighborhood Sites



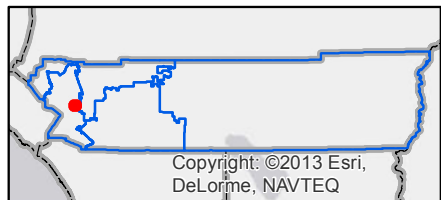
**Supervisorial District 1  
Elsinore Area Plan**

**Riverside County  
General Plan Housing Element**

- Proposed HHDR/MUA Neighborhoods
- Supervisorial District
- Roads
- PARCELS
- Rail Roads
- Cities
- Area Plans
- Specific Plan

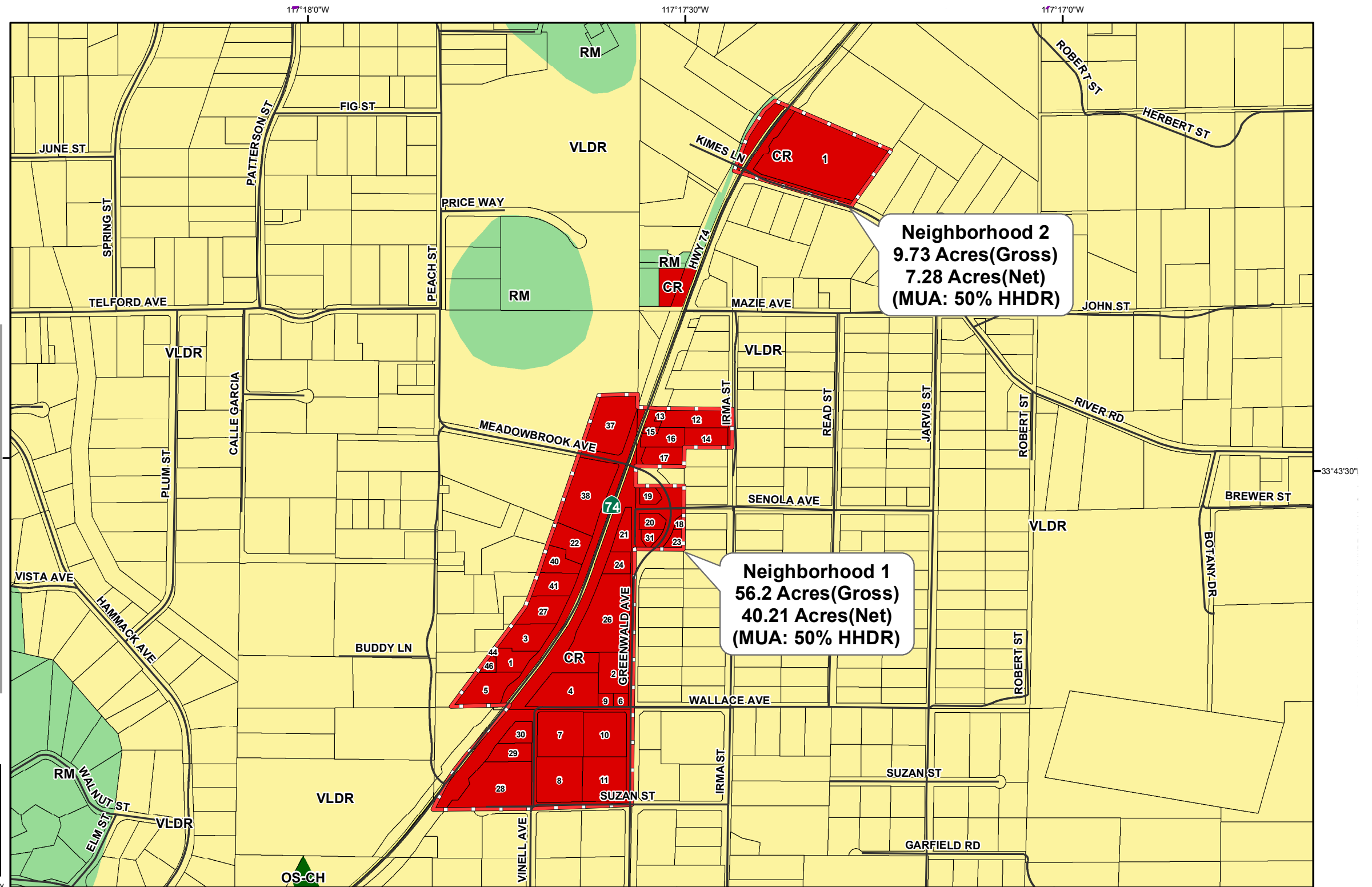
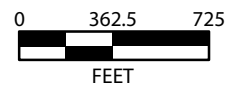
**General Plan Land Use**

- Very Low Density Residential
- Commercial Retail
- Rural Mountainous
- Conservation Habitat



**Disclaimer:** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

Source: Riverside County 2015



**Figure 4.1-1b**  
Meadowbrook TC Neighborhood Sites



### **4.1.2 SETTING**

Much of the Elsinore Area Plan is situated within a valley, running from northwest to southeast, framed by the Santa Ana and Elsinore Mountains on the west and the Gavilan and Sedco Hills on the east. Lake Elsinore, which is the largest natural lake in Southern California, covering about 3,000 surface acres, is a centerpiece in the valley. Lake Elsinore is the terminus of the San Jacinto River, which is regulated by the Railroad Canyon Dam and generally stabilized at an elevation of approximately 1,230 feet. The lake is fed by the San Jacinto River and underground springs and is drained by the Temescal Wash to the north, eventually flowing into the Santa Ana River. Murrieta Creek, which eventually drains into the Santa Margarita River, starts just south of Lake Elsinore. Lake Elsinore, Canyon Lake, the San Jacinto River, Temescal Wash, and Murrieta Creek provide a distinctive pattern of lakes and watercourses throughout the valley floor. The widely varied topography results in many unique physical features within the plan boundaries:

- Cleveland National Forest - The Cleveland National Forest forms the western boundary of the area and encompasses large portions of the Santa Ana and Elsinore Mountains. This area is characterized by natural open space and outdoor recreational uses with pockets of rural residential and wilderness-oriented, visitor-serving uses scattered along State Route 74. Private inholdings within the forest boundary are developed with limited residential and commercial uses.
- Temescal Wash - The Temescal Wash creates an impressive swath pinched between the Gavilan Hills and the Santa Ana Mountains. Although dry most of the year, the wash serves as an outlet for Lake Elsinore and eventually drains into the Santa Ana River. While the wash runs in a generally northwest/southeast direction, it also provides a critical perpendicular linkage for animals between the mountain and hill habitats on either side. For this reason, the wash plays an important role in the Western Riverside County Multiple Species Habitat Conservation Plan.

Additionally, several unique communities exist within this area plan. These communities are unincorporated communities that are generally a rural or low-density residential setting and may share similar physical geographic features.

- Meadowbrook - Meadowbrook, an unincorporated community recognized by the Local Agency Formation Commission (LAFCO) in 1997, is situated in the northeastern portion of the Area Plan immediately north and east of presently undeveloped portions of the City of Lake Elsinore. This community includes some commercial and light industrial uses focused along State Route 74, the central transportation spine within the community. However, Meadowbrook is generally characterized by very low-density residential development and vacant properties set amid rolling hills. Community residents have expressed interest in economic development through implementation of a Rural Village Land Use Overlay.
- Warm Springs - Warm Springs, a community of interest recognized by LAFCO, forms a portion of the northern boundary of the Elsinore Area Plan. The northerly portion of this community is set in the Gavilan Hills. A strip along the north edge of this area, along the border of the Lake Mathews/Woodcrest Area Plan, is within the sphere of influence of the relatively distant City of Riverside. This area is generally characterized by rural uses set along steep slopes. Development is concentrated adjacent to Interstate 15 (I-15) and in a focused area along State Route 74 adjacent to the City of Lake Elsinore.

## 4.1 ELSINORE AREA PLAN

---

- Horsethief Canyon - Horsethief Canyon is located in the northwestern corner of the plan area. This emerging suburban development is developing pursuant to a comprehensive specific plan (Specific Plan No. 152) that both accommodates potential population growth and provides for conservation of open space. The community of Lee Lake is situated directly between I-15 north and Lee Lake in the Horsethief Canyon Community.
- Cleveland Ridge (Lakeland Village) - The community of Cleveland Ridge is located immediately west of Lake Elsinore and includes a major ridge along the eastern face of the Santa Ana and Elsinore Mountains. This community also incorporates the Lakeland Village Redevelopment Project Area, which comprises a mix of urban residential and commercial uses along Grand Avenue on the low-lying areas adjacent to the lake. Natural open space with pockets of rural residential uses are adjacent to State Route 74 as it winds along the steep easterly face of the Santa Ana Mountains.

An aerial view of the proposed neighborhood sites is shown in **Figures 4.1-2a** and **4.1-2b**.

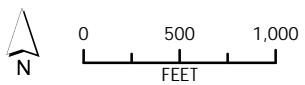


Figure 4.1-2a  
Aerial of Lee Lake Community



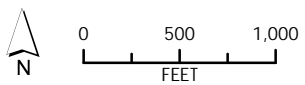
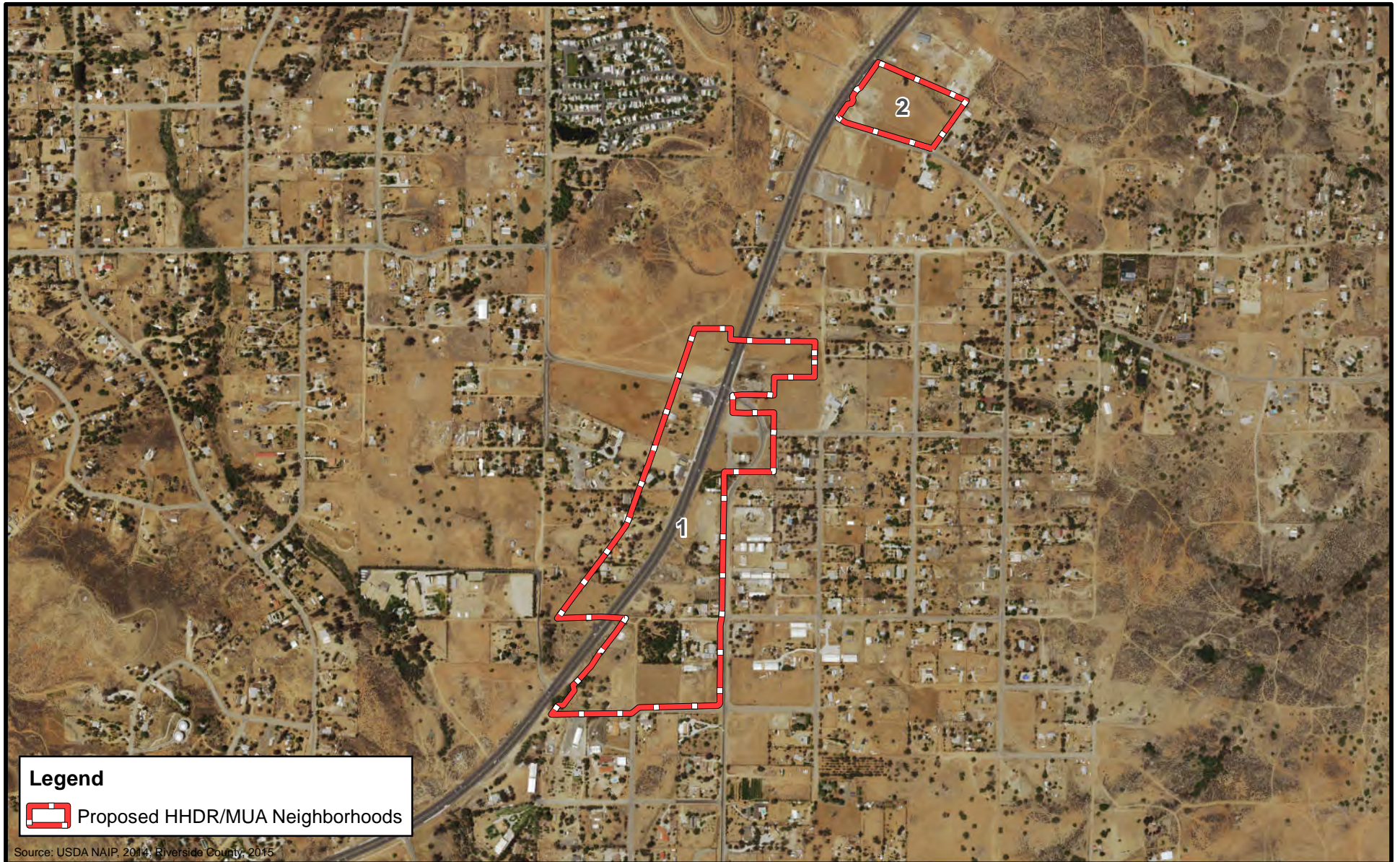


Figure 4.1-2b  
Aerial Meadowbrook Town Center



## PUBLIC SERVICES AND UTILITIES

**Fire Protection**

The neighborhoods in Lee Lake Community and Meadowbrook Town Center are served by Fire Station 97 (41725 Rosetta Canyon Road, Lake Elsinore, 92532) and Fire Station 9 (21565 Steel Peak Road, Perris, 92570). Station 97 is served by a captain, an engineer, and two firefighters. Station 9 is served by a captain and/or an engineer and two firefighters. Average response times are 3:05 minutes and 4:26 minutes for Station 97 and Station 9, respectively. Both stations strive to meet these response times 90 percent of the time.

**Law Enforcement**

Ten sheriff stations are located throughout Riverside County to provide area-level community service. The Lake Elsinore Station (333 Limited Avenue, Lake Elsinore, 92530) provides service to the areas within Lee Lake Community and Meadowbrook Town Center. The Lake Elsinore Station is staffed by one captain, one lieutenant, one sergeant, and one deputy per shift. The Riverside County Sheriff's Department (RCSD) does not have a defined response time goal. The average response time for the Lake Elsinore Station is 16.36 minutes for Priority One calls; 38.71 minutes for Priority Two calls; 70.41 minutes for Priority Three calls; and 85.48 minutes for Priority Four calls.

The RCSD also operates five adult correction or detention centers and the Riverside County Probation Department operates the juvenile detention facilities (County of Riverside 2015b).

**Public Schools**

Both Lee Lake and Meadowbrook Town Center communities are within the Lake Elsinore Unified School District (LEUSD), which includes twelve elementary schools, two K-8 schools, four middle schools, three high schools, and three alternative education schools. The enrollment capacity for LEUSD is shown in **Table 4.1-1**. As shown, actual enrollment is below school capacity for all schools serving the neighborhoods.

**TABLE 4.1-1**  
**SCHOOL CAPACITY AND ENROLLMENT FOR CAMPUSES SERVING PROJECT SITE**

School	Address	Enrollment	Capacity
<b>Lee Lake</b>			
Luiseno School (K-8)	13500 Mountain Road, Temescal Valley	985	1,067
Temescal Canyon High School	28755 El Toro Road, Lake Elsinore	1,193	2,925
<b>Meadowbrook Town Center</b>			
Earl Warren Elementary School (K-5)	41221 Rosetta Canyon, Lake Elsinore	935	955
Elsinore Middle School	1203 West Graham Avenue, Lake Elsinore	822	887
Temescal Canyon High School	28755 El Toro Road, Lake Elsinore	1,193	2,925

## **4.1 ELSINORE AREA PLAN**

---

### **Parks and Recreation**

#### Lee Lake Community

Riverside County Parks facilities in the vicinity of the Lee Lake Community sites include: Coral Canyon Park, approximately 2 miles northwest of the community at 24880 Coral Canyon Road, Corona; and Daleo Regional Sports Park, approximately 2.6 miles northwest of the community at 25655 Santiago Canyon Road, Corona. Coral Canyon Park is a 9-acre community park and includes walking paths and hiking trails, a barbecue area, picnic benches, two baseball fields, and playgrounds. Daleo Regional Sports Park is an approximately 25-acre community park with a lighted soccer field, baseball field, tennis court, basketball courts, and a skateboard park.

#### Meadowbrook Town Center

No Riverside County Parks facilities are in the vicinity of Meadowbrook Town Center.

### **Water**

#### Lee Lake Community

The neighborhoods are within the service area of the Temescal Valley Water District (TVWD) (formerly known as the Lee Lake Water District), a local water district encompassing approximately 6,755 acres and providing service to approximately 450 acres, including the neighborhoods in Lee Lake Community. The main portion of the TVWD is served imported water from the Western Municipal Water District (Western), a member agency of the Metropolitan Water District (MWD) of Southern California. Western relies on three existing water sources—groundwater, imported water, and recycled water—to meet its wholesale and retail demands. Planned supplies include new groundwater production and expanded recycled water use. Western obtains approximately 90 percent of its total supply through imported water sources from the MWD. About one-quarter of the water Western purchases from MWD comes from the Colorado River Aqueduct and about three-quarters from the State Water Project (SWP), which transports water from Northern California via the California Aqueduct. MWD has evaluated the dependability of Western's imported supplies and concluded that the combination of imported water and expanded local resource programs would ensure that these supplies can be met in the future. Local groundwater and other water purchased through agreements are considered 100 percent reliable in single-dry or multiple dry years, except for the Temecula-Murrieta Basin supply. Western has only been pumping water from the Temecula-Murrieta Basin since late 2005 and does not have long-term records on water available from this source. To be conservative, until more data is available, Western is assuming its use of Temecula-Murrieta Basin water could be reduced by 15 percent in a single-dry or multiple dry years.

#### Meadowbrook Town Center

The Elsinore Valley Municipal Water District (EVMWD), a subagency of Western, provides service to approximately 40,000 customers in the 96-square-mile service area in the Lake Elsinore area, including the neighborhoods in Meadowbrook Town Center. Groundwater production accounts for approximately 30 percent to 40 percent of the EVMWD's total supplies. In the Elsinore Basin, the EVMWD has seven operating potable groundwater wells with a total production capacity of 17,140 acre-feet per year (15.4 million gallons per day) (EVMWD 2011). Water rights for the Elsinore Basin are not adjudicated. According to the EVMWD's Elsinore Basin Groundwater Management Plan, approximately 94 percent of groundwater produced by the basin is pumped by the EVMWD, which serves a 96-square-mile area in western Riverside County. Other groundwater producers

include the Elsinore Water District and private well owners. The EVMWD owns Canyon Lake, which impounds local runoff from the 750-square-mile San Jacinto River watershed. Canyon Lake holds nearly 12,000 acre-feet of water behind Railroad Canyon Dam.

### **Wastewater**

The EVMWD maintains facilities to convey, treat, and dispose of municipal wastewater over 21,000 accounts in a 96-square-mile area of western Riverside County (EVMWD 2013). The service area includes the neighborhoods in the Elsinore Area Plan, among other jurisdictions. The existing wastewater collection system consists of approximately 358 miles of sewer mains up to 54 inches in diameter. Collected wastewater is conveyed to one of three wastewater treatment plants (WWTP) for treatment.

The wastewater service area includes six drainage basins: Horsethief Canyon, Canyon Lake, Regional, Southern Section, Alberhill, and Southwestern. Effluent generation in the drainage basins is conveyed and treated at the EVMWD's Regional WWTP (EVMWD 2013). Flow generated in the Southern Section of the EVMWD's service area is treated at the Santa Rosa Water Reclamation Facility operated by the Rancho California Water District (RCWD) or is on individual septic systems (EVMWD 2013).

There are 22 lift stations in the Regional drainage basin. The collection system consists of 8- to 15-inch-diameter collector and trunk sewer lines. There are two major interceptor sewers: the A-series interceptor and the B-series interceptor. The interceptors convey wastewater from the receiving lift stations to the Regional WWTP. The EVMWD's system also contains 30 force mains, ranging in size from 4 inches to 16 inches in diameter.

The Regional WWTP has a capacity to treat an average flow of 8.0 million gallons per day (mgd) (EVMWD 2013). In 2008, the Regional drainage basin generated 5.39 mgd of wastewater, which was treated at the Regional WWTP. In 2008, the Southern Section drainage basin generated 1.50 mgd of wastewater, which was treated at the RCWD's Santa Rosa Water Reclamation Facility. The Santa Rosa Water Reclamation Facility has a capacity to treat an average flow of 5.0 mgd (EVMWD 2013).

### **Solid Waste**

The Riverside County Department of Waste Resources (RCDWR) operates six active landfills and contract services at one private landfill in the county; all private haulers serving unincorporated Riverside County ultimately dispose of their waste to one of the County-owned or contracted facilities. While waste originating anywhere in the County may be accepted for disposal at any of the landfill sites, each landfill has a service area in order to minimize truck traffic and vehicular emissions (County of Riverside 2015b). The Elsinore Area Plan area, including the neighborhood sites, is within the service area of the El Sobrante Landfill.

#### El Sobrante Landfill

The El Sobrante Landfill is located east of I-15 and Temescal Canyon Road to the south of the City of Corona and Cajalco Road at 10910 Dawson Canyon Road. The landfill is owned and operated by USA Waste of California, a subsidiary of Waste Management, Inc., and encompasses 1,322 acres, of which 645 acres are permitted for landfill operation. According to Solid Waste Facility Permit # AA-33-0217 issued on September 9, 2009, the El Sobrante Landfill has a total disposal capacity of approximately 209.91 million cubic yards and can receive up to 70,000 tons of refuse per week, with 28,000 tons per week allotted for County refuse. The permit allows a maximum of

## 4.1 ELSINORE AREA PLAN

---

16,054 tons per day (tpd) of waste to be accepted into the landfill, due to the limits on vehicle trips. Of this, 5,000 tpd must be reserved for County waste, leaving the maximum commitment of non-County waste at 11,054 tpd. In 2014, the El Sobrante Landfill accepted a total of 584,719 tons of waste generated within Riverside County; the 2014 daily average for in-County waste was 1,905 tons. As of January 1, 2015, the landfill had a remaining in-County disposal capacity of approximately 50.1 million tons. It is expected to reach capacity in approximately 2045 (Merlan 2015).

The local service areas for the El Sobrante Landfill typically include cities/communities in southwestern Riverside County, as well as multiple jurisdictions in the counties of Los Angeles, Orange, San Bernardino and San Diego. Located near the center of the highly populated western third of Riverside County, according to Waste Management, the landfill's operator, it processes approximately 43 percent of Riverside County's annual waste.

### 4.1.3 PROJECT IMPACT ANALYSIS

As discussed in Section 2.2 of this EIR, at the time of the writing of this Draft EIR, the County recently adopted GPA 960<sup>1</sup>. Therefore, the project impact analysis below uses projections from, and references to, GPA 960. However, GPA 960 is currently in active litigation with an unknown outcome.

GPA 960 furthered the objectives and policies of the previously approved 2003 RCIP General Plan by directing future development toward existing and planned urban areas where growth is best suited to occur (Chapter 2, Vision Statement of the 2003 RCIP General Plan). The proposed project continues the process initiated with the 2003 RCIP General Plan and furthered by the current General Plan by increasing density in areas where existing or planned services and existing urban development suggest that the potential for additional homes is warranted. Because the outcome of the litigation is uncertain, and as the proposed project furthers the goals of both the previous and the current General Plan, policy numbers for both documents are listed in the analysis for reference purposes.

Both GPA 960 and the 2003 RCIP General Plan anticipated urban development on the neighborhood sites affected by the proposed project. As such, the site development environmental effects and determinations below would not differ substantially from either the 2003 RCIP General Plan or the current General Plan.

---

<sup>1</sup> December 8, 2015

## AESTHETICS, LIGHT, AND GLARE

**Thresholds of Significance**

The following table identifies the thresholds for determining the significance of an aesthetic or visual resource impact, based on the California Environmental Quality Act (CEQA) Guidelines Appendix G thresholds of significance. The table also summarizes the significance determination for each threshold, and either explains the reasoning for a “No Impact” determination or points to the location of more detailed analysis.

Threshold	Regulatory Framework	Determination
<b>Aesthetics, Light, and Glare</b>		
1) Have a substantial adverse effect on a scenic vista.	<b>Impact Analysis 4.1.1</b>	<b>Less than Significant with Mitigation Incorporated</b>
2) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.	<b>Impact Analysis 4.1.2</b>	<b>Less than Significant Impact</b>
3) Substantially degrade the existing visual character or quality of the site and its surroundings.	<b>Impact Analysis 4.1.3</b>	<b>Less than Significant with Mitigation Incorporated</b>
4) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.	<b>Impact Analysis 4.1.4</b>	<b>Less than Significant Impact</b>

**Methodology**

All of the Neighborhood sites in the Lee Lake Community and Meadowbrook Town Center are currently designated and classified for varying levels of urban development; including commercial-retail and light industrial (see Table 1 in **Appendix 2.1-2**). Similarly, 2003 RCIP GP designated all of the neighborhood sites for urban development. As such, previous environmental review for development of the neighborhood sites with urban uses was included in the Riverside County EIR No. 521 (State Clearinghouse Number [SCH] 2009041065) prepared for the GPA 960, as well as in EIR No. 441 (SCH 2002051143), which was certified for the 2003 RCIP GP. This previous analysis was considered in evaluating the impacts associated with the proposed project. EIR No. 521 determined that mitigation and regulatory compliance measures would reduce impacts associated with aesthetic resources resulting from buildout of GPA 960 to a less than significant level (County of Riverside 2015). EIR No. 441 identified that implementation of mitigation and regulatory compliance measures would reduce aesthetic resource and light/glare impacts resulting from buildout of the 2003 RCIP GP to a less than significant level.

**Impact Analysis 4.1.1**

Compliance with General Plan regulations and proposed mitigation would ensure that future development facilitated by the increase in density/intensity potential would not have a substantial adverse effect on a scenic vista. Therefore, this impact would be reduced to a **less than significant** level. (Threshold 1)

Future development under the HHDR or MUA designations/zone classifications would include apartments and condominiums, multistory (3+) structures, and mixed-use development. The new R-7 (HHDR) and MUA zone classifications allow buildings and structures up to 50 feet in height, minimum front and rear setbacks of 10 feet for buildings that do not exceed 35 feet in height, and

## 4.1 ELSINORE AREA PLAN

---

side yard setbacks of 5 feet for buildings that do not exceed 35 feet in height. This development would represent an increase in density, massing, and height beyond that originally considered for the neighborhood sites and could thus have adverse effects to scenic vistas by altering open views of the surrounding Santa Ana and Elsinore Mountains on the west and the Gavilan and Sedco Hills on the east to more urban, higher-density development with views partially obscured by structures.

As discussed in **Impact Analysis 3.1.1** in Section 3.0, the General Plan has policies that govern visual impact of all new development, including future development in the Elsinore Area Plan, such as GPA 960 Policy LU 4.1 (RCIP GP Policy LU 4.1), which requires new developments to be located and designed to visually enhance and not degrade the character of the surrounding area, and GPA 960 Policy LU 14.8 (RCIP GP Policy LU 13.8), which prohibits the blocking of public views by solid walls. In addition, mitigation measure **MM 3.1.1** (see Section 3.0) requires future development to consider various factors during the development review process, several of which would protect scenic vistas, including the scale, extent, height, bulk, or intensity of development; the location of development; the type, style, and intensity of adjacent land uses; the manner and method of construction; the type, location, and manner of illumination and signage; the nature and extent of terrain modification required; and the potential effects to the established visual characteristic of the project site and identified scenic vistas or aesthetic resources.

Compliance with General Plan regulations, as well as implementation of **MM 3.1.1**, would ensure that future development facilitated by the increase in density/intensity potential would not have a substantial adverse effect on a scenic vista. Therefore, this impact would be reduced to a **less than significant** level.

### Mitigation Measures

**MM 3.1.1** (see Section 3.0)

#### **Impact Analysis 4.1.2**

Compliance with existing County policies would ensure that trees, rock outcroppings, and historical buildings within a state scenic highway are not adversely impacted by this project or future development. As a result, impacts would be considered **less than significant**. (Threshold 2)

I-15 from Corona south to the San Diego County line has been designated as an eligible state scenic highway. All of the neighborhood sites within the Lee Lake Community are either adjacent to, or visible from, this segment of I-15; future development of these neighborhood sites could affect the area's scenic qualities as viewed from the highway. GPA 960 Policy LU-14.3 (RCIP GP Policy LU 15.3) requires that the design and appearance of new landscaping, structures, equipment, signs, or grading within designated and eligible state and County scenic highway corridors are compatible with the surrounding scenic setting or environment, and GPA 960 Policy 14.4 (RCIP GP Policy LU 15.4) requires a 50-foot setback from the edge of the right-of-way for new development adjacent to designated and eligible state and County scenic highways. In addition, Elsinore Area Plan Policy ELAP 10.1 requires the protection of I-15 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. Compliance with these policies would ensure that future development would preserve scenic resources along I-15 and would not detract from the area's scenic qualities as viewed from the highway. As a result, impacts would be considered **less than significant**.

### Mitigation Measures

None required.

#### **Impact Analysis 4.1.3**

Future development of the neighborhood sites under the HHDR or MUA designations/zoning classifications would permanently alter the existing visual character of the neighborhood sites and the surrounding area. This impact would be reduced to a **less than significant** level. (Threshold 3)

Future development of the neighborhood sites under the HHDR or MUA designations/zoning classifications would result in the development of apartments and condominiums, including multi-story structures, as well as mixed-use development (physically/functionally integrated combination of residential, commercial, office, entertainment, educational, recreational, cultural, institutional, or industrial uses). This would permanently alter the existing visual character of the neighborhood sites and the surrounding area from small-town urban uses with open views of the surrounding Santa Ana and Elsinore Mountains and Gavilan and Sedco Hills to more urban, higher-density development with views partially obscured by structures. The County's General Plan anticipated development of the neighborhood sites with urban uses; however, the land uses facilitated by the HHDR and MUA designations/zoning classifications would result in an increase in density and massing beyond that originally considered.

As discussed in **Impact Analysis 3.1.1** in Section 3.0, the General Plan has policies that govern visual impact of all new development, including future development in the Elsinore Area Plan, such as GPA 960 Policy LU 4.1 (RCIP GP Policy LU 4.1), which requires new developments to be located and designed to visually enhance and not degrade the character of the surrounding area, and GPA 960 Policy LU 14.8 (RCIP GP Policy LU 13.8), which prohibits the blocking of public views by solid walls. The Countywide Design Standards and Guidelines include requirements that address scale, intensity, architectural design, landscaping, sidewalks, trails, community logo, signage, and other visual design features, as well as standards for backlighting and indirect lighting to promote "night skies." Typical design modifications would include stepped setbacks for multi-story buildings, increased landscaping, decorative walls and roof design, and themed signage.

The proposed policies for MUA-designated areas encourage a balanced mix of jobs, housing, and services within compact, walkable neighborhoods which also feature pedestrian and bicycle linkages (walking paths, paseos, and trails) between residential uses and activity nodes. Additionally, proposed Policy PAP 5.25 would require HHDR development to incorporate transitional buffers from other, adjacent land use types and intensities, including the use of such site design features as varied building heights, decorative walls, shade structures, landscape features, building spacing, park and recreational areas, and trails.

Existing County policies and design guidelines, as well as implementation of **MM 3.1.1** and the proposed policies for MUA-designated areas, would reduce aesthetic impacts by ensuring that future development is designed to be compatible with the surrounding uses and would not substantially degrade the existing visual character or quality of the neighborhood sites. Therefore, this impact would be reduced to a **less than significant** level.

### Mitigation Measures

**MM 3.1.1** (see Section 3.0)

## 4.1 ELSINORE AREA PLAN

---

### Impact Analysis 4.1.4

Compliance with County policies and regulations would ensure that new sources of lighting resulting from future development associated with the project would not adversely affect day or nighttime views in the area and would not adversely affect the Palomar Observatory. Therefore, this impact would be considered **less than significant**. (Threshold 4)

The land uses facilitated by the HHDR and MUA designations/zoning classifications would result in an increase in density, and thus an increase in lighting and glare, beyond that originally considered for the neighborhood sites. Additionally, the neighborhood sites are within Observatory Restriction Zone B of the Palomar Observatory and increased nighttime lighting could obstruct or hinder the views from the observatory.

County Ordinance No. 655 addresses standards for development within 15 to 45 miles of the Palomar Observatory by requiring the use of low-pressure sodium lamps for outdoor lighting fixtures and regulating the hours of operation for commercial/industrial uses in order to reduce lighting impacts on the observatory. Elsinore Area Plan Policy ELAP 7.1 requires development to adhere to the lighting requirements of County ordinances for standards intended to limit light leakage and spillage that may interfere with the operations of the Palomar Observatory. Therefore, Ordinance No. 655 Observatory Restriction Zone B standards would apply to future development under the project. These standards include, but are not limited to, requiring the usage of low-pressure sodium lamps for outdoor lighting fixtures and regulating the hours of operation for commercial/ industrial uses.

As previously described, GPA 960 Policy LU 4.1 (RCIP GP Policy LU 4.1) requires new developments to be located and designed to visually enhance and not degrade the character of the surrounding area, which includes mitigating lighting impacts on surrounding properties. Additionally, County Ordinance No. 915, Regulating Outdoor Lighting, establishes a countywide standard for outdoor lighting that applies to all future development under the project. The ordinance regulates light trespass in areas that fall outside of the 45-mile radius of Ordinance No. 655 and requires all outdoor luminaries to be located, adequately shielded, and directed such that no direct light falls outside the parcel of origin or onto the public right-of-way.

Compliance with these County policies and regulations would ensure that new sources of lighting resulting from future development associated with the project would not adversely affect day or nighttime views in the area and would not adversely affect the Palomar Observatory. Therefore, this impact would be considered **less than significant**.

### Mitigation Measures

None required.

## AGRICULTURAL AND FORESTRY RESOURCES

**Thresholds of Significance**

The following table identifies the thresholds for determining the significance of an agricultural and/or forestry resource impact, based on the CEQA Guidelines Appendix G thresholds of significance. The table also summarizes the significance determination for each threshold, and either explains the reasoning for a "No Impact" determination or points to the location of more detailed analysis.

Threshold	Regulatory Framework	Determination
1) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resource Agency, to nonagricultural use.	There is no designated Prime Farmland, Unique Farmland, or Farmland of Statewide Importance within or adjacent to the neighborhood sites (County of Riverside 2015b).	<b>No Impact</b>
2) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve.	The zoning classifications of the neighborhood sites include Manufacturing-Service Commercial; Watercourse, Watershed and Conservation Areas; General Commercial; Scenic Highway Commercial; Residential Agricultural; and Rural Residential classifications. None of the neighborhood sites are enrolled in a Williamson Act contract. Therefore, no conflict with agricultural zoning, use, or Williamson Act contract would occur (County of Riverside 2015b).	<b>No Impact</b>
3) Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code [PRC] Section 12220(g)), timberland (as defined by PRC Section 4526), or timberland zoned timberland production (as defined by California Government Code Section 51104(g)).	The zoning classifications of the neighborhood sites include Manufacturing-Service Commercial; Watercourse, Watershed and Conservation Areas; General Commercial; Scenic Highway Commercial; Residential Agricultural; and Rural Residential classifications. There is no forestland present on the neighborhood sites and the project would not conflict with forestland zoning or result in the loss of forestland (County of Riverside 2015b).	<b>No Impact</b>
4) Result in the loss of forestland or conversion of forestland to non-forest use.	The zoning classifications of the neighborhood sites include Manufacturing-Service Commercial; Watercourse, Watershed and Conservation Areas; General Commercial; Scenic Highway Commercial; Residential Agricultural; and Rural Residential classifications. There is no forestland present on the neighborhood sites and the project would not conflict with forestland zoning or result in the loss of forestland (County of Riverside 2015b).	<b>No Impact</b>
5) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to nonagricultural use or conversion of forestland to non-forest use.	There is no farmland or forestland present on the neighborhood sites, which are infill development sites located along I-15 and SR 74, both major transportation corridors (County of Riverside 2015b).	<b>No Impact</b>

## 4.1 ELSINORE AREA PLAN

### AIR QUALITY

#### Thresholds of Significance

The following table identifies the thresholds for determining the significance of an air quality impact, based on the CEQA Guidelines Appendix G thresholds of significance. The table also summarizes the significance determination for each threshold, and either explains the reasoning for a “No Impact” determination or points to the location of more detailed analysis.

Threshold	Analysis	Determination
1) Conflict with or obstruct implementation of the applicable air quality plan.	<b>Impact Analysis 3.3.1 in Section 3.0</b> - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	<b>Cumulatively Considerable and Significant and Unavoidable</b>
2) Violate any air quality standard or contribute substantially to an existing or projected air quality violation.	<b>Impact Analyses 3.3.2 and 3.3.3 in Section 3.0</b> - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	<b>Cumulatively Considerable and Significant and Unavoidable</b>
3) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors).	<b>Impact Analysis 3.3.4 in Section 3.0</b> – Cumulative impacts are analyzed in Section 3.0, Countywide Impact Analysis.	<b>Cumulatively Considerable and Significant and Unavoidable</b>
4) Expose sensitive receptors to substantial pollutant concentrations.	<b>Impact Analysis 3.3.5 in Section 3.0</b> - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	<b>Less Than Cumulatively Considerable with Mitigation Incorporated</b>
5) Create objectionable odors affecting a substantial number of people.	<b>Impact Analysis 3.3.6 in Section 3.0</b> - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	<b>Less Than Cumulatively Considerable with Mitigation Incorporated</b>

## BIOLOGICAL RESOURCES

**Thresholds of Significance**

The following table identifies the thresholds for determining the significance of a biological resource impact, based on the CEQA Guidelines Appendix G thresholds of significance. The table also summarizes the significance determination for each threshold, and either explains the reasoning for a "No Impact" determination or points to the location of more detailed analysis.

Threshold	Analysis	Determination
1) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies or regulations, or by the California Department of Fish and Wildlife (CDFW) or the US Fish and Wildlife Service (USFWS).	<b>Impact Analysis 4.1.5</b>	<b>Less than Significant Impact</b>
2) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the CDFW or USFWS.	<b>Impact Analysis 4.1.6</b>	<b>Less than Significant with Mitigation Incorporated</b>
3) 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 wetlands, etc.), through direct removal, filling, hydrological interruption, or other means.	<b>Impact Analysis 4.1.6</b>	<b>Less than Significant with Mitigation Incorporated</b>
4) 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.	<b>Impact Analysis 4.1.7</b>	<b>Less than Significant Impact</b>
5) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.	<b>Impact Analysis 3.4.5 in Section 3.0</b> – All local policies/ordinances pertaining to biological resources apply to all unincorporated areas of the County (regardless of the location of the neighborhood site). This impact is therefore analyzed in Section 3.0, Countywide Impact Analysis.	<b>No Impact</b>
6) Conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan.	<b>Impact Analysis 4.1.8</b>	<b>Less than Significant Impact</b>

## 4.1 ELSINORE AREA PLAN

---

### Methodology

The impact analysis below utilized data from the two MSHCPs in Riverside County (WRC-MSHCP and CV-MSHCP), as well as the biological resources analysis conducted for the General Plan EIR No. 521 (SCH 2009041065) and EIR No. 441 (SCH 2002051143) to determine whether the proposed increase in density/intensity potential resulting from the project would result in a significant impact. General Plan EIR No. 521 determined that existing mitigation and regulatory compliance measures would reduce to below the level of significance adverse impacts to biological resources resulting from buildout of land uses currently designated in the General Plan (County of Riverside 2015). EIR No. 441 identified that buildout of the 2003 RCIP GP would result in significant and unavoidable impacts to biological resources (County of Riverside 2002).

### Impact Analysis

**Impact Analysis 4.1.5** Impacts to covered species (candidate, sensitive, or special-status species) and their habitats resulting from future development projects that are consistent with the WRC-MSHCP would be deemed **less than significant** because of their MSHCP compliance. (Threshold1)

All of the neighborhood sites are located within the boundaries of the WRC-MSHCP, which provides for the protection of sensitive species by designating a contiguous system of habitat to be added to existing public/quasi-public lands (Conservation Area). The WRC-MSHCP defines two distinct processes to determine a development project's consistency, dependent on whether the project is located within or outside of a Criteria Area. Criteria Areas consist of 160-acre 'cells' with specific conservation objectives. Several of the individual parcels within the neighborhood sites are located partially or fully within Criteria Areas as indicated by the Cell and Cell Groups<sup>2</sup> in **Table 4.1-2** (see also **Appendix 4.0-1**). The Criteria Area does not impose land use restrictions; however, development projects inside Criteria Areas are subject to the Habitat Acquisition and Negotiation Strategy (HANS), a consistency analysis based on an examination of the MSHCP reserve assembly, other plan requirements, and the Joint Project Review process and permittee MSHCP findings.

Depending on the location of a development project, certain biological studies may also be required for WRC-MSHCP compliance. These studies may identify the need for specific measures to avoid, minimize, and reduce impacts to covered species and their habitat. Parcels where biological studies would be required for future development are shown in **Table 4.1-3** (see also **Appendix 4.0-1**). As shown, depending on site conditions, surveys could be required for a variety of animal and plant species, including burrowing owl, thread-leaved brodiaea, Davidson's saltscall, Parish's brittlescale, smooth tarplant, round-leaved filaree, Coulter's goldfields, little mouse-tail, Munz's onion, San Diego ambrosia, slender-horned spineflower, many-stemmed dudleya, spreading navarretia, California orcutt grass, San Miguel savory, Hammitt's clay-cress, and Wright's trichocoronis.

---

<sup>2</sup> A Cell is a unit within the Criteria Area; a Cell Group is an identified grouping of Cells within the Criteria Area.

**TABLE 4.1-2**  
**WRC-MSHCP CRITERIA AREAS**

APN	Cell	Cell Group	Acres in Cell	Sub Unit
<b>Lee Lake Community, Neighborhood #1</b>				
391070001	3547	C	1.9	SU1 - Estelle Mtn/Indian Cyn
391070035	3547	C	5.9	SU1 - Estelle Mtn/Indian Cyn
391070036	3448	A	0.04	SU1 - Estelle Mtn/Indian Cyn
391070036	3449	A	0.04	SU1 - Estelle Mtn/Indian Cyn
391070036	3547	C	0.01	SU1 - Estelle Mtn/Indian Cyn
391070053	3546	Independent	0.52	SU1 - Estelle Mtn/Indian Cyn
391070053	3547	C	1.65	SU1 - Estelle Mtn/Indian Cyn
391070054	3546	Independent	0.18	SU1 - Estelle Mtn/Indian Cyn
391070054	3448	A	0.22	SU1 - Estelle Mtn/Indian Cyn
391070054	3449	A	0.12	SU1 - Estelle Mtn/Indian Cyn
391070054	3547	C	0.62	SU1 - Estelle Mtn/Indian Cyn
391070055	3448	A	0.14	SU1 - Estelle Mtn/Indian Cyn
<b>Lee Lake Community, Neighborhood #2</b>				
391070046	3547	C	1.29	SU1 - Estelle Mtn/Indian Cyn
391070046	3548	D	10.93	SU1 - Estelle Mtn/Indian Cyn
391070046	3547	C	1.29	SU1 - Estelle Mtn/Indian Cyn
391070046	3548	D	10.93	SU1 - Estelle Mtn/Indian Cyn
391070046	3547	C	1.29	SU1 - Estelle Mtn/Indian Cyn
391070046	3548	D	10.93	SU1 - Estelle Mtn/Indian Cyn
391070046	3547	C	1.29	SU1 - Estelle Mtn/Indian Cyn
391070046	3548	D	10.93	SU1 - Estelle Mtn/Indian Cyn
391070050	3547	C	4.17	SU1 - Estelle Mtn/Indian Cyn
391070050	3547	C	4.17	SU1 - Estelle Mtn/Indian Cyn
391070050	3547	C	4.17	SU1 - Estelle Mtn/Indian Cyn
391070056	3547	C	12.27	SU1 - Estelle Mtn/Indian Cyn
391070056	3547	C	12.27	SU1 - Estelle Mtn/Indian Cyn
<b>Meadowbrook Town Center, Neighborhood #1</b>				
349080023	3974	Independent	0.02	SU5 - Ramsgate
349080024	3974	Independent	0.02	SU5 - Ramsgate
349080070	3974	Independent	0.2	SU5 - Ramsgate
349080071	3974	Independent	0.15	SU5 - Ramsgate
349100006	3974	Independent	2.13	SU5 - Ramsgate
349100007	3974	Independent	2.01	SU5 - Ramsgate
349100008	3974	Independent	2.15	SU5 - Ramsgate
349100009	3974	Independent	2	SU5 - Ramsgate
349100043	3974	Independent	0.58	SU5 - Ramsgate
349100044	3974	Independent	3.25	SU5 - Ramsgate
349100046	3974	Independent	0.77	SU5 - Ramsgate
349080070	3974	Independent	0.2	SU5 - Ramsgate

Source: WRCRCA 2015

**TABLE 4.1-3  
WRC-MSHCP SURVEY AREAS**

APN	Amphibia Species	Burrowing Owl	Criteria Area Species <sup>1</sup>	Mammalian Species	Narrow Endemic Plant Species <sup>2</sup>	Special Linkage Area
<b>Lee Lake Community, Neighborhood #1</b>						
391070001	NO	NO	YES	NO	YES	NO
391070035	NO	YES	YES	NO	YES	NO
391070036	NO	NO	YES	NO	YES	NO
391070053	NO	NO	YES	NO	YES	NO
391070054	NO	NO	YES	NO	YES	NO
391070055	NO	NO	YES	NO	YES	NO
<b>Lee Lake Community, Neighborhood #2</b>						
391070046	NO	NO	YES	NO	NO	NO
391070050	NO	YES	YES	NO	YES	NO
391070056	NO	NO	YES	NO	NO	NO
<b>Meadowbrook Town Center, Neighborhood #1</b>						
349080065	NO	YES	NO	NO	NO	NO
349080077	NO	YES	NO	NO	NO	NO
349080078	NO	YES	NO	NO	NO	NO
<b>Meadowbrook Town Center, Neighborhood #2</b>						
345220085	NO	YES	NO	NO	NO	NO

Source: WRCRCA 2015

<sup>1</sup> Thread-leaved brodiaea, Davidson's saltscale, Parish's brittlescale, smooth tarplant, round-leaved filaree, Coulter's goldfields, little mousetail

<sup>2</sup> Munz's onion, San Diego ambrosia, slender-horned spineflower, many-stemmed dudleya, spreading navarretia, California orcutt grass, San Miguel savory, Hammitt's clay-cress, Wright's trichocoronis

According to the WRC-MSHCP, the review of a site for consistency with the MSHCP Criteria Area is properly made when the site is initially converted from vacant to developed land (WRCRCA 2003). As the project does not propose any specific development, review for MSHCP Criteria for sites in the Criteria Area, as well as any required surveys, would occur at the time future development of the neighborhood sites is proposed. Through implementation of these requirements, development projects inside Criteria Areas can be found consistent with the WRC-MSHCP.

Development of property outside of the MSHCP Conservation Area (both within and outside of the Criteria Area) receive Take Authorization for Covered Species Adequately Conserved, provided that payment of a mitigation fee is made (or any credit for land conveyed is obtained) and compliance with the HANS process (as outlined in Section 6.0 of the MSHCP) occurs. Payment of the mitigation fee and compliance with the requirements of Section 6.0 are intended to provide full mitigation under CEQA, the National Environmental Policy Act (NEPA), federal Endangered Species Act (ESA), and California Endangered Species Act (CESA) for impacts to the species and habitats covered by the MSHCP pursuant to agreements with the USFWS, the CDFW, and/or any other appropriate participating regulatory agencies and as set forth in the Implementing Agreement for the MSHCP (WRCRCA 2003).

Therefore, impacts to covered species (candidate, sensitive, or special-status species) and their habitats resulting from future development projects that are consistent with the WRC-MSHCP would be deemed **less than significant** because of their MSHCP compliance.

#### Mitigation Measures

None required.

**Impact Analysis 4.1.6** Impacts on riparian habitats, sensitive natural communities, and/or federally protected wetlands resulting from development accommodated by the proposed project would be reduced to a **less than significant** level. (Thresholds 2 and 3)

As described above, all of the neighborhood sites are located within the boundaries of the WRC-MSHCP, which is designed to ensure conservation of covered species as well as the natural communities on which they depend, including riparian habitat and other sensitive habitats. In addition, as discussed further in Section 3.0, Countywide Impact Analysis, future development under the project would be required to comply with regulatory actions governing riparian and wetland resources, including jurisdictional delineation of waters of the United States and wetlands pursuant to the CWA and USACE protocol (CWA Section 404 permit) and delineation of streams and vegetation within drainages and native vegetation of use to wildlife pursuant to the CDFW and California Fish and Game Code Section 1600 et seq. (Section 1601 or 1603 permit and a Streambed Alteration Agreement). In addition, mitigation measures **MM 3.4.5** and **MM 3.4.6** (see Section 3.0) require an appropriate assessment to be prepared by a qualified professional as part of Riverside County's project review process if site conditions (for example, topography, soils, vegetation) indicate that the proposed project could affect riparian/riverine areas or federally protected wetlands. The measures require project-specific avoidance measures to be identified or the project applicant to obtain the applicable permits prior to the issuance of any grading permit or other action that would lead to the disturbance of the riparian resource and/or wetland. Compliance with the above-listed existing regulations, as well as implementation of mitigation measures **MM 3.4.5** and **MM 3.4.6**, would ensure that impacts on riparian habitats, sensitive natural communities, and/or federally protected wetlands resulting from development accommodated by the proposed project would be reduced to a **less than significant** level.

#### Mitigation Measures

**MM 3.4.5** and **MM 3.4.6** (see Section 3.0)

**Impact Analysis 4.1.7** Future development accommodated by the proposed project could adversely affect movement, migration, wildlife corridors, and the use of native wildlife nursery sites within the WRC-MSHCP. However, compliance with existing laws and regulatory programs would ensure that this impact is **less than significant**. (Threshold 4)

Residential development 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 the western Riverside County are mitigated due to 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 needed to maintain essential ecological processes in the plan area. In addition, the WRC-MSHCP protects native wildlife nursery sites by conserving large blocks of representative native habitats suitable for supporting species' life-cycle requirements and the essential ecological

## 4.1 ELSINORE AREA PLAN

---

processes of species that depend on such habitats. The EIR for the WRC-MSHCP concluded that the plan provides for the movement of species through established wildlife corridors and protects the use of native wildlife nursery sites (County of Riverside 2015b). The proposed neighborhood sites are not within a WRC-MSHCP Conservation Area and are in an area planned for urban development. As previously described, review for site-specific requirements under the WRC-MSHCP, as well as payment of the development mitigation fee, would occur at the time future development of the neighborhood sites is proposed. With payment of the mitigation fee and compliance with the requirements of the WRC-MSHCP, a project may be deemed compliant with CEQA, NEPA, CESA and FESA, and impacts to covered species and their habitat would be deemed less than significant.

Therefore, impacts to movement, migration, wildlife corridors, and the use of native wildlife nursery sites within the WRC-MSHCP resulting from future development projects that are consistent with the WRC-MSHCP would be deemed **less than significant** because of their MSHCP compliance.

### Mitigation Measures

None required.

#### **Impact Analysis 4.1.8**

Future development accommodated by the proposed project would be located in an area covered by the WRC-MSHCP. Future development would be required to comply with the policy provisions of the WRC-MSHCP. This impact is **less than significant**. (Threshold 6)

As explained above, the WRC-MSHCP applies to the neighborhood sites. Future development accommodated by the proposed project would be required, through Riverside County standard conditions of approval, to comply with review for site-specific requirements under the WRC-MSHCP, as well as payment of the development mitigation fees. With payment of the mitigation fee and compliance with any site-specific requirements, future development projects would be in compliance with the WRC-MSHCP, as well as with CEQA, NEPA, CESA and FESA. This impact would be **less than significant**.

### Mitigation Measures

None required.

## CULTURAL RESOURCES

**Thresholds of Significance**

The following table identifies the thresholds for determining the significance of a cultural resource impact, based on the CEQA Guidelines Appendix G thresholds of significance. The table also summarizes the significance determination for each threshold, and either explains the reasoning for a "No Impact" determination or points to the location of more detailed analysis.

Threshold	Analysis	Determination
1) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5.	<b>Impact Analysis 3.5.1 in Section 3.0</b> – Given the programmatic nature of the project, the neighborhood sites have not yet been formally evaluated for cultural resources. This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	<b>Less Than Cumulatively Considerable with Mitigation Incorporated</b>
2) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5.	<b>Impact Analysis 3.5.2 in Section 3.0</b> – Given the programmatic nature of the project, the neighborhood sites have not yet been formally evaluated for cultural resources. This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	<b>Less Than Cumulatively Considerable with Mitigation Incorporated</b>
3) Disturb any human remains, including those interred outside of formal cemeteries.	<b>Impact Analysis 3.5.3 in Section 3.0</b> – Given the programmatic nature of the project, the neighborhood sites have not yet been formally evaluated for cultural resources. This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	<b>Less Than Cumulatively Considerable with Mitigation Incorporated</b>

## 4.1 ELSINORE AREA PLAN

### GEOLOGY AND SOILS

#### Thresholds of Significance

The following table identifies the thresholds for determining the significance of geology or soils impacts, based on the CEQA Guidelines Appendix G thresholds of significance. The table also summarizes the significance determination for each threshold, and either explains the reasoning for a "No Impact" determination or points to the location of more detailed analysis.

Threshold	Analysis	Determination
1) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death, involving:  a) 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 California Geological Survey (formerly Division of Mines and Geology) Special Publication 42.  b) Strong seismic ground shaking.  c) Seismic-related ground failure, including liquefaction.  d) Landslides.	<b>Impact Analysis 3.6.1 and 3.6.2 in Section 3.0</b> – All unincorporated areas of the County (regardless of the location of the neighborhood site) are subject to seismic hazards as damaging earthquakes are frequent, affect widespread areas, trigger many secondary effects, and can overwhelm the ability of local jurisdictions to respond (County of Riverside 2014). This impact is therefore analyzed in Section 3.0, Countywide Impact Analysis.	<b>Less Than Cumulatively Considerable with Mitigation Incorporated</b>
2) Result in substantial soil erosion or the loss of topsoil.	<b>Impact Analysis 3.6.3 in Section 3.0</b> – Because human activities that remove vegetation or disturb soil are the biggest contributor to erosion potential, areas exposed during future development activities accommodated by the proposed project would be prone to erosion and loss of topsoil. This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site). This impact is therefore analyzed in Section 3.0, Countywide Impact Analysis.	<b>Less Than Cumulatively Considerable with Mitigation Incorporated</b>
3) 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.	<b>Impact Analysis 3.6.4 in Section 3.0</b> – While geologic and soil conditions are unique to each neighborhood site, site-specific geotechnical investigations and engineering and design criteria required by the state and County would be determined in the same manner for all unincorporated areas of the County (regardless of the location of the neighborhood site). This impact is therefore analyzed in Section 3.0, Countywide Impact Analysis.	<b>Less Than Cumulatively Considerable with Mitigation Incorporated</b>
4) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building	<b>Impact Analysis 3.6.4 in Section 3.0</b> – While geologic and soil conditions are unique to each neighborhood site, site-specific	<b>Less Than Cumulatively Considerable with</b>

Threshold	Analysis	Determination
Code (1994), creating substantial risks to life or property.	geotechnical investigations and engineering and design criteria required by the state and County would be determined in the same manner for all unincorporated areas of the County (regardless of the location of the neighborhood site). This impact is therefore analyzed in Section 3.0, Countywide Impact Analysis.	<b>Mitigation Incorporated</b>
5) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater.	<b>Impact Analysis 3.6.5 in Section 3.0</b> – While geologic and soil conditions are unique to each neighborhood site, site-specific geotechnical investigations and engineering and design criteria required by the state and County would be determined in the same manner for all unincorporated areas of the County (regardless of the location of the neighborhood site). This impact is therefore analyzed in Section 3.0, Countywide Impact Analysis.	<b>Less Than Cumulatively Considerable</b>
6) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.	<b>Impact Analysis 3.6.6 in Section 3.0</b> – Given the programmatic nature of the project, the neighborhood sites have not yet been formally evaluated for paleontological resources. This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	<b>Less Than Cumulatively Considerable</b>

## 4.1 ELSINORE AREA PLAN

---

### GREENHOUSE GAS EMISSIONS

#### Thresholds of Significance

The following table identifies the thresholds for determining the significance of greenhouse gas impacts, based on the CEQA Guidelines Appendix G thresholds of significance. The table also summarizes the significance determination for each threshold, and either explains the reasoning for a “No Impact” determination or points to the location of more detailed analysis.

Threshold	Analysis	Determination
1) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.	<b>Impact Analysis 3.7.1 in Section 3.0</b> - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	<b>Cumulatively Considerable and Significant and Unavoidable</b>
2) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases.	<b>Impact Analysis 3.7.1 in Section 3.0</b> - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	<b>Cumulatively Considerable and Significant and Unavoidable</b>

## HAZARDS AND HAZARDOUS MATERIALS

## Thresholds of Significance

The following table identifies the thresholds for determining the significance of hazardous material or hazard impact, based on the CEQA Guidelines Appendix G thresholds of significance. The table also summarizes the significance determination for each threshold, and either explains the reasoning for a "No Impact" determination or points to the location of more detailed analysis.

Threshold	Analysis	Determination
1) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.	<b>Impact Analysis 3.8.1 in Section 3.0</b> - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	<b>Less than Cumulatively Considerable</b>
2) 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.	<b>Impact Analysis 3.8.1 in Section 3.0</b> - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	<b>Less than Cumulatively Considerable</b>
3) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.	<b>Impact Analysis 3.8.2 in Section 3.0</b> - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	<b>Less than Cumulatively Considerable</b>
4) 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, create a significant hazard to the public or the environment.	The DTSC EnviroStor database was reviewed and compared to the neighborhood sites. No open/active hazardous materials sites are located on the neighborhood sites. Therefore, the project would not create a significant hazard to the public or the environment as a result of being located on an existing hazardous materials site (DTSC 2015).	<b>No Impact</b>
5) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, result in a safety hazard for people residing or working in the project area.	The neighborhood sites are not located within an airport land use plan (County of Riverside 2015a).	<b>No Impact</b>
6) For a project in the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area.	There are no private airstrips in the vicinity of the neighborhood sites (County of Riverside 2014).	<b>No Impact</b>
7) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.	<b>Impact Analysis 3.8.4 in Section 3.0</b> - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	<b>Less than Cumulatively Considerable</b>

## 4.1 ELSINORE AREA PLAN

---

Threshold	Analysis	Determination
8) 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.	The neighborhood sites are not located in a wildfire hazard severity zone (County of Riverside 2015a).	<b>No Impact</b>

## HYDROLOGY AND WATER QUALITY

**Thresholds of Significance**

The following table identifies the thresholds for determining the significance of a hydrology or water quality impact, based on the CEQA Guidelines Appendix G thresholds of significance. The table also summarizes the significance determination for each threshold, and either explains the reasoning for a "No Impact" determination or points to the location of more detailed analysis.

Threshold	Analysis	Determination
1) Violate any water quality standards or waste discharge requirements.	<b>Impact Analysis 3.9.1 in Section 3.0</b> - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	<b>Less than Cumulatively Considerable with Mitigation Incorporated</b>
2) 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).	<b>Impact Analysis 4.1.19</b> in Utilities and Service Systems subsection	<b>Less than Significant with Mitigation Incorporated</b>
3) 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.	<b>Impact Analysis 3.9.4 in Section 3.0</b> – Given the programmatic nature of the project, the drainage pattern of future development cannot be determined. Therefore, the effects and mitigation for this impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	<b>Less than Cumulatively Considerable with Mitigation Incorporated</b>
4) 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.	<b>Impact Analysis 3.9.4 in Section 3.0</b> – Given the programmatic nature of the project, the drainage pattern of future development cannot be determined. Therefore, the effects and mitigation for this impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	<b>Less than Cumulatively Considerable with Mitigation Incorporated</b>
5) 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.	<b>Impact Analysis 3.9.5 in Section 3.0</b> – Given the programmatic nature of the project, the exact quantity of stormwater runoff of future development cannot be determined. Therefore, the effects and mitigation for this impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	<b>Less than Cumulatively Considerable with Mitigation Incorporated</b>

## 4.1 ELSINORE AREA PLAN

Threshold	Analysis	Determination
6) Otherwise substantially degrade water quality.	<b>Impact Analysis 3.9.6 in Section 3.0</b> - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	<b>Less than Cumulatively Considerable with Mitigation Incorporated</b>
7) 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.	As shown in <b>Figures 4.1-3a and 4.1-3b</b> , none of the neighborhood sites are within the 100-year flood hazard area.	<b>No Impact</b>
8) Place within a 100-year flood hazard area structures which would impede or redirect flood flows.	As shown in <b>Figures 4.1-3a and 4.1-3b</b> , none of the neighborhood sites are within the 100-year flood hazard area.	<b>No Impact</b>
9) 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.	The neighborhood sites are not located in an area susceptible to levee failure and are outside of the dam inundation areas identified for dam failure of the Railroad Canyon Dam at Canyon Lake (County of Riverside 2015a).	<b>No Impact</b>
10) Inundation by seiche, tsunami, or mudflow.	The neighborhood sites are not located in an area susceptible to tsunami or mudflow. The neighborhood site of Lee Lake Community is located near Lee Lake. However, in terms of seiche hazards, there are no significant documented hazards for any of the waterbodies in Riverside County. Based on morphology and hydrology, there are only two waterbodies in Riverside County, Lake Perris and Lake Elsinore, that may have the potential for seismically induced seiche (County of Riverside 2015a). The neighborhood sites are not located in the vicinity of these waterbodies.	<b>No Impact</b>

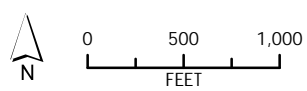
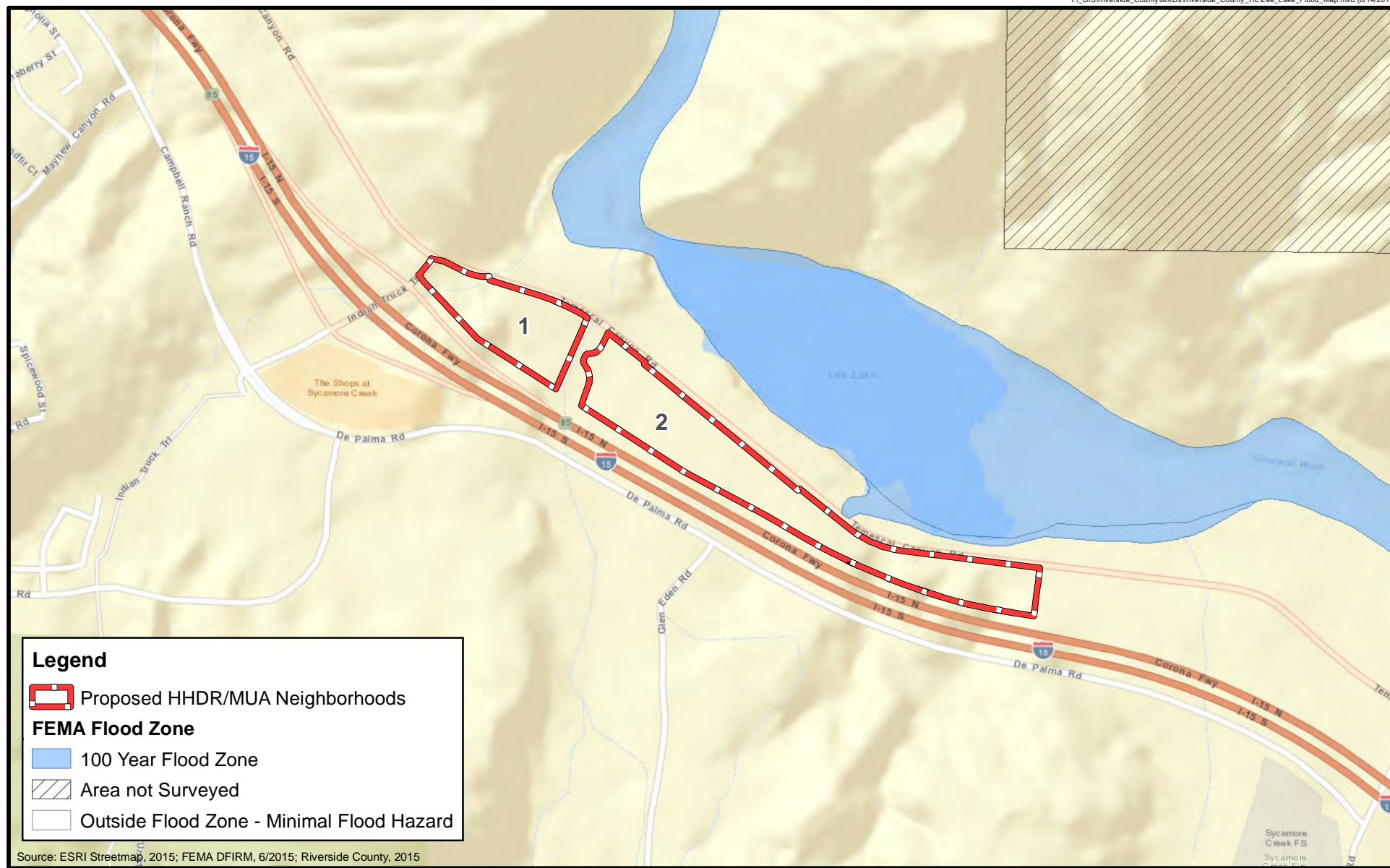


Figure 4.1-3a  
Flood Zones in Lee Lake Community



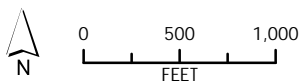
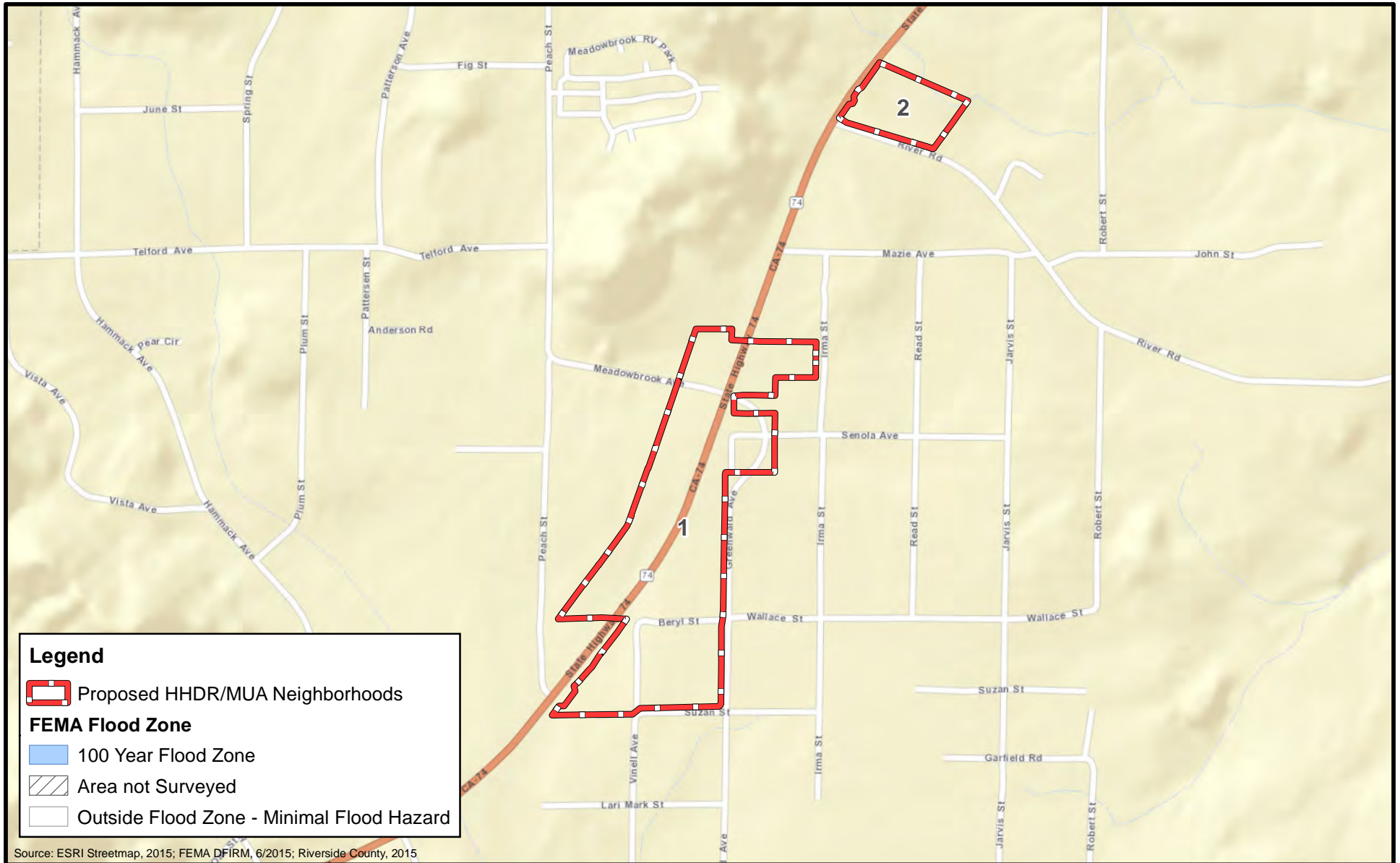


Figure 4.1-3b  
Flood Zones in Meadowbrook Town Center



## LAND USE AND PLANNING

**Thresholds of Significance**

The following table identifies the thresholds for determining the significance of land use and planning impacts, based on the CEQA Guidelines Appendix G thresholds of significance. The table also summarizes the significance determination for each threshold, and either explains the reasoning for a "No Impact" determination or points to the location of more detailed analysis.

Threshold	Analysis	Determination
1) Physically divide an established community.	The neighborhood sites are located on a mix of vacant sites and urban uses. Future development would not divide an established community.	<b>No Impact</b>
2) 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.	<b>Impact Analysis 4.1.9</b>	<b>Less than Significant Impact</b>
3) Conflict with any applicable habitat conservation plan or natural community conservation plan.	<b>Impact Analysis 4.1.8</b> in Biological Resources subsection	<b>Less than Significant Impact</b>

**Methodology**

The land use and planning analysis considers the potential for changes to the Elsinore Area Plan to conflict with the County's planning and policy documents.

**Impact Analysis 4.1.9**

Changes to the Elsinore Area Plan would not conflict with the County's General Plan or any other plan adopted for the purpose of avoiding or mitigating an environmental effect. This would be a **less than significant** impact. (Threshold 2)

The project includes revisions to the Elsinore Area Plan to articulate a more detailed vision for Elsinore area's future, as well as a change in land use designation and zone classification for 87.49 acres within the Elsinore Area Plan. These changes are intended to support the overall objective of the proposed project to bring the Housing Element into compliance with state housing law and meet a statutory update requirement, as well as to help the County meet its state-mandated RHNA obligations. As the Elsinore Area Plan is an extension of the County of Riverside General Plan, and the proposed project would implement and enhance, rather than conflict with, the land use plans, policies, and programs of the remainder of the General Plan, changes to the Elsinore Area Plan would not conflict with the County's General Plan or any other plan adopted for the purpose of avoiding or mitigating an environmental effect. Therefore, this would be a **less than significant** impact.

Mitigation Measures

None Required

## 4.1 ELSINORE AREA PLAN

---

### MINERAL RESOURCES

#### Thresholds of Significance

The following table identifies the thresholds for determining the significance of a mineral resource impact, based on the CEQA Guidelines Appendix G thresholds of significance. The table also summarizes the significance determination for each threshold, and either explains the reasoning for a "No Impact" determination or points to the location of more detailed analysis.

Threshold	Analysis	Determination
1) Loss of availability of a known mineral resource that would be of value to the region and the residents of California.	The neighborhood sites are not in areas of known or inferred to possess mineral resources (MRZ-2 areas) (County of Riverside 2015b).	<b>No Impact</b>
2) Loss of the availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan.	The neighborhood sites are not in areas of known or inferred to possess mineral resources (MRZ-2 areas), nor are they in an area designated as a mineral resource recovery site by Riverside County (County of Riverside 2015b).	<b>No Impact</b>

## NOISE

**Thresholds of Significance**

The following table identifies the thresholds for determining the significance of a noise-related impact, based on the CEQA Guidelines Appendix G thresholds of significance. The table also summarizes the significance determination for each threshold, and either explains the reasoning for a “No Impact” determination or points to the location of more detailed analysis.

Threshold	Analysis	Determination
1) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.	<b>Impact Analysis 4.1.10</b>	<b>Significant and Unavoidable</b>
2) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels.	<b>Impact Analysis 3.12.2 in Section 3.0</b> - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	<b>Less than Cumulatively Considerable with Mitigation Incorporated</b>
3) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.	<b>Impact Analysis 4.1.11</b>	<b>Significant and Unavoidable</b>
4) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project.	<b>Impact Analysis 3.12.3 in Section 3.0</b> - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	<b>Less than Cumulatively Considerable with Mitigation Incorporated</b>
5) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, exposure of people residing or working in the project area to excessive noise levels.	The neighborhood sites are not located within an airport land use plan (County of Riverside 2015a).	<b>No Impact</b>
6) For a project within the vicinity of a private airstrip, exposure of people residing or working in the project area to excessive noise levels.	There are no private airstrips in the vicinity of the neighborhood sites (County of Riverside 2014).	<b>No Impact</b>

**Methodology**

All of the neighborhood sites in the Elsinore Area Plan are designated by GPA 960 and classified for varying levels of urban development, including commercial-retail and light industrial uses (see **Table 1** in **Appendix 2.1-2**). Similarly, 2003 RCIP GP designated all of the neighborhood sites for urban development. As such, previous environmental review for development of the neighborhood sites with urban uses was included in the Riverside County EIR No. 521, prepared for the GPA 960, as well as in EIR No. 441, which was certified for the 2003 RCIP GP. This previous analysis was considered in evaluating the noise impacts associated with the proposed project. EIR

## 4.1 ELSINORE AREA PLAN

---

No. 521 determined that buildout of GPA 960 land uses would result in the generation or exposure of existing uses to excessive noise in some areas and would result in a substantial permanent or temporary increase in ambient noise levels, particularly those from increased traffic volumes. EIR No. 521 determined that these impacts would be significant and unavoidable. EIR No. 441 determined that implementation of RCIP GP policies and mitigation measures would reduce short-term construction and long-term mobile, stationary, and railroad noise impacts to less than significant levels.

### Impact Analysis

**Impact Analysis 4.1.10** Future development facilitated by the project could result in an increase in ambient noise levels in the vicinity, as well as exposure of sensitive receptors to noise levels in excess of the Riverside County noise standards. This is a **significant** impact. (Threshold 1)

The proposed project would result in an increase in density/intensity potential on the neighborhood sites, facilitating the future development of high-density residential development and mixed-use development incorporating high-density residential development. The noise setting in the Elsinore Area Plan area is currently dominated by roadway noise from I-15 and SR 74. Future development accommodated by the project could expose residents to existing and/or future roadway noise from I-15, SR 74, and other area roadways. Construction of new projects may also expose existing residents (sensitive receptors) to noise levels in excess of the Riverside County noise standards (identified in General Plan Table N-1 and in Ordinance No. 847). GPA 960 and RCIP GP policies restrict land uses with higher levels of noise production from being located near land uses that are more sensitive to noise levels, and require acoustical studies and reports to be prepared for proposed developments that may be affected by high noise levels or are considered noise sensitive (GPA 960 Policy N 1.1-N1.5 and RCIP GP Policy N 1.1-N 1.5). Acoustical analysis is required to include recommendations for design mitigation. Furthermore, GPA 960 Policies N 9.3, N 9.7, and N 11.5 (RCIP GP Policies N 8.3, N 8.7, and N 10.5) require developments that will increase traffic on area roadways to provide appropriate mitigation for traffic-related noise increases; require noise monitoring for developments that propose sensitive land uses near arterial roadways; and restrict the development of sensitive land uses along railways (County of Riverside 2015a). Finally, future development projects would be required to meet the County standards regulating noise based on General Plan land use designations that are established in Ordinance No. 847.

In addition, mitigation measure **MM 3.12.1** (see Section 3.0) requires all new residential developments to 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 that does not and cannot be made to conform to this standard shall not be permitted. Mitigation measure **MM 3.12.2** (see Section 3.0) requires acoustical studies, describing how the exterior and interior noise standards will be met, for all new residential developments with a noise exposure greater than 65 dBA  $L_{dn}$ . Mitigation measures **MM 3.12.3** and **MM 3.12.4** (see Section 3.0) require acoustical studies all new noise-sensitive projects that may be affected by existing noise from stationary sources and that effective mitigation measures be implemented to reduce noise exposure to or below the allowable levels of the zoning code/noise control ordinance.

These requirements would ensure that new development would be sited, designed, and/or engineered to include the necessary setbacks, construction materials, sound walls, berms, or other features necessary to ensure that internal and external noise levels meet the applicable County standards.

Existing sensitive uses, particularly residences, however, would also be subject to project-related traffic noise increases. It is possible that full mitigation of noise impacts to existing uses resulting from traffic increases would be infeasible due to cost or design obstacles associated with redesigning or retrofitting existing buildings or sites for sound attenuation. For example, common traffic noise mitigation measures, such as sound barriers, may not be feasible at some existing land uses with inadequate frontage along the roadway. As noise walls are most effective when presenting a solid barrier to the noise source, gaps in the wall to accommodate driveways, doors, and viewsheds would result in noise penetrating the wall and affecting the receptor. Physically modifying existing buildings to mitigate noise would not address exposure to noise outside, or during times when windows would remain open for passive cooling. As noise mitigation practices/design cannot be guaranteed for reducing project-related noise exposure to existing uses, particularly from roadway noise or other noises generated outside of the neighborhood sites, noise impacts are considered **significant and unavoidable**.

#### Mitigation Measures

#### **MM 3.12.1, MM 3.12.2, MM 3.12.3, and MM 3.12.4**

**Impact Analysis 4.1.11** Future development facilitated by the project could result in an increase in ambient noise levels in the vicinity. This is a **significant** impact. (Threshold 3)

The proposed project would result in an increase in density/intensity potential on the neighborhood sites, facilitating the future development of high-density residential development and mixed-use development incorporating high-density residential development. Future development facilitated by the project would increase ambient noise levels via stationary noise sources (HVAC units, motors, appliances, lawn and garden equipment, etc.) and through the generation of additional traffic volumes on I-15, SR 74, and other area roadways.

GPA 960 Policies N 9.3, N 9.7, and N 11.5 (RCIP GP Policies N 8.3, N 8.7, and N 10.5) require developments that will increase traffic on area roadways to provide appropriate mitigation for traffic-related noise increases. Future development projects would be required to meet the County standards regulating noise based on General Plan land use designations that are established in Ordinance No. 847.

GPA 960 and RCIP GP policies restrict land uses with higher levels of noise production from being located near land uses that are more sensitive to noise levels, and require acoustical studies and reports to be prepared for proposed developments that may be affected by high noise levels or are considered noise sensitive (GPA 960 Policy N 1.1 through N 1.5 and RCIP GP Policy N 1.1 through N 1.5). Acoustical analysis is required to include recommendations for design mitigation. Furthermore, GPA 960 Policies N 9.3, N 9.7, and N 11.5 (RCIP GP Policies N 8.3, N 8.7, and N 10.5) require developments that will increase traffic on area roadways to provide appropriate mitigation for traffic-related noise increases; require noise monitoring for developments that propose sensitive land uses near arterial roadways; and restrict the development of sensitive land uses along railways (County of Riverside 2015a). Finally, future development projects would be required to meet the County standards regulating noise based on General Plan land use designations that are established in Ordinance No. 847.

However, it is possible that full mitigation of noise impacts to existing uses resulting from traffic increases would be infeasible due to cost or design obstacles associated with redesigning or retrofitting existing buildings or sites for sound attenuation. For example, common traffic noise mitigation measures, such as sound barriers, may not be feasible at some existing land uses with inadequate frontage along the roadway. As noise walls are most effective when presenting a

## 4.1 ELSINORE AREA PLAN

---

solid barrier to the noise source, gaps in the wall to accommodate driveways, doors, and viewsheds would result in noise penetrating the wall and affecting the receptor. Physically modifying existing buildings to mitigate noise would not address exposure to noise outside, or during times when windows would remain open for passive cooling. As noise mitigation practices/design cannot be guaranteed for reducing project-related noise exposure to existing uses, particularly from roadway noise or other noises generated outside of the neighborhood sites, noise impacts are considered **significant and unavoidable**.

### Mitigation Measures

None feasible.

POPULATION AND HOUSING<sup>3</sup>**Thresholds of Significance**

The following table identifies the thresholds for determining the significance of an impact associated with population and housing growth, based on the CEQA Guidelines Appendix G thresholds of significance. The table also summarizes the significance determination for each threshold, and either explains the reasoning for a “No Impact” determination or points to the location of more detailed analysis.

Threshold	Analysis	Determination
1) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure).	<b>Impact Analysis 4.1.12</b>	<b>Less than Significant</b>
2) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.	The project would result in an increase in density/intensity potential on the neighborhood sites. The project would accommodate an increase in housing opportunities in the County and would therefore not displace substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere.	<b>No Impact</b>
3) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.	The project would result in an increase in density/intensity potential on the neighborhood sites. The project would accommodate an increase in housing opportunities in the County and would therefore not displace substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere.	<b>No Impact</b>

**Methodology**

Because the proposed project consists of the adoption of a comprehensive update of the County's Housing Element as well as changes to land use designations and zone classifications to comply with state housing element law, implement the County's housing goals, and meet the RHNA, the analysis of growth is focused on both the regulatory framework surrounding the project and the growth anticipated in the Elsinore Area Plan as forecast by the County's General Plan itself (GPA 960). The analysis of growth impacts below uses specific projections from GPA 960 because, at the time this document was prepared, GPA 960 was adopted. However, it should be noted that both GPA 960 and the RCIP GP anticipated urban development on the neighborhood sites and the proposed project would result in an increase in density/intensity potential on the neighborhood sites regardless of the numbers used as baseline projections. As such, the

---

<sup>3</sup> An analysis of housing and population growth anticipated as a result of the overall Riverside County 2013-2021 Housing Element update as compared to regional growth forecasts from the Southern California Association of Governments (SCAG) is included in the Cumulative Section of this EIR (Section 3.0). SCAG does not provide population and housing projections at the Area Plan level.

## 4.1 ELSINORE AREA PLAN

environmental effects and determinations below would not differ substantially regardless of baseline projections.

### Impact Analysis

**Impact Analysis 4.1.12** Future development of the neighborhood sites would result in an increase in housing and population growth; however, this growth would not be considered substantial and this impact would be considered **less than significant**. (Threshold 1)

The proposed project would result in an increase in density/intensity potential on the neighborhood sites in comparison to the current designations/zoning classifications and would therefore have the potential to result in more housing units and population. **Table 4.1-4** shows the theoretical buildout projections for the Elsinore Area Plan recalculated based on land use designations included in the proposed project. As shown, future development of the neighborhood sites under the proposed project could result in up to 1,914 more dwelling units and 5,777 more persons in comparison to the housing and population growth that could occur under the adopted Elsinore Area Plan/General Plan. This represents a 12 percent increase.

**TABLE 4.1-4**  
**THE ELSINORE AREA PLAN**  
**THEORETICAL BUILD-OUT PROJECTIONS UNDER PROPOSED PROJECT**

Land Use	Project-Related Change in Acreage <sup>1</sup>	Acreage	Dwelling Units <sup>2</sup>	Population
Agriculture Foundation Component		0	0	0
Rural Foundation Component		13,048	897	2,709
Rural Community Foundation Component		755	292	881
Open Space Foundation Component	(-2.67)	58,963	160	484
<b>Community Development Foundation Component</b>				
Estate Density Residential (EDR)		-	-	0
Very Low Density Residential (VLDR)		3,293	2,470	7,461
Low Density Residential (LDR)		571	856	2,585
Medium Density Residential (MDR)		2,720	8,794	26,568
Medium-High Density Residential (MHDR)		245	1,591	4,807
High Density Residential (HDR)		7	77	231
Very High Density Residential (VHDR)		16	265	799
Highest Density Residential (HHDR)	(+ 63.75)	64	1,913	5,778
Commercial Retail <sup>2</sup> (CR)	(-23.75)	96	0	0
Commercial Tourist (CT)		17	0	0
Commercial Office (CO)		0	0	0
Light Industrial (LI)	(-36.64)	788	0	0
Heavy Industrial (HI)		0	0	0
Business Park (BP)		56	0	0

Land Use	Project-Related Change in Acreage <sup>1</sup>	Acreage	Dwelling Units <sup>2</sup>	Population
Public Facilities (PF)	(-0.69)	46	0	0
Community Center (CC)		0	0	0
Mixed Use Planning Area (MUPA)		0	0	0
<b>Proposed Project Land Use Assumptions and Calculations Totals:</b>		<b>80,685</b>	<b>17,315</b>	<b>52,303</b>
<b>Current Elsinore Area Plan/General Plan Land Use Assumptions and Calculations Totals:</b>		<b>80,685</b>	<b>15,401</b>	<b>46,526</b>
<b>Increase</b>		<b>-</b>	<b>1,914</b>	<b>5,777</b>

<sup>1</sup>As the MUA designation is intended to allow for a variety of combinations of residential, commercial, office, entertainment, educational, recreational, cultural, institutional, or industrial uses, the buildout projections above consider only the required HHDR acreage (35% or 50%) for sites being designated MUA and assumes the underlying designation stays the same for the remainder of the site.

<sup>2</sup> Projected dwelling units and population were calculated using the methods, assumptions, and factors included in the County's General Plan (Appendix E-1).

Source: County of Riverside 2015a

The change in zoning would increase the potential for high density housing in the Elsinore area consistent with specific Housing Element policies intended to encourage the provision of affordable housing (GPA 960 and RCIP GP Policies 1.1 and 1.2). Furthermore, the neighborhood sites are all currently designated/classified for urban development and located in the vicinity existing public service and utility infrastructure.

A range of housing types could result in the need for additional services such as schools, parks, and public safety, in addition to the need for additional water, wastewater, and other utilities. The change in zoning may encourage additional growth in the Elsinore area that could also result in new nonresidential and employment growth occurring to serve new residents. By directing growth to existing urban areas and reviewing each development proposal impacts to services, the County will ensure that future development meets demand through application of mitigation measures, conditions of approval, and impact fee programs. For these reasons, the increase in housing and population growth that could occur on the neighborhood sites and in the surrounding Elsinore area as a result of the project would not be considered substantial and this impact is **less than significant**.

#### Mitigation Measures

None required.

## 4.1 ELSINORE AREA PLAN

### PUBLIC SERVICES

#### Thresholds of Significance

The following table identifies the thresholds for determining the significance of a public services impact, based on the CEQA Guidelines Appendix G thresholds of significance. The table also summarizes the significance determination for each threshold, and either explains the reasoning for a "No Impact" determination or points to the location of more detailed analysis.

Threshold	Analysis	Determination
<p>1) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental 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:</p> <ul style="list-style-type: none"><li>• fire protection,</li><li>• police protection,</li><li>• schools,</li><li>• parks,</li><li>• other public facilities.</li></ul> <p>Riverside County uses the following thresholds/generation factors to determine projected theoretical need for additional public service infrastructure (County of Riverside 2002; 2015b) :</p> <ul style="list-style-type: none"><li>• <b>Fire Stations:</b> One fire station per 2,000 dwelling units</li><li>• <b>Law Enforcement:</b> 1.5 sworn officers per 1,000 persons; 1 supervisor per 7 officers; 1 support staff per 7 officers; and 1 patrol vehicle per 3 officers</li></ul>	<p><u>Fire Protection</u> <b>Impact Analysis 4.1.13</b></p> <p><u>Law Enforcement</u> <b>Impact Analysis 4.1.14</b></p> <p><u>Public School Facilities</u> <b>Impact Analysis 4.1.15</b></p> <p><u>Parks</u> <b>Impact Analysis 4.1.16</b> under Recreation subsection</p>	<p><u>Fire Protection</u> <b>Less than Significant</b></p> <p><u>Law Enforcement</u> <b>Less than Significant</b></p> <p><u>Public School Facilities</u> <b>Less Than Significant</b></p>

#### Methodology

The impact analysis considers the potential for full buildout of the neighborhood sites to result in the need for new or physically altered public service facilities in the Elsinore Area Plan based on generation factors identified by Riverside County.

## Impact Analysis

### Fire Protection and Emergency Medical Services

**Impact 4.1.13** Future development resulting from the project would be required to contribute its fair share to fund fire facilities via fire protection mitigation fees; construction of any RCFD facilities would be subject to CEQA review; and compliance with existing regulations would reduce the impacts of providing fire protection services. Therefore, the proposed increase in density/intensity potential on the neighborhood sites would result in **less than significant** impacts associated with the provision of fire protection and emergency services. (Threshold 1)

The RCFD reviewed the proposed project and confirmed that, dependent upon future development/planning in the area, a fire station and/or land designated on a tract map for a future fire station may be required. Any future development on the neighborhood sites would be subject to Riverside County Ordinance No. 659, which requires new development to pay fire protection mitigation fees used by the RCFD to construct new fire protection facilities or to provide facilities in lieu of the fee as approved by the RCFD. The County of Riverside requires the payment of developer mitigation fees prior to the final inspection by the Building and Safety Department for any residential dwelling. The construction of these future fire stations or other fire protection facilities could result in adverse impacts to the physical environment, which would be subject to CEQA review.

GP 960 Policy LU 5.1 (RCIP GP Policy LU 5.1) prohibits new development from exceeding the ability to adequately provide supporting infrastructure and services, including fire protection services, and GP 960 Policy S 5.1 (RCIP GP Policy S 5.1) requires proposed development to incorporate fire prevention features. The California Building and Fire Codes require new development to meet minimum standards for access, fire flow, building ignition and fire resistance, fire protection systems and equipment, defensible space, and setback requirements. County Ordinance 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. These regulations would reduce the impacts of providing fire protection services to future development on the neighborhood sites by reducing the potential for fires in new development, as well as supporting the ability of the RCFD to suppress fires.

As future development on the neighborhood sites would be required to contribute its fair share to fund fire facilities via fire protection mitigation fees, construction of any RCFD facilities would be subject to CEQA review, and compliance with existing regulations would reduce the impacts of providing fire protection services, the increase in density/intensity potential on the neighborhood sites would result in **less than significant** impacts associated with the provision of fire protection and emergency services.

### Mitigation Measures

None required.

### Law Enforcement Services

## 4.1 ELSINORE AREA PLAN

---

**Impact 4.1.14** Future development on the neighborhood sites would fund additional officers through property taxes and any facilities needed to accommodate the personnel would be subject to CEQA review. Therefore, the increase in density/intensity potential on the neighborhood sites would result in **less than significant** impacts associated with the provision of law enforcement services. (Threshold 1)

**Table 4.1-5** 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. As shown, the increase in density/intensity potential on the neighborhood sites would result in the need for 4 sworn police officers, 1 supervisor, 1 support staff, and 2 patrol vehicles beyond what has been anticipated for buildout of the site under the current land use designations.

**TABLE 4.1-5  
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	4 sworn officers
Supervisors	1 per 7 officers	4 supervisor
Support Staff	1 per 7 officers	1 support staff
Patrol Vehicles	1 per 3 officers	2 patrol vehicles

\* Numbers are rounded.

Source: County of Riverside 2015b

According to EIR No. 521, the RCSD's ability to support the needs of future growth is dependent upon the financial ability to hire additional deputies. Future development on the neighborhood sites would be subject to Riverside County Ordinance No. 659, which requires new development to pay mitigation fees used to fund public facilities, including law enforcement facilities. 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).

Any facilities needed to accommodate the additional personnel (officers, supervisors, and support staff), equipment, and vehicles necessary to serve future development resulting from the project could result in adverse impacts to the physical environment, which would be subject to CEQA review.

As future development on the neighborhood sites would fund additional officers through payment of mitigation fees and taxes and any facilities needed to accommodate the personnel would be subject to project-specific CEQA review, the increase in density/intensity potential on the neighborhood sites would result in **less than significant** impacts associated with the provision of law enforcement services.

### Mitigation Measures

None required.

### Public School Facilities

**Impact 4.1.15** Future development resulting from the project would be required to pay LEUSD development fees to fund school construction. This is a **less than significant** impact. (Threshold 1)

If fully developed, the proposed project could result in new student enrollment at LEUSD schools serving the neighborhood sites. The LEUSD uses the generation rates shown in **Table 4.1-6** to represent the number of students, or portion thereof, expected to attend district schools from each new dwelling unit. Using LEUSD student generation rates, future development of the neighborhood sites under the proposed project would be expected to result in up to 485.58 additional students at LEUSD schools.

**TABLE 4.1-6  
SCHOOL ENROLLMENT GENERATION FACTORS AND  
STUDENT GENERATION OF PROPOSED PROJECT**

School Type	Generation Rate	Student Generation
Elementary School	0.1303	249.49
Middle School	0.0528	101.06
High School	0.0706	135.13
<b>Total Student Generation</b>		<b>485.58</b>

Source: LEUSD 2015

Expansion of an existing school or construction of a new school will have environmental impacts that will need to be addressed once the school improvements are proposed. It is likely that growth will occur over time, which means that any one project is unlikely to result in the need to construct school improvements. Instead, each project will pay its share of future school improvement costs prior to occupancy of the building.

Pursuant to the Leroy F. Greene School Facilities Act (SB 50), future development would be required to pay LEUSD residential and commercial/industrial development mitigation fees to fund school construction. In order to obtain a building permit for projects located within the boundary of the LEUSD, the County requires the applicant to obtain a Certificate of Compliance from the LEUSD verifying that developer fees have been paid. Under CEQA, payment of LEUSD development fees is considered to provide full mitigation for the impact of the proposed project on public schools. Therefore, anticipated impacts to schools would be considered **less than significant**.

### Mitigation Measures

None required.

## 4.1 ELSINORE AREA PLAN

---

### RECREATION

#### Thresholds of Significance

The following table identifies the thresholds for determining the significance of a recreation impact, based on the CEQA Guidelines Appendix G thresholds of significance. The table also summarizes the significance determination for each threshold, and either explains the reasoning for a “No Impact” determination or points to the location of more detailed analysis.

Threshold	Analysis	Determination
1) 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?  Riverside County uses the thresholds/generation factor of 3 acres per 1,000 persons to determine projected theoretical need for additional parkland.	<b>Impact Analysis 4.1.16</b>	<b>Less than Significant</b>
2) 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.	<b>Impact Analysis 4.1.16</b>	<b>Less than Significant</b>

#### Methodology

The impact analysis considers the potential for full buildout of the neighborhood sites to result in the need for new or physically altered park and recreation facilities in the Elsinore Area Plan based on generation factors identified by Riverside County.

#### Impact Analysis

**Impact 4.1.16** Future development on the neighborhood sites would be required to provide for adequate park and recreation facilities in accordance with the County's parkland standard. The construction/development of these park and recreation facilities would be subject to CEQA review. For these reasons, impacts would be **less than significant**. (Thresholds 1 and 2)

Future development of the neighborhood sites under the project would result in the need for 17.33 additional acres of parkland ( $5.777 \times 3 = 17.331$  acres). 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 on the neighborhood sites 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.

GPA 960 Policy OS 20.5 (RCIP GP Policy 20.5) requires that development of recreation facilities occur concurrent with other development, and GPA 960 Policy OS 20.6 (RCIP Policy 20.6) requires new development to provide implementation strategies for the funding of both active and passive parks and recreational sites.

Proposed policies for MUA-designated areas encourage the provision of parkland in nonresidential land uses, and proposed Policy PAP 5.25 would require HHDR development to incorporate transitional buffers, including park and recreational areas and trails.

Existing ordinances and development fees, along with the County's development review process, would ensure that future development facilitated by the increase in density/intensity potential would provide for adequate park and recreation facilities. The construction/development of these park and recreation facilities would be subject to CEQA review. For these reasons, impacts would be **less than significant**.

### Mitigation Measures

None required.

## 4.1 ELSINORE AREA PLAN

### TRANSPORTATION AND TRAFFIC

#### Thresholds of Significance

The following table identifies the thresholds for determining the significance of transportation/traffic impacts, based on the CEQA Guidelines Appendix G thresholds of significance. The table also summarizes the significance determination for each threshold, and either explains the reasoning for a "No Impact" determination or points to the location of more detailed analysis.

Threshold	Analysis	Determination
1) 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 nonmotorized 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.  The County's General Plan identifies a countywide target level of service of LOS D for Riverside County roadway facilities (Policy C.2.1). The Riverside County Congestion Management Program, administered by the Riverside County Transportation Commission, has established a minimum threshold of LOS E.	<b>Impact Analysis 4.1.17</b>	<b>Significant and Unavoidable</b>
2) 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.	<b>Impact Analysis 4.1.17</b>	<b>Significant and Unavoidable</b>
3) 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.	The neighborhood sites would not result in the increase of air traffic levels or change air travel locations. Therefore, the project would not result in a change in air traffic patterns (County of Riverside 2015a).	<b>No Impact</b>
4) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).	<b>Impact Analysis 3.16.3 in Section 3.0</b> - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	<b>Less than Cumulatively Considerable</b>
5) Result in inadequate emergency access.	<b>Impact Analysis 3.16.4 in Section 3.0</b> - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	<b>Less than Cumulatively Considerable</b>

6) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.	<b>Impact Analysis 3.16.5 in Section 3.0</b> - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	<b>Less than Cumulatively Considerable</b>
--	---	--

## Methodology

The impact analysis below considers the potential for buildout of the neighborhood sites to increase traffic and affect the transportation system in the Elsinore Area Plan planning area. The analysis is based in part on traffic projections prepared by Urban Crossroads in 2015 (**Appendix 3.0-3**).

## Impact Analysis

**Impact Analysis 4.1.17** The proposed increase in density/intensity potential on the neighborhood sites would increase traffic volumes on one roadway segment in the Elsinore Area Plan planning area that is already projected to operate at an unacceptable level under buildout of the General Plan (Bonita Avenue). This is a **significant** impact. (Thresholds 1 and 2)

The project would have a significant adverse impact on traffic conditions if a roadway segment were projected to operate at LOS E or F as a result of project-related traffic volumes. EIR No. 521 projected future traffic operating conditions under buildout of the existing General Plan land uses. **Table 4.1-7** summarizes traffic volumes and LOS on roadway segments in the Elsinore Area Plan under buildout of existing General Plan land uses and under buildout of the proposed project. As shown, traffic volumes would be reduced on several roadway segments under buildout of the proposed project. However, the addition of project-related traffic would increase traffic volumes on several roadway segments within the Elsinore Area Plan to operate at an unacceptable level at the following intersections:

- Bella Vista to Riverside Street (Greenwald Avenue)
- SR 74 to Telford Avenue (Hammack Avenue)
- Peach Street to SR 74 (Meadowbrook Avenue)
- Telford Avenue to Meadowbrook Avenue (Peach Street)
- North of River Road to South of Peach Street (SR 74)

This is considered a **significant** impact.

## 4.1 ELSINORE AREA PLAN

**TABLE 4.1-7  
TRAFFIC OPERATING CONDITIONS UNDER BUILDOUT OF  
GPA 960 AND PROPOSED PROJECT**

Roadway Segment	Limits	GPA 960 (Build Out)				Housing Element Update (Build Out)				
		No. of Lanes	Future Facility Type	Daily Volume	LOS	No. of Lanes	Future Facility Type	Added Daily Volume	Daily Volume	LOS
Greenwald Ave	SR-74 to Suzan Street	4	Secondary	16,400	D or Better	4	Secondary	(1,700.00)	14,700	D or Better
Greenwald Ave	Bella Vista to Riverside Street	4	Secondary	26,900	F	4	Secondary	(600.00)	26,300	F
Hammack Ave	SR-74 to Telford Avenue	2	Collector	17,700	F	2	Collector	3,100.00	20,800	F
Indian Truck Tr	Temescal Canyon Road to De Palma Road	6	Urban Arterial	15,100	D or Better	6	Urban Arterial	1,100.00	16,200	D or Better
Meadowbrook Avenue	Peach Street to SR-74	4	Secondary	32,400	F	4	Secondary	5,200.00	37,600	F
Peach St	Telford Avenue to Meadowbrook Avenue	4	Secondary	26,400	F	4	Secondary	5,200.00	31,600	F
River Rd	SR-74 to Lizard Rock Road	4	Secondary	2,400	D or Better	4	Secondary	200.00	2,600	D or Better
SR-74	N of River Road to S of Peach Street	6	Expressway	105,100	F	6	Expressway	1,600.00	106,700	F

Source: Urban Crossroads 2015

Each future development project on the neighborhood sites would be required to prepare a focused traffic impact analyses addressing site- and project-specific traffic impacts and to make a "fair share" contribution to required intersection and/or roadway improvements. As GPA 960 Policy C 2.5 (RCIP GP Policy C 2.5) states that cumulative and indirect traffic impacts of development may be mitigated through the payment of impact mitigation fees, traffic impacts resulting from future development would be mitigated to the greatest extent feasible. However, Bonita Avenue is already projected to operate at LOS F under buildout of existing General Plan land use designations, which limits the ability to require new projects to solve the existing LOS issue. Because funding associated with existing traffic is uncertain, the added increase in traffic volume resulting from future development associated with the increase in density/intensity potential on the neighborhood sites would therefore be **significant and unavoidable**.

### Mitigation Measures

None feasible.

## 4.1 ELSINORE AREA PLAN

### UTILITIES AND SERVICE SYSTEMS

#### Thresholds of Significance

The following table identifies the thresholds for determining the significance of an impact to utilities and service systems, based on the CEQA Guidelines Appendix G thresholds of significance. The table also summarizes the significance determination for each threshold, and either explains the reasoning for a “No Impact” determination or points to the location of more detailed analysis.

Threshold	Analysis	Determination
1) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board.	<b>Impact Analysis 3.17.1 in Section 3.0</b> – Wastewater treatment requirements are addressed via NPDES program/permits and County requirements that are the same for all unincorporated areas of the County (regardless of the location of the neighborhood site). Therefore, this impact is analyzed in Section 3.0, Countywide Impact Analysis.	<b>Less than Cumulatively Considerable with Mitigation Incorporated</b>
2) 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.	<b>Impact Analysis 4.1.18 and Impact Analysis 4.1.19</b>	<u>Wastewater</u> <b>Less than Significant Impact</b>  <u>Water</u> <b>Less than Significant with Mitigation Incorporated</b>
3) 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.	<b>Impact Analysis 3.17.3 in Section 3.0</b> – Stormwater drainage is addressed via NPDES and County requirements that are the same for all unincorporated areas of the County (regardless of the location of the neighborhood site). Therefore, this impact is analyzed in Section 3.0, Countywide Impact Analysis.	<b>Less than Cumulatively Considerable</b>
4) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed.	<b>Impact Analysis 4.1.19</b>	<b>Less than Significant with Mitigation Incorporated</b>
5) 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.	<b>Impact Analysis 4.1.18</b>	<b>Less than Significant Impact</b>
6) Be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs.	<b>Impact Analysis 4.1.20</b>	<b>Less than Significant with Mitigation Incorporated</b>
7) Comply with federal, state, and local statutes and regulations related to solid waste.	<b>Impact Analysis 4.1.20</b>	<b>Less than Significant with Mitigation Incorporated</b>

## **Methodology**

The impact analysis considers the potential for full buildout of the neighborhood sites to exceed the capacity of utility and service systems in the Elsinore Area Plan planning area based on generation factors identified in Riverside County EIR No. 521.

## **Impact Analysis**

### Wastewater

**Impact Analysis 4.1.18** The proposed project will slightly increase wastewater flows. However, the increase represented by the proposed project will not require any additional infrastructure or treatment capacity. Therefore, this impact is **less than significant**. (Thresholds 2 and 5)

To determine future demand for wastewater facilities, the EVMWD relies on recommended generation factors included in Appendix B of its Wastewater Master Plan. The recommended generation factors are determined according to land use designation. The generation factor for Mixed Use land uses is 1,400 gallons per day per acre (EVMWD 2008). Using this factor and allowing that the proposed project will result in a total of 87.49 developed acres, the proposed project may be expected to generate 122,486 gallons of wastewater per day.

The 2008 EVMWD Wastewater Master Plan includes detailed descriptions of all facilities operated by the EVMWD for the purpose of collecting and treating wastewater. For its description of the Regional Water Reclamation Facility (WRF), the 2008 Wastewater Master Plan states that the existing average flow and peak flow capacities of the Regional WRF are 8 mgd. Currently, the Regional WRF is processing approximately 6 mgd, leaving an unused capacity of 2 mgd (EVMWD 2008). Considering the EVMWD's generation factor to determine that the proposed project will result in a wastewater demand of 122,486 gallons per day, and the stated current treatment capacity of the Regional WRF to be 8 mgd, the proposed project would result in an increase of 1 percent to the average wastewater flow of the Regional WRF, which would not be considered significant.

Furthermore, the need for specific facilities/capacity to serve specific development proposals will be determined through the development review process with any necessary infrastructure improvements required as project conditions of approval. Additionally, Ordinance No. 659, DIF Program, is intended to mitigate growth impacts in Riverside County by ensuring fees are collected and expended to provide necessary facilities commensurate with the ongoing levels of development. This would include any potential future expansion wastewater treatment facilities. Future development would also be subject to Riverside County Ordinance No. 592, Regulating Sewer Use, Sewer Construction and Industrial Wastewater Discharges in County Service Areas. This ordinance 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.

## 4.1 ELSINORE AREA PLAN

---

As adequate wastewater treatment capacity would be available to serve future development, this impact would be **less than significant**.

### Mitigation Measures

None required.

### Water Supply and Service

#### **Impact Analysis 4.1.19**

Implementation of the proposed project would increase demand for water supply, which could result in effects on the physical environment. However, adequate water supply sources exist, and the proposed project's and Temescal Valley Water District and the Elsinore Valley Municipal Water District's water conservation provisions would ensure adequate water service. This is considered a **less than significant** impact. (Thresholds 2 and 4)

Nine water purveyors<sup>4</sup> are served both treated and raw water by Western using Colorado River and SWP supplies transported by MWD, and treated water from the Arlington Desalter. In addition to water purchased from Western, most of these water purveyors also pump and deliver local groundwater and/or recycled water within their respective service areas.

Western, which became a member agency of MWD in November 1954, obtains approximately 90 percent of its total supply through imported water sources from MWD. About one-quarter of the water Western purchases from MWD comes from the Colorado River Aqueduct and about three-quarters from the SWP, which transports water from Northern California via the California Aqueduct. Western has a purchase agreement for an initial base demand of 65,298.5 acre-feet with a Tier 1 annual maximum of 58,768.7 AF1. It also has a Purchase Order Commitment for 391,791 acre-feet per year (AFY) (Western 2010). Western provides imported water for its direct retail customers in the unincorporated areas around Lake Mathews, portions of the City of Riverside, and the Murrieta area. For Western's wholesale customers, treated imported water is delivered through MWD's Mills water treatment plant and the Skinner water treatment plant. (Western 2010).

The EVMWD obtains its potable water supplies from imported water from MWD and local surface water from Canyon Lake. In addition, the EVMWD has access to groundwater from the Elsinore Basin, Coldwater Basin, San Bernardino Bunker Hill Basin, Rialto-Colton Basin, and Riverside-North Basin. Almost all of the groundwater production for potable use occurs in the Elsinore Basin. Through recharge programs run by the EVMWD, the amount of annual groundwater pumping is nearly equal to the natural recharge (EVMWD 2011). California Department of Water Resources, Bulletin 118, does not identify the Elsinore Basin to be in a state of overdraft (EVMWD 2011). Imported water supply is purchased from the MWD via the Eastern Municipal Water District and the Western Municipal Water District.

The EVMWD's existing recycled water demands are supplied by tertiary treated wastewater from the Regional WRF, Railroad Canyon WRF, and Horsethief Canyon WRF. In the effort to minimize the need for imported water, the EVMWD plans to expand its recycled water system to provide

---

<sup>4</sup> Both EVMWD and TVWD are purveyors supplied by Western.

recycled water for irrigation users and to maintain water levels in Lake Elsinore during normal and dry years.

The EVMWD's 2011 Urban Water Management Plan reports that the average daily per capita water use within its service area from 1999 to 2008 was 248 gallons per capita per day (base daily rate). Conservatively, the proposed project would result in 449 new people in the EVMWD service area, which would result in a residential water demand of 111,352 gallons per day, or approximately 124 acre-feet per year.

The Comprehensive Annual Financial Report produced by the EVMWD (2014) states that the district produced 26,055 acre-feet of water in fiscal year 2014 (July 1, 2013, through June 30, 2014). The report further states that of this total, a total of 25,375 acre-feet of water was consumed. For the past 10 years, the EVMWD has produced an average of approximately 27,235 acre-feet. During that same period, the lowest amount of water consumed by EVMWD customers was 23,046 acre-feet in 2011 and the highest amount was 34,016 acre-feet in 2007.

As discussed under **Impact 4.1.12**, future development of the neighborhood sites under the proposed project could result in up to 1,914 more dwelling units and 5,777 more persons than anticipated for buildout of the sites under the adopted Elsinore Area Plan. This would increase demand for water services and supplies beyond that previously anticipated for the neighborhood sites. Riverside County EIR No. 521 uses a residential generation factor of 1.01 AFY per dwelling units to determine projected theoretical water supply needs. Using that factor, the project would result in the need for 1,933.14 AFY beyond water supply demand originally anticipated ( $1914 \text{ du} \times 1.01 \text{ AFY} = 1,933.14 \text{ AFY}$ ).

Water agencies in the County generally operate on 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 the EVMWD prior to the approval of any future development on the neighborhood sites.

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. These regulations are discussed in more detail in Section 2.3, Regulatory Framework. For example, GPA 960 Policy OS 2.2 (RCIP GP Policy OS 2.1) encourages the installation of water-conserving systems, such as dry wells and graywater systems, in new developments. The County's pre-application review procedure (required per Section 18.2.B, Pre-Application Review, of Ordinance 348) and development review process would ensure consistency with these County General Plan policies. Ordinance No. 859, Water-Efficient Landscape Requirements, requires new development projects to install water-efficient landscapes, thus limiting water applications and minimizing water runoff and water erosion in landscaped areas. Mitigation measure **MM 3.9.5** (see Section 3.0) ensures that applicants for future development would submit evidence to Riverside County that all applicable water conservation measures have been met.

Compliance with these regulations, mitigation, and review by the EVMWD will ensure that future development is not approved without adequate water supplies, as well as the incorporation of all feasible water conservation features. Therefore, this impact would be reduced to a **less than significant** impact.

## 4.1 ELSINORE AREA PLAN

---

### Mitigation Measures

#### **MM 3.9.5** (see Section 3.0)

#### Solid Waste

##### **Impact Analysis 4.1.20**

Adequate capacity is available at existing landfills to serve future development resulting from the increase in density/intensity potential on the neighborhood sites and future development would be required to meet County and state recycling requirements to further reduce demands on area landfill. Therefore, solid waste impacts would be **less than significant**. (Thresholds 6 and 7)

Future development would generate solid waste that would be disposed of in the El Sobrante landfill, potentially hastening the end of their usable lives and contributing to the eventual need for new or expanded landfill facilities. Riverside County EIR No. 521 uses a residential solid waste generation factor of 0.41 tons per dwelling unit. Using that factor, the project would generate 784.74 tons of waste beyond that already planned for the sites (1,914 du x 0.41 tons per du = 787.74 tons).

As discussed in the Setting subsection above, the El Sobrante landfill has remaining capacity (50.1 million tons) to serve future development resulting from the proposed project. Furthermore, as waste originating anywhere in Riverside County may be accepted for disposal at any landfill site in the County, other landfills in the County could accept waste generated by the proposed project. As part of its long-range planning and management activities, the RCDWR ensures that Riverside County has a minimum of 15 years of capacity, at any time, for future landfill disposal. The 15-year projection of disposal capacity is prepared each year 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 by the RCDWR 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 (County of Riverside 2015).

In addition, future development on the neighborhood sites would be subject to the RCDWR Design Guidelines for Refuse and Recyclables Collection and Loading Areas, as well as mandatory measures required as standard Conditions of Approval for new projects, including 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 RCWD verifies compliance with the clearance letter conditions. Furthermore, all future development with commercial accounts 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. Mitigation measure **MM 3.17.4** (see Section 3.0) requires all future commercial, industrial, and multifamily residential development to provide adequate areas for the collection and loading of recyclable materials and **MM 3.17.5** (see Section 3.0) requires all development projects to coordinate with appropriate County departments and/or agencies to ensure that there is adequate waste disposal capacity to meet the waste disposal requirements of the project. These requirements would apply to future development in the Elsinore Area Plan and would reduce the demand on landfills serving the community.

Because there is adequate capacity at existing landfills to serve future development resulting from the increase in density/intensity potential on the neighborhood sites, and future development

would be required to meet County and state recycling requirements to further reduce demands on area landfills, this impact would be **less than significant**.

### Mitigation Measures

**MM 3.17.4** and **MM 3.17.5** (see Section 3.0)

## 4.1 ELSINORE AREA PLAN

---

### ENERGY CONSUMPTION

#### Thresholds of Significance

The following table identifies the thresholds for determining the significance of greenhouse gas impacts, based on the CEQA Guidelines Appendix G thresholds of significance. The table also summarizes the significance determination for each threshold, and either explains the reasoning for a "No Impact" determination or points to the location of more detailed analysis.

Threshold	Analysis	Determination
1) Develop land uses and patterns that cause wasteful, inefficient, and unnecessary consumption of energy or construct new or retrofitted buildings that would have excessive energy requirements for daily operation.	<b>Impact Analysis 3.18.1 in Section 3.0</b> - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	<b>Less than Cumulatively Considerable</b>

#### 4.1.4 REFERENCES

- County of Riverside. 2002. *Riverside County Integrated Project, General Plan, Final Program, Environmental Impact Report No. 441, State Clearinghouse Number 2002051143*.
- \_\_\_\_\_. 2014. *County of Riverside General Plan Amendment No. 960. Public Review Draft. March 2014*.
- \_\_\_\_\_. 2015a. *County of Riverside General Plan Amendment No. 960. Public Review Draft. Elsinore Area Plan. February 2015*.
- \_\_\_\_\_. 2015b. *County of Riverside Environmental Impact Report No. 521. Public Review Draft*.
- DTSC (California Department of Toxic Substances Control). 2015. EnviroStor. <http://www.envirostor.dtsc.ca.gov/public/>.
- EVMWD (Elsinore Valley Municipal Water District). 2008. *Wastewater Master Plan*.
- \_\_\_\_\_. 2011. *Elsinore Valley Municipal Water District Urban Water Management Plan. Final*.
- \_\_\_\_\_. 2013.
- \_\_\_\_\_. 2014. *Comprehensive Annual Financial Report*.
- LEUSD 2015.
- Merlan, Jose. 2015. Urban/Regional Planner II, Riverside County Department of Waste Resources. July 27. Western (Western Municipal Water District). 2010.
- WRCRCA (Western Riverside County Regional Conservation Authority). 2003. *Multiple Species Habitat Conservation Plan*.
- \_\_\_\_\_. 2015. Map Inquiries. <http://wrc-rca.org/maps/>. Accessed December 2015.
- Urban Crossroads. 2015. *County of Riverside Housing Element Update Roadway Segment Analysis*.
- Source: Urban Crossroads 2015 .....64
- WRCRCA (Western Riverside County Regional Conservation Authority). 2003. *Multiple Species Habitat Conservation Plan*. .....73

This page is intentionally left blank.