



RIVERSIDE COUNTY
PLANNING DEPARTMENT

RIVERSIDE COUNTY PLANNING COMMISSION

9:00 AM

JULY 20, 2016

**PLANNING
COMMISSIONERS
2016**

1st District
Charissa Leach
Chairman

2nd District
Aaron Hake
Vice Chairman

3rd District
Ruthanne Taylor
Berger

4th District
Bill Sanchez

5th District
Mickey Valdivia

Planning Director
Steven Weiss, AICP

Legal Counsel
Michelle Clack
Deputy
County Counsel

Phone
951 955-3200

Fax
951 955-1811

AGENDA

• REGULAR MEETING • RIVERSIDE COUNTY •
RIVERSIDE COUNTY PLANNING COMMISSION

COUNTY ADMINISTRATIVE CENTER
FIRST FLOOR BOARD CHAMBERS
4080 LEMON STREET
RIVERSIDE, CA 92501

If you wish to speak, please complete a "SPEAKER IDENTIFICATION FORM" and give it to the Hearing Secretary. The purpose of the public hearing is to allow interested parties to express their concerns. Please do not repeat information already given. If you have no additional information, but wish to be on record, simply give your name and address and state that you agree with the previous speaker(s).

Should an applicant or any interested party wish to present a PowerPoint presentation, or electronic or digital material, it must be provided by the Project Planner 48-hours in advance of the meeting.

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations, please contact Mary Stark at (951) 955-7436 or e-mail at mcstark@rctlma.org. Requests should be made at least 72 hours in advance or as soon as possible prior to the scheduled meeting. Alternative formats are available upon request.

CALL TO ORDER - ROLL CALL SALUTE TO THE FLAG

1.0 CONSENT CALENDAR: 9:00 a.m. or as soon as possible thereafter. (Presentation available upon Commissioners' request)

1.1 PLOT PLAN NO. 25799 – CEQA Exempt - Applicant: Verizon Wireless – Engineer Representative: Core Development Services – Owner: Artak Tovmasyan – Fifth Supervisorial District – Whitewater Zoning Area – Western Coachella Valley Area Plan – Land Use Designation: Community Development: Medium Density Residential (CD: MDR) (2 – 5 du / ac) – Location: Southerly of Tamarack Road, westerly of Mesquite Road, northerly of Interstate 10, easterly of Haugen-Lehman Way – Zoning: Rural Residential (R-R) – **REQUEST:** Permit the co-location of an

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

existing unmanned wireless telecommunication facility that will include the installation of twelve (12) panel antennas, one (1) microwave dish, three (3) fiber demarcation boxes, six (6) A2 module units and six (6) RRUs mounted to an existing 77 foot tall monopole. The proposed project also includes the installation of three (3) equipment cabinets, two (2) battery cabinets, one (1) stand-by generator and three (3) GPS antennas within 352 sq. ft. lease area. Project Planner: Tim Wheeler at (951) 955-6060 or email twheeler@rctlma.org.

1.2 **SECOND EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31444M2** – Applicant: Graperoad, LLC – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agriculture: Agriculture (AG:AG) (10-acre minimum) – Location: Southeasterly of Rancho California Road, westerly of Camino Del Vino, and southerly of Monte de Oro – 220.9 acres – Zoning: Wine Country – Winery (WC-W) – APPROVED PROJECT DESCRIPTION: Schedule D – Subdivide 220.9 acres into 24 residential lots, 4 winery lots and 3 production lots. The winery lots vary in size from 10 acres to 25 acres. The production lots also vary in size from 5 acres to 15.9 acres. The minimum lot size for the residential lots is 5 acres. On each residential lot a percentage of the acreage remaining outside the building envelope will consist of agricultural easements planted in vineyards. There will be 4 agricultural easements over the production and residential lots. – **REQUEST:** Second Extension Of Time Request For Tentative Tract Map No. 31444m2, extending the expiration date to January 31st, 2017. Project Planner Tim Wheeler at 951-955-6060 or email at twheeler@rctlma.org.

1.3 **FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 32290** – Application: Riverside Mitland 03, LLC- Third Supervisorial District – French Valley Zoning Area – Southwest Valley Area Plan: - Community Development: Medium Density Residential (CD:MDR) (2-5 dwelling units per acre), Open Space: Conservation (OS:C), Open Space: Recreation (OS:R) – Location Northerly of Baxter Road, easterly of Briggs Road, southerly of Keller Road, and westerly of Leon Road – 267.40 gross acres – Zoning: Specific Plan (SP312) – APPROVED PROJECT DESCRIPTION: Schedule H – a subdivision of 267.40 gross acres into 808 single family residential lots, 68 open space lots, one (1) park site, three (3) detention basins and one (1) school site. The project site is located within the French Valley Specific Plan (SP312) and encompasses Planning Areas 2B, 2F, 3C, 3D, 3E, and 20-33. – **REQUEST: FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 32290** extending the expiration date to March 1st, 2017. Project Planner Tim Wheeler at 951-955-6060 or email at twheeler@rctlma.org.

1.4 **ADOPTION OF THE REVISED PLANNING COMMISSION CALENDAR**

3.0 PUBLIC HEARING – CONTINUED ITEMS: 9:00 a.m. or as soon as possible thereafter:

3.1 **GENERAL PLAN AMENDMENT NO. 1156** (County-initiated) – Intent to Adopt a Mitigated Negative Declaration – First Supervisorial District – Area Plan: Elsinore Area Plan – Location: Generally located along Grand Avenue, between Lake Elsinore on the east, the Cleveland National Forest on the west, Corydon Road on the south, and Bonnie Lea Drive on the north – Project size: 2,626 acres and includes portions of the community of Lakeland Village. **REQUEST:** A General Plan Amendment to replace the existing Elsinore Environs Policy Area and establish the Lakeland Village Policy Area (“LVPA”) within the Elsinore Area Plan (“ELAP”), for the purpose of guiding future development in the Lakeland Gateway Community area. In addition, this General Plan Amendment includes minor consistency changes to the ELAP Land Use and Circulation sections, as well as the Riverside County General Plan Land Use and Circulation Elements, and Appendix E. Land Use changes include adding the new Policy Area extent and showing the underlying land uses. Circulation changes include showing the widening of Brightman Road, extension of Union Avenue, and the addition of trails through the LVPA. Appendix E will be modified to show related build-out assumptions. Continued from July 6, 2016. Project Planner: Desiree Bowie at (951) 955-8254 or email dbowie@rctlma.org.

4.0 PUBLIC HEARING - NEW ITEMS: 9:00 a.m. or as soon as possible thereafter:

- 4.1 **PLOT PLAN NO. 25954** – Consider Addendum to Certified EIR – Applicant: Trammel Crow Company – Representative: Webb & Associates – First Supervisorial District – March Zoning Area – Mead Valley Area Plan: Community Development: Light Industrial – Location: south of Nandina Avenue, east of Decker Road, north of Harley Knox Boulevard, west of Blanding Way – 40.6 gross acres – Zoning: Manufacturing – Medium and Industrial Park – **REQUEST:** Plot Plan No. 25954 proposes to construct a 767,410 sq. ft. industrial warehouse building including 10,000 sq. ft. of office area on 35.12 gross acres. Project Planner: Russell Brady at (951) 955-3025 or email rbrady@rctlma.org.
- 4.2 **SPECIFIC PLAN NO. 293 SUBSTANTIAL CONFORMANCE NO. 7 (to SP293A5), CHANGE OF ZONE NO. 7825, TENTATIVE TRACT MAP NO. 36467** – Applicant: San Pedro Farms – Rancon LLC – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (2-5 Du/Ac) (MDR), High Density Residential (8-14 Du/Ac) (HDR), Commercial, Schools, Parks, and Open Space as reflected in the Specific Plan No. 293 Land Use Plan - Location: Easterly of Leon Road, northerly of Holland Rd, and westerly of Eucalyptus Road – Zoning: Specific Plan (SP) – The proposed map is 158.87 acres. **REQUEST:** The Specific Plan Substantial Conformance proposes to slightly modify the design of the planning areas on the southerly 159 acres of the Specific Plan (southerly of Ano Crest Road), more specifically Planning Areas 55, 57, 58, 60, and 61 as well as portions of Planning Areas 52, 54a, 56, and 59. The Change of Zone proposes to modify the existing Specific Plan zoning ordinance text and formalize the Planning Area boundaries for the effected Planning Areas. The Tentative Tract Map proposes a Schedule A subdivision of 158.87 acres into 422 lots: 382 residential lots, 1 school site, 1 commercial lot, 1 RV/boat storage lot, 1 HOA recreation area, 3 park lots, 1 natural open space (21.02 acres), 12 basin/swale lots and 20 private open space lots. Project Planner: Russell Brady at (951) 951-3025 or email rbrady@rctlma.org.
- 4.3 **CHANGE OF ZONE NO. 7896 AND CONDITIONAL USE PERMIT NO. 3736** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Woodcrest Real Estate Ventures – Engineer/Representative: Ventura Engineering – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Commercial Tourist (CD: CT) – Location: Northwest corner of the Anza Road and State Route 79 intersection – 7.61 Gross Acres – Zoning: Rural Residential (R-R) Zone – **REQUEST:** The Change of Zone proposes to change the site's existing zone from R-R Zone to Scenic Highway Commercial (C-P-S) Zone. The Conditional Use Permit proposes to construct and use a 21,702 sq. ft. commercial building to sell items generally sold at a feed and grain store, hardware store, gift shop, and nursery-garden supply store. The project will include a total of 21,349 sq. ft. of outdoor sales area. The three outdoor sale areas include a 14,849 sq. ft. fenced area located east of the building, a 3,493 sq. ft. display area in front of the building, and 3,000 sq. ft. display area at the southern end of the project area. The fenced outdoor display area will sell items such as small farm implements, fence posts, animal fencing, small water tanks, decorative windmills, etc. The other outdoor display areas will be used to sell small flatbed tow trailers and seasonal items such as dog houses, seasonal plants, riding motors, paddle boats, ATVs, potting soils, salt licks, BBQs, etc. The project will include a rear loading dock, bulk propane, forage shed, one vertical bailer for recycling of cardboard, one dumpster location, on-site wastewater treatment system utilizing an Advanced Treatment Unit (ATU) and 119 parking spaces. The main access into the project site will be from Calle Arnaz. A right-in/right out driveway will complete the circulation onto Anza Road. Project Planner: Phayvanh Nanthavongdouangsy at (951) 955-6573 or email pnanthav@rctlam.org.

5.0 WORKSHOPS:

5.1 **WINE COUNTRY COMMUNITY PLAN OVERVIEW**

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

7.0 DIRECTOR'S REPORT


8.0 COMMISSIONERS' COMMENTS

1:1

Agenda Item No.:
Area Plan: Western Coachella Valley
Zoning Area: Whitewater
Supervisory District: Fifth
Project Planner: Tim Wheeler
Planning Commission: July 20, 2016

PLOT PLAN NO. 25799
CEQA Exempt
Applicant: Verizon Wireless
Engineer/Representative: Maree Hoeger c/o
Core Development Services

1663


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT NOTICE OF DECISION STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The plot plan proposed is to permit a collocation on an existing wireless telecommunication facility. This collocation will include the installation of twelve (12) panel antennas mounted at 55 feet, one (1) microwave dish mounted at 45 feet, three (3) fiber demarcation boxes, six (6) A2 module units and six (6) RRU's mounted to an existing 77 foot tall monopole. The proposed project also includes the installation of three (3) equipment cabinets, two (2) battery cabinets, one (1) stand-by generator and three (3) GPS antennas within 352 sq. ft. lease area located at the rear of a 6.81ac parcel.

BACKGROUND:

The original monopole and equipment cabinets were permitted by right (without entitlement) in January 16, 2001 (BXX003369, BXX003370 and BEL001162), prior to adoption of the County's Wireless Communication Facilities (Ordinance 348.4090 in 5/18/04). PP24083, which entitled a collocation on the monopole and reviewed the overall site for completeness, was approved on February 4, 2010.

This plot plan for collocation by Verizon Wireless would have proceeded to an Administrated Approval; but the Planning Department received a reply to the optional hearing notice requesting the project be set for a Director's Hearing (Per Ordinance 348 Section 19.405.A2). Concern raised by the adjacent property owner was the view and possible theft of copper wiring and equipment from the cell site in their area. Since the tower facility existed in January 2001 and the wireless facility is enclosed by a wall around the lease area and inside a gated commercial facility; the possibility of theft has been mitigated. No one from the public attended the hearing that took place on June 13, 2016 and no comments were received, so the plot plan was approved at the Director's Hearing.

Ordinance No. 348.4818 requires the Planning Director file a "Notice of Decision" before Planning Commission with an accompanying report of the Director's hearing approved on June 13, 2016.

The project site is located southerly of Tamarack Road, westerly of Mesquite Road, northerly of Interstate 10, easterly of Haugen-Lehman Way.

RECOMMENDATION:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Director on June 13, 2016.

**The Planning Department recommended APPROVAL; and,
THE PLANNING DIRECTOR:**

FOUND the project exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines Section 15301(e)(1) (Existing Facilities) and Section 15303 (New Construction or Conversion of Small Structures), based on the findings and conclusions incorporated in the staff report; and,

APPROVED Plot Plan No. 25799, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.



**DIRECTOR'S HEARING
REPORT OF ACTIONS
JUNE 13, 2016**

1.0 CONSENT CALENDAR:

1.1 NONE

2.0 HEARINGS - CONTINUED ITEMS 1:30 p.m. or as soon as possible thereafter:

2.1 NONE

3.0 HEARINGS - NEW ITEMS 1:30 p.m. or as soon as possible thereafter:

**3.1 PLOT PLAN NO. 25799 – CEQA Exempt - Staff's Recommendation:
Applicant: Verizon Wireless – Engineer **APPROVAL OF PLOT PLAN NO. 25799**
Representative: Core Development Services –
Owner: Artak Tovmasyan – Fifth Supervisorial Planning Director's Action:
District – Whitewater Zoning Area – Western **APPROVED PLOT PLAN NO. 25799**
Coachella Valley Area Plan – Land Use
Designation: Community Development: Medium
Density Residential (CD: MDR) (2–5 DU/AC) –
Location: Southerly of Tamarack Road,
westerly of Mesquite Road, northerly of
Interstate 10, and easterly of Haugen-Lehman
Way – Zoning: Rural Residential (R-R) -
REQUEST: Permit the co-location of an
existing unmanned wireless telecommunication
facility that will include the installation of twelve
(12) panel antennas, one (1) microwave dish,
three (3) fiber demarcation boxes, and six (6)
A2 module units. The proposed project also
includes the installation of three (3) equipment
cabinets, two (2) battery cabinets, one (1)
stand-by generator and three (3) GPS antennas
within 352 sq. ft. lease area. Project Planner:
Tim Wheeler at (951) 955-6060 or email
twheeler@rctlma.org.**

4.0 SCOPING SESSION:


4.1 NONE

5.0 PUBLIC COMMENTS:

NONE

Agenda Item No.:
Area Plan: Western Coachella Valley
Zoning Area: Whitewater
Supervisory District: Fifth
Project Planner: Tim Wheeler
Directors Hearing: June 13, 2016

PLOT PLAN NO. 25799
CEQA Exempt
Applicant: Verizon Wireless
Engineer/Representative: Maree Hoeger c/o
Core Development Services


Steve Weiss, AICP
Planning Director

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

PROJECT DESCRIPTION AND LOCATION:

The plot plan proposed is to permit a collocation on an existing wireless telecommunication facility. This collocation will include the installation of twelve (12) panel antennas mounted at 55 feet, one (1) microwave dish mounted at 45 feet, three (3) fiber demarcation boxes, six (6) A2 module units and six (6) RRU's mounted to an existing 77 foot tall monopole. The proposed project also includes the installation of three (3) equipment cabinets, two (2) battery cabinets, one (1) stand-by generator and three (3) GPS antennas within 352 sq. ft. lease area located at the rear of a 6.81ac parcel.

BACKGROUND:

The original monopole and equipment cabinets were permitted by right (without entitlement) in January 2001 (BXX003369, BXX003370 and BEL001162), prior to adoption of the County's Wireless Communication Facilities ordinance. PP24083, which entitled a collocation on the monopole and reviewed the structure was approved on February 4, 2010.

ISSUES OF POTENTIAL CONCERN: No issues of concern for the project.

SUMMARY OF FINDINGS:

- | | |
|---------------------------------------|---|
| 1. Existing General Plan Land Use: | Community Development: Medium Density Residential (CD: MDR) |
| 2. Surrounding General Plan Land Use: | Community Development: Medium Density Residential (CD: MDR) |
| 3. Existing Zoning: | Rural Residential (R-R) |
| 4. Surrounding Zoning: | Rural Residential (R-R) |
| 5. Existing Land Use: | Abandoned Halfway House (PUP214R4) |
| 6. Surrounding Land Use: | Vacant land; scattered single-family homes |
| 7. Project Data: | Total Acreage: 6.81 at the SE corner of the parcel |
| 8. Environmental Concerns: | None |

RECOMMENDATIONS:

FIND the project exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines Section 15301(e)(1) (Existing Facilities) and Section 15303 (New Construction or Conversion of Small Structures), based on the findings and conclusions incorporated in the staff report; and

APPROVE Plot Plan No. 25799, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings and in the attached environmental assessment, which is incorporated herein by reference.

1. The project site is designated Community Development: Medium Density Residential (CD: MDR) on the Western Coachella Valley Area Plan.
2. The proposed use, a wireless telecommunication facility, is consistent with the Community Development: Medium Density Residential (CD: MDR) designation.
3. The project site is surrounded by properties which are designated Community Development: Medium Density Residential (CD: MDR).
4. The zoning for the subject site is Rural Residential (R-R).
5. The proposed use, a wireless telecommunication facility, is a permitted use, subject to approval of a plot plan, in the Community Development: Medium Density Residential (CD: MDR).
6. The proposed use, a collocation on an existing wireless telecommunication facility, is consistent with the development standards set forth in the Rural Residential (R-R) zone. Collocated wireless communication facility may be located in any zone classification. Per Section 5.2(A) Development Standards - One family residence shall not exceed forty (40') feet in height. No other building or structure shall exceed fifty (50') feet in height, unless a greater height is approved pursuant to Section 18.34. of this ordinance. In no event, however, shall a building exceed seventy-five (75') feet in height or any other structures exceed one hundred five (105') feet in height, unless a variance is approved pursuant to Section 18.27. of this ordinance. This is an existing monopole permitted by right in January 2001; the collocation isn't altering the overall height of the monopole for its collocation.
7. The project site is surrounded by properties which are zoned Rural Residential (R-R).
8. Residential and commercial uses have been constructed and are operating in the project vicinity.
9. The proposed use, a collocation on an existing wireless telecommunication facility, is consistent with the development standards set forth in Ordinance No. 348 section 19.410. While Section 19.410.c. sets forth height restrictions limiting collocated facilities in residential zone classifications to a maximum of fifty feet, certain types of limitations on the height of collocated facilities has been superseded by federal law in the Spectrum Act (47 U.S.C. § 1455) and associated regulations and rules such that collocations now may be required to be approved if they do not constitute a "substantial change" in the height of the underlying wireless communications facility. Because the underlying monopole is 70 feet, and the collocation is at merely 55 feet, it will not change the height of the underlying wireless communication facility at all; much less constitute a substantial change. For this reason, the collocation is consistent with the development standards in Section 19.410.

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10. This project is not located within the Western Riverside County Criteria Area of the Multi-Species Habitat Conservation Plan;
 11. The project site is within the Coachella Valley Multi-Species Habitat Conservation Plan, but not with a Conservation Area.
 12. This project is not within a City Sphere of Influence.
 13. Fire protection and suppression services will be available for the project site through Riverside County Fire Department.
 14. The proposed project is exempt from CEQA per section 15301(e)(1) of the State CEQA Guidelines. Section 15301(e)(1) (Existing Facilities) exempts the operation, repair, maintenance, permitting, leasing, licensing or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. And Section 15301(e)(1) exempts additions to the existing structures provided that the addition will not result in an increase of more than: (1) 50 percent of the floor area of the structure before the addition, or 2,500 square feet, whichever is less. The proposed project will be utilizing an existing monopole and will only be adding twelve (12) antennas which will be undisguisable from the existing twelve (12) and six (6) antennas on the monopole. The project area will be increased by the proposed lease area which is 352 square feet, and is below 50 percent of the existing the 840 square foot lease area.

The proposed project is also exempt from CEQA under section 15303, which exempts the installation of small new equipment, including utility extensions. The proposed project is merely adding twelve antennas and other small equipment to an existing wireless facility.

15. There are not applicable exceptions to the Section 15301 or 15303 exemptions. There will be no significant cumulative impacts from successive projects of the same type in the same place, over time because the visual impact of the undisguised monopole has already occurred and the addition of additional equipment could not be distinguished from outside the project site from the existing equipment on the tower. The addition of 352 square feet of walled in lease area will also be undistinguishable from the existing condition of the approximately 840 square feet of lease area from outside of the project site. There are also no unusual circumstances that apply to the project or property in question that would result in a reasonable possibility that the activity would have a significant effect on the environment due to unusual circumstances, and the previously disturbed project site, which is already being used for wireless telecommunications purposes, does not qualify as a particularly sensitive environment. In addition, the project will not result in damage to scenic resources such as trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway because the project does not propose to disturb or block the view of scenic resources such as trees, historic buildings, rock outcroppings, or similar resources. The project site is not located on a site include on any list compiled pursuant to Section 65962.5 of the Government Code and there are no historic resources located onsite or that will be affected by the project.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Medium Density Residential (CD: MDR) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Rural Residential (R-R) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is conditionally compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP).

INFORMATIONAL ITEMS:

1. A letter was received requesting a public hearing from a surrounding neighbor. Also some else called inquiring about this site and if a public hearing was going to occur. The project planner informed them that there would be one scheduled.
2. The project site is not located within:
 - a. A sphere of influence;
 - b. A 100-year flood plain, an area drainage plan, or dam inundation area;
 - c. The Stephens Kangaroo Rat Fee Area or Core Reserve Area; or,
 - d. High Fire Area;
3. The project site is located within:
 - a. An area with moderate susceptibility for liquefaction.
4. The subject site is currently designated as Assessor's Parcel Number 517-340-008.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss
Planning Director

NOTICE OF EXEMPTION

TO: Office of Planning and Research (OPR) P.O. Box 3044 Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor P. O. Box 1409 Riverside, CA 92502-1409

77-588 El Duna Ct. Ste. H Palm Desert, CA 92211

Project Title/Case No.: PP25799

Project Location: In the unincorporated area of Riverside County, more specifically located at 55860 Haugen Lehman Way.

Project Description: This colocation will include the installation of twelve (12) panel antennas mounted at 55 feet, one (1) microwave dish mounted at 45 feet, three (3) fiber demarcation boxes, six (6) A2 module units and six (6) RRU's mounted to an existing 77 foot tall monopole. The project also includes three (3) equipment cabinets, two (2) battery cabinets, a stand-by generator, 3 GPS antennas within a 352 sq. ft. lease area.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Verizon Wireless 15505 Sand Canyon Ave Irvine, CA 92618

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268)
 Declared Emergency (Sec. 21080(b)(3); 15269(a))
 Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption (15301 e1A & 15303)
 Statutory Exemption (_____)
 Other: _____

Reasons why project is exempt: The proposed project is exempt from CEQA per section 15301(e)(1) of the State CEQA Guidelines. Section 15301(e)(1) (Existing Facilities) exempts the operation, repair, maintenance, permitting, leasing, licensing or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. And Section 15301(e)(1) exempts additions to the existing structures provided that the addition will not result in an increase of more than: (1) 50 percent of the floor area of the structure before the addition, or 2,500 square feet, whichever is less. The proposed project will be utilizing an existing monopole and will only be adding twelve (12) antennas which will be undistinguishable from the existing twelve (12) and six (6) antennas on the monopole. The project area will be increased by the proposed lease area which is 352 square feet, and is below 50 percent of the existing the 840 square foot lease area. The proposed project is also exempt from CEQA under section 15303, which exempts the installation of small new equipment, including utility extensions. The proposed project is merely adding twelve antennas and other small equipment to an existing wireless facility.

Tim Wheeler – Urban Regional Planner III 951-955-6060
County Contact Person *Phone Number*

Signature Title Date
Urban Regional Planner III May 16, 2016

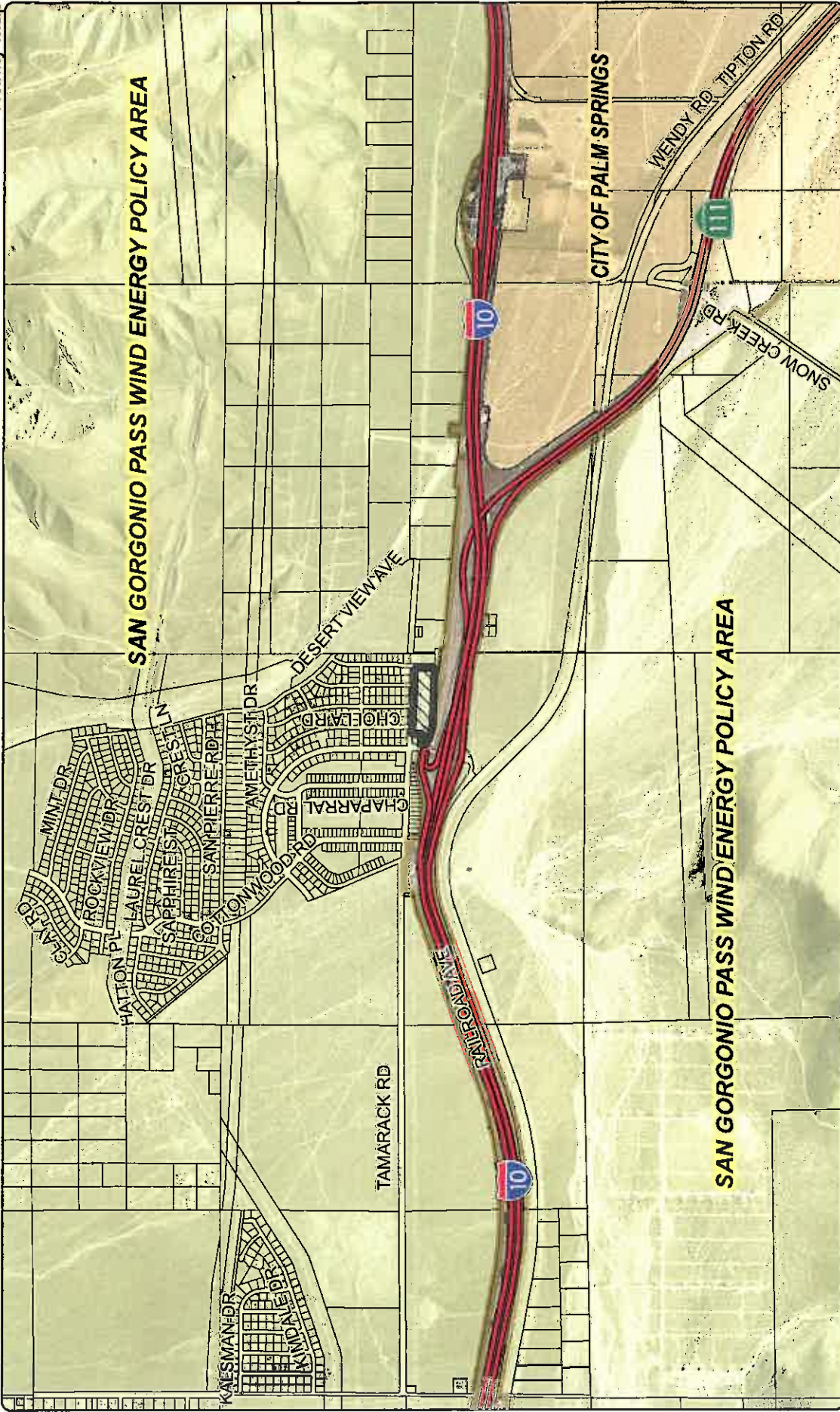
Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZEA ZCFG No. - **SELECT**
FOR COUNTY CLERK'S USE ONLY

RIVERSIDE COUNTY PLANNING DEPARTMENT
PP25799
VICINITY/POLICY AREAS

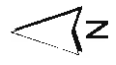
Supervisor: Ashley
 District 5

Date Drawn: 02/25/2016
 Vicinity Map



Zoning Area: Whitewater

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2010, the County of Riverside adopted a new General Plan. These provisions were based on designations for unincorporated Riverside County for such a planning zoning. For further information, please contact the Riverside County Planning Department either in Riverside at (951) 355-5200 (Western County) or in Palm Springs at (760) 323-2277 (Eastern County) or Website: <http://www.co.riverside.ca.gov>

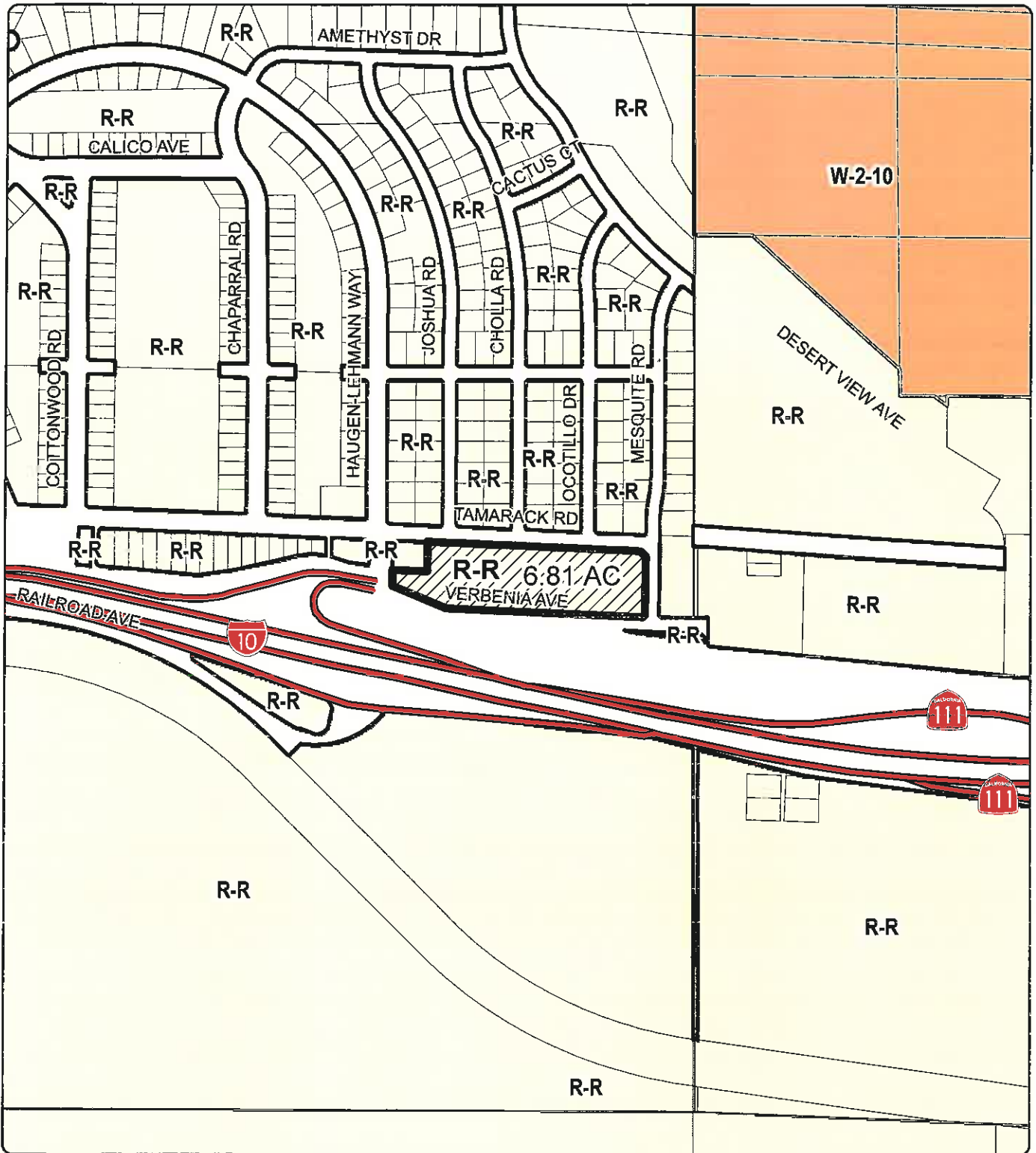
RIVERSIDE COUNTY PLANNING DEPARTMENT

PP25799

EXISTING ZONING

Supervisor: Ashley
District 5

Date Drawn: 02/25/2016
Exhibit 2



Zoning Area: Whitewater

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcplna.org>

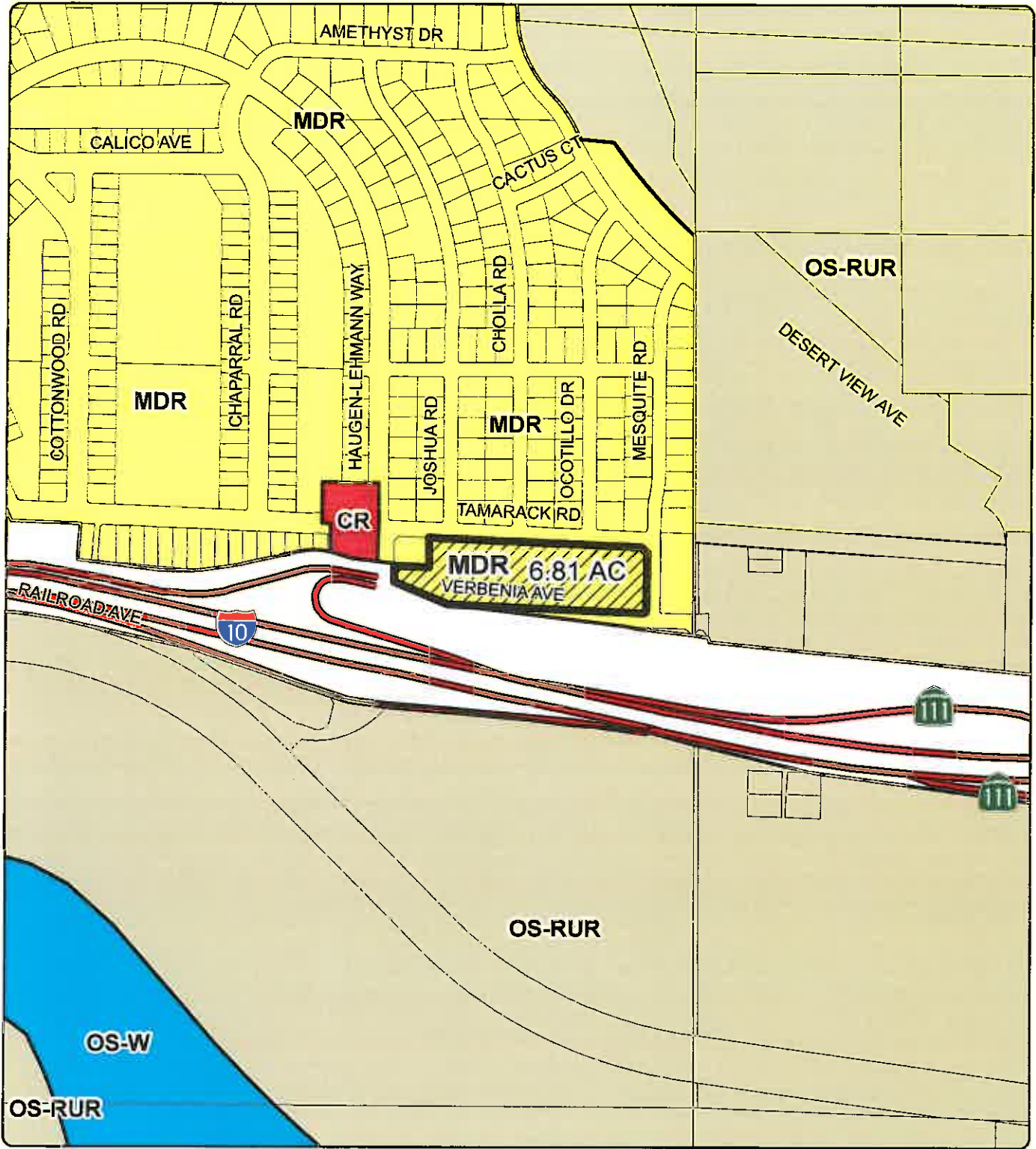
RIVERSIDE COUNTY PLANNING DEPARTMENT

PP25799

EXISTING GENERAL PLAN

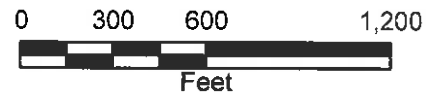
Supervisor: Ashley
District 5

Date Drawn: 02/25/2016
Exhibit 5



Zoning Area: Whitewater

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-5277 (Eastern County) or Website <http://planning.retlma.org>

REV	DATE/BY	DESCRIPTION
0	06/27/18	CREATED FOR PERMITS
1	06/27/18	REVISED FOR PLANNING COMMITTEE

ENGINEER / CONSULTANT

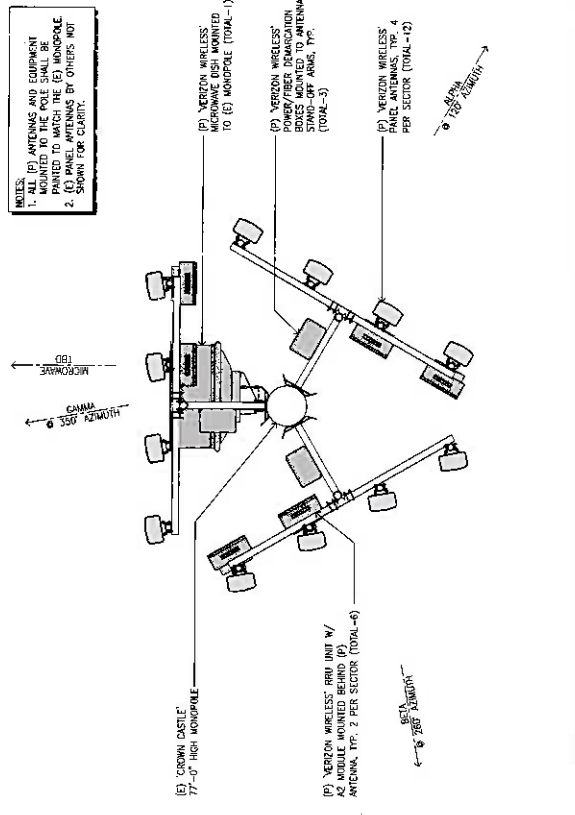
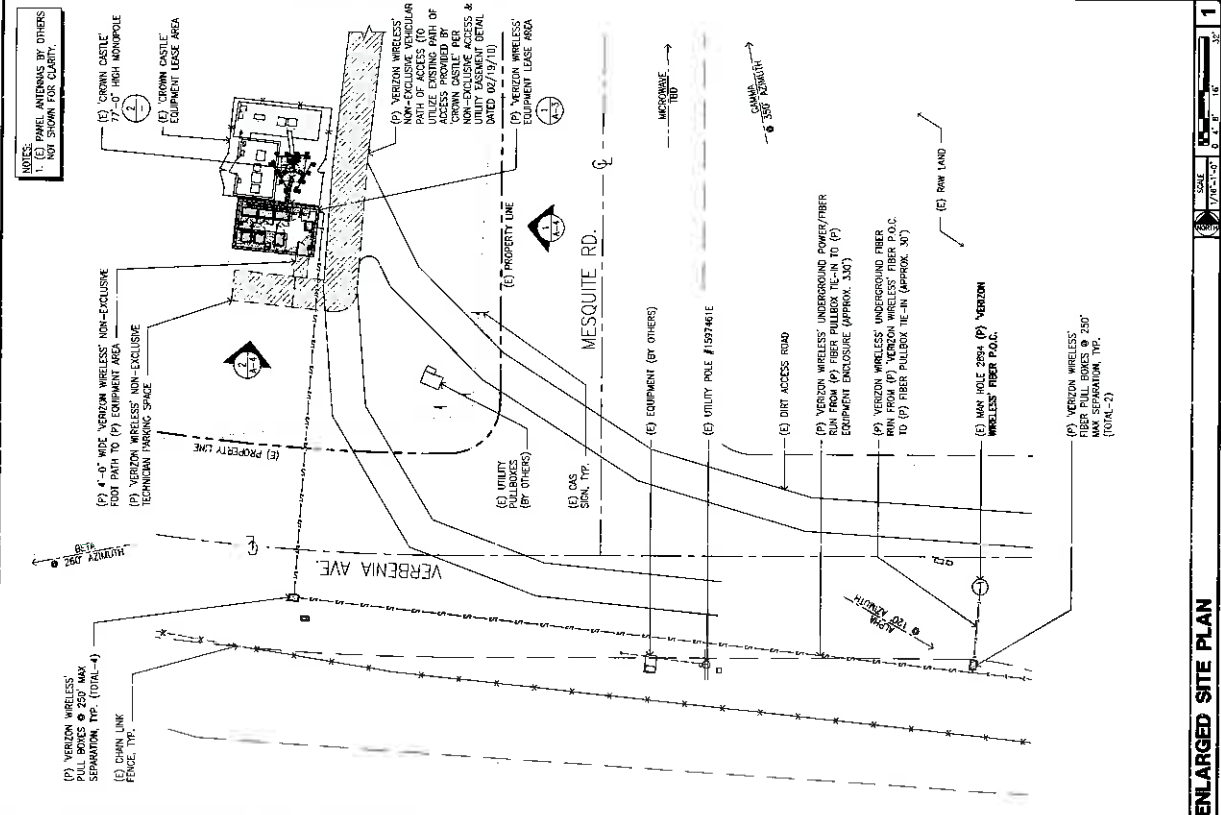


GLENVIEW
PLOT PLAN NO. 25799

ENLARGED SITE PLAN
AND ANTENNA PLAN

DRAWING INFORMATION
 DRAWN BY: SAH
 CHECKED BY: SAH
 ISSUE DATE: 06/15/2018
 SHEET NUMBER

A-2



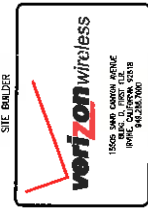
ANTENNA PLAN

AZIMUTH	RAD CENTER	ANTENNA WDL NO.	# PER SEC.	ELEC. TILT	MECH. TILT	# OF HYBRILEX	HYBRILEX LENGTH
120°	35'-0"	SRHH-1065C	4	0°	0°	1	±375'-0"
240°	35'-0"	SRHH-1065C	4	0°	0°	1	±355'-0"
330°	35'-0"	SRHH-1065C	4	0°	0°	1	±415'-0"

RF CONFIGURATION INFORMATION

REV	DATE/BY	DESCRIPTION
0	05/23/15	GRID FOR THE ZONING
1	05/23/15	PERIOD FOR PLANNING COMMISSION

ENGINEER / CONSULTANT

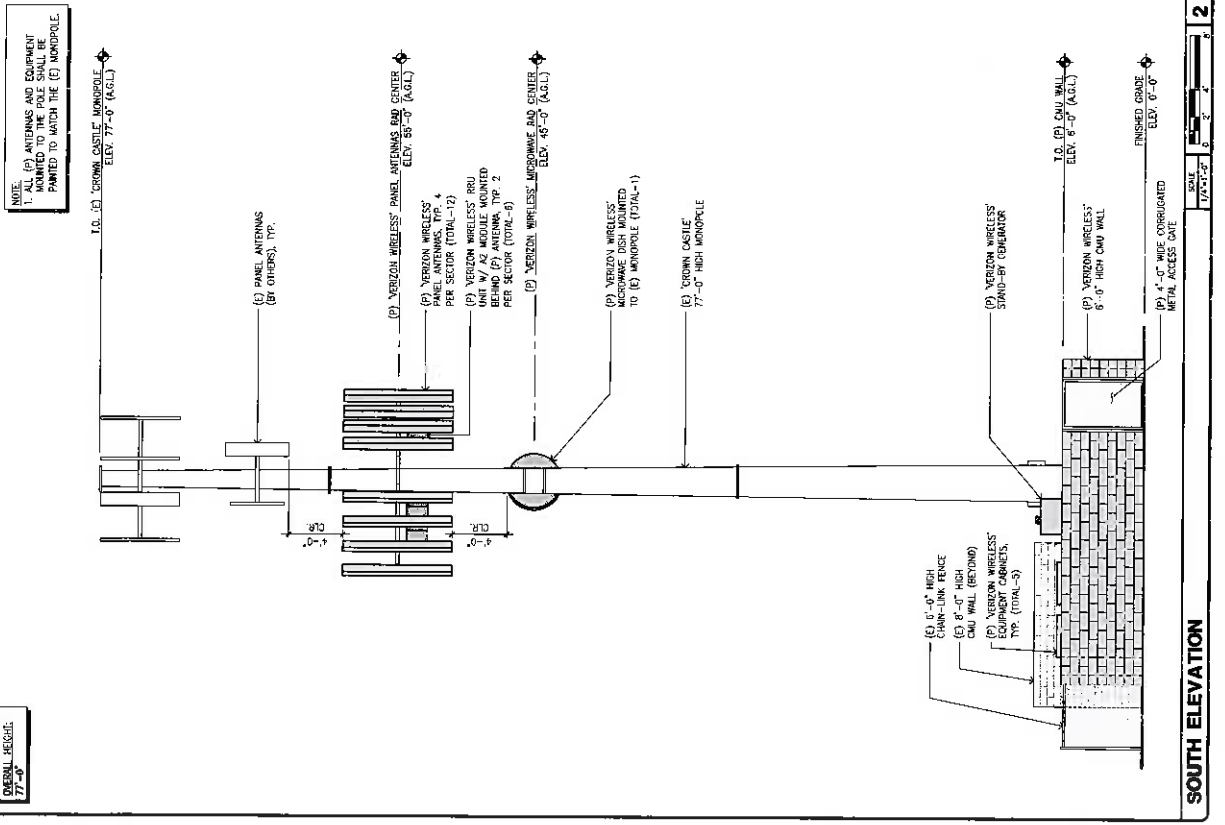
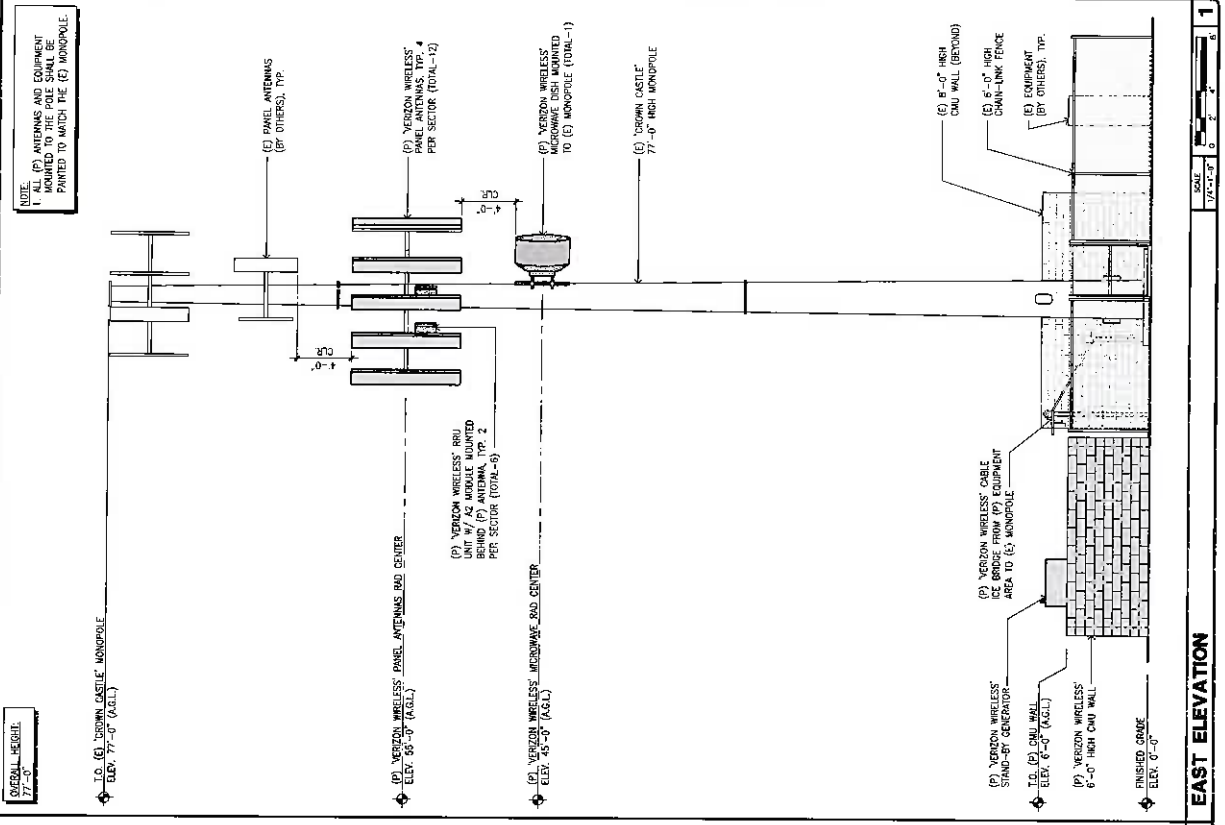


SITE INFORMATION
GLENVIEW
PLOT PLAN NO. 25799
 SITE ADDRESS:
 55880 HAUGEN LEHMAN WAY
 WHITEWATER, CA 92282
 IMPROVEMENTS COUNTY

ELEVATIONS

DRAWING INFORMATION	
DRAWN BY	CHECKED BY
SHR	ISSUE DATE
	03/15/2014
SHEET NUMBER	

A-4



2 EAST ELEVATION

1 SOUTH ELEVATION

GLENVIEW

55860 HAUGEN LEHMAN WAY WHITEWATER CA 92282



VIEW 1



©2014 Google Maps



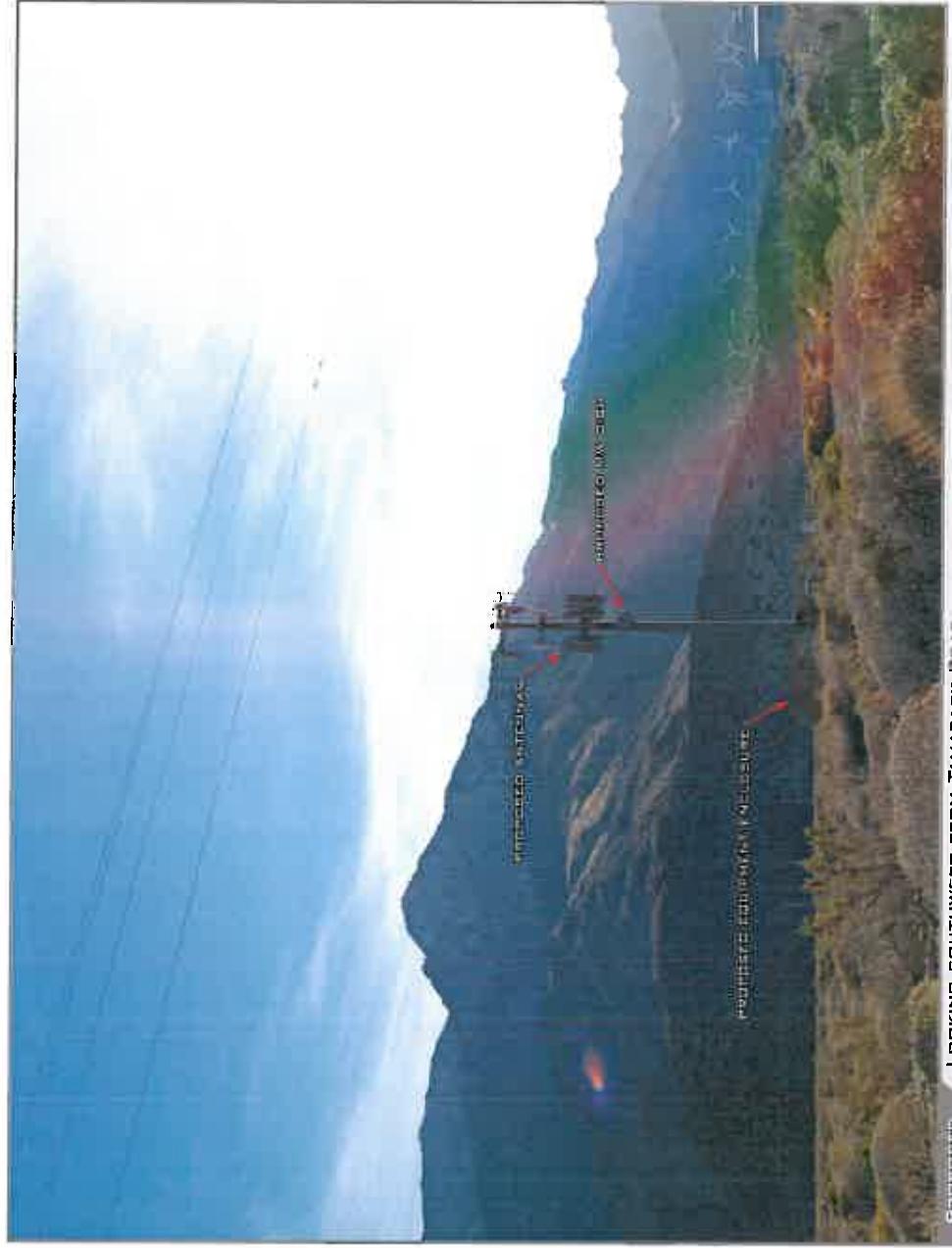
PROPOSED TOWER ANTENNA ARRAY LOOKING NORTHWEST FROM INTERSTATE 10

GLENVIEW

55860 HAUGEN LEHMAN WAY WHITEWATER CA 92282



VIEW 2





GLENVIEW

55860 HAUGEN LEHMAN WAY WHITEWATER CA 92282



VIEW 3



LOCATION



EXISTING



PROPOSED

LOOKING SOUTHEAST FROM TAMARACK ROAD

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

GLENVIEW

55860 HAUBEN LEHMAN WAY WHITEWATER CA 92282



VIEW 4



ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.

PLOT PLAN:TRANSMITTED Case #: PP25799

Parcel: 517-340-008

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is forthe co-location of twelve (12) panel antennas at RAD center elevation of 55 feet, one (1) microwave dish at RAD center elevation of 45 feet, three (3) fiber demarcation boxes, six (6) A2 module units, and six (6) RRUs to an existing 77 foot tall monopole. The project also includes the installtion of one (1) stand-by generator and three (3) GPS antennas within a new 352 square foot lease area.

10. EVERY. 2 USE - HOLD HARMLESS RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PLOT PLAN; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the PLOT PLAN, including, but not limited to, decisions made in response to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

PLOT PLAN:TRANSMITTED Case #: PP25799

Parcel: 517-340-008

10. GENERAL CONDITIONS

10. EVERY. 3 USE - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 25799 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25799, Exhibit A, dated 04/10/15.

E HEALTH DEPARTMENT

10.E HEALTH. 2 USE - EMERGENCY GENERATOR

RECOMMND

For any proposed use of emergency generators, the following shall apply:

- a) A Business Emergency Plan (BEP) shall be submitted to the County of Riverside, Hazardous Materials Management Branch (HMMB).
- b) A concrete berm shall be installed around all diesel backup generators, especially those designed with single-walled tanks.
- c) If the fuel tank capacity is greater than or equal to 1,320 gallons, the facility shall be required to prepare a Spill Prevention Control and Countermeasure (SPCC) plan. The SPCC shall be written in compliance with Federal rules and regulations.
- d) If the generator is located indoors, all entrance doors shall be labeled with an NFPA 704 sign with the appropriate NFPA ratings.
- e) If the generator is located outdoors, the NFPA 704 sign shall be placed on the most visible side of the exterior surface of the generator unit, or if fenced, on the most visible side of the fence, with the appropriate NFPA ratings.
- f) The location and capacity of the "day tank", if proposed, shall be clearly identified in the chemical inventory and facility map sections of the BEP.
- g) The business shall address the handling of spills and leaks in the Prevention, Mitigation, and Abatement sections of the BEP.

PLOT PLAN:TRANSMITTED Case #: PP25799

Parcel: 517-340-008

10. GENERAL CONDITIONS

10.E HEALTH. 2 USE - EMERGENCY GENERATOR (cont.) RECOMMND

h) If the generator is located in a remote site, HMMB shall conduct an inspection to determine whether any exemptions can be granted.

10.E HEALTH. 3 USE - NO NOISE REPORTS RECOMMND

Based upon the information provided, a noise study is not required. However, the project shall be required to comply with the following:

1. Facility-related noise, as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library, or nursing home", must not exceed the following worst-case noise levels: 45 dB(A) - 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB(A) - 10 minute leq, between 7:00 a.m. and 10:00 p.m. (daytime standard).

2. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exception to these standards shall be allowed only with the written consent of the building official.

For any questions, please contact the Department of Environmental Health, Office of Industrial Hygiene at (951) 955-8982.

FIRE DEPARTMENT

10.FIRE. 1 USE-#89-KNOX BOX RECOMMND

KNOX BOX - key storage shall be installed on the outside of the wall. Applicant may pick up application for a Knox Box at Riverside County Fire Department Office of the Fire Marshal.

10.FIRE. 2 USE- 704 PLACARD RECOMMND

4.Placard- Need 704 placard on the outside of the wall, visible from the street.

PLOT PLAN:TRANSMITTED Case #: PP25799

Parcel: 517-340-008

10. GENERAL CONDITIONS

10.FIRE. 3 USE- EXTINGUISHER RECOMMND

1. Extinguishers (Light Hazard)- Install a portable fire extinguisher, with a minimum rating of 4A-40BC, for every 3,000 sq. ft. and/or 75 feet of travel distance. Fire extinguishers shall be mounted no higher than 5 ft. above finished floor, as measured to the top of the extinguisher. Where not readily visible, signs shall be posted above all extinguishers to indicate their locations. Extinguishers must have current CSFM service tags affixed; or within one year of from the date of month and year of manufacture. (NOTE: If only a year of manufacture is indicated, maintenance shall be due January 1st of the year following.)

10.FIRE. 4 USE-ADDRESS RECOMMND

A 12 inch number address needs to be on the wall facing the addressed street.

10.FIRE. 5 USE* - FIRE ACCESS RECOMMND

Fire Apparatus access road shall be in compliance with the Riverside County Fire Department Standard number 06-05 (located at www.rvcfire.org). Access lanes will not have an up, or downgrade of more than 15%. Access lanes will be designed to withstand the weight of 80 thousand pounds over 2 axles. Access will have a turning radius capable of accommodating fire apparatus. Access lane shall be constructed with a surface so as to provide all weather driving capabilities.

Any turn-around requires a minimum 38-foot turning radius. All structures shall be accessible from an approved roadway to within 150 feet of all portions of the exterior of the first floor.

The minimum dimensions for access roads and gates is 12 feet clear and unobstructed width and a minimum vertical clearance of 13 feet 6 inches in height. (WIRELESS CELL SITES ONLY).

PLANNING DEPARTMENT

10.PLANNING. 1 USE - IF HUMAN REMAINS FOUND RECOMMND

The developer/permit holder or any successor in interest shall comply with the following for the life of this

PLOT PLAN:TRANSMITTED Case #: PP25799

Parcel: 517-340-008

10. GENERAL CONDITIONS

10.PLANNING. 1 USE - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

project:

Human remains require special handling, and must be treated with appropriate dignity. Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Specific actions must take place pursuant to CEQA Guidelines §15064.5e, State Health and Safety Code Section 7050.5 and Public Resource Code (PRC) §5097.98. In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following procedures shall be followed:

a) There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:

i) A County Official is contacted.

ii) The County Coroner is contacted to determine that no investigation of the cause of death is required, and if the Coroner determines the remains are Native American:

iii) The Coroner shall contact the Native American Heritage Commission within 24 hours.

b) The Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American.

c) The Most Likely Descendent (MLD) may make recommendations to the landowner or the person responsible for the excavation work, for the treatment of human remains and any associated grave goods as provided in PRC §5097.98.

d) Under the following conditions, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods on the property in a location not subject to further disturbance:

i) The Commission is unable to identify a MLD or the MLD failed to make a recommendation within 24 hours after being notified by the commission.

(1) The MLD identified fails to make a recommendation; or

(2) The landowner or his authorized representative rejects the recommendation of the MLD, and the mediation.

10.PLANNING. 2 USE - UNANTICIPATED RESOURCES

RECOMMND

The developer/permit holder or any successor in interest shall comply with the following for the life of this project:

1) If during ground disturbance activities, cultural resources are discovered that were not assessed by the

PLOT PLAN:TRANSMITTED Case #: PP25799

Parcel: 517-340-008

10. GENERAL CONDITIONS

10.PLANNING. 2 USE - UNANTICIPATED RESOURCES (cont.) RECOMMND

archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

a) All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the Planning Director to discuss the significance of the find.

b) At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

c) Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

10.PLANNING. 3 USE - COMPLY WITH ORD./CODES RECOMMND

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes.

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

10.PLANNING. 4 USE - FEES FOR REVIEW RECOMMND

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which

PLOT PLAN:TRANSMITTED Case #: PP25799

Parcel: 517-340-008

10. GENERAL CONDITIONS

10.PLANNING. 4 USE - FEES FOR REVIEW (cont.) RECOMMND

condition or conditions the submittal is intended to comply with.

10.PLANNING. 5 USE - LIGHTING HOODED/DIRECTED RECOMMND

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

10.PLANNING. 6 USE - CEASED OPERATIONS RECOMMND

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

10.PLANNING. 7 USE - MAX HEIGHT RECOMMND

The monopole/antenna array located within the property shall not exceed a height of 77 feet.

10.PLANNING. 9 USE - FUTURE INTERFERENCE RECOMMND

If the operation of the facilities authorized by this approved Plot Plan generates electronic interference with or otherwise impairs the operation of Riverside County communication facilities, the applicant shall consult with Riverside County Information Technology staff and implement mitigation measures acceptable to the Riverside County Department of Information Technology.

10.PLANNING. 12 USE - NO USE PROPOSED LIMIT CT RECOMMND

The balance of the subject property, APN 517-340-008 (excluding the lease area and access easement), shall hereby be designated as "NO USE PROPOSED", and shall require approval of an appropriate land use application prior to utilization of any additional land uses subject to the requirements of County Ordinance No. 348.

10.PLANNING. 13 USE - EQUIPMENT/BLDG COLOR CT RECOMMND

The equipment cabinet color shall be grey or in earthtones, which will blend with the surrounding setting.

The color of the monopole/antenna array shall be either galvanized steel grey, light grey, or light tan in order

PLOT PLAN:TRANSMITTED Case #: PP25799

Parcel: 517-340-008

10. GENERAL CONDITIONS

10.PLANNING. 13 USE - EQUIPMENT/BLDG COLOR CT (cont.) RECOMMND

to minimize visual impacts.

Changes in the above listed colors shall be reviewed and approved by the Planning Department prior to installation of the structures, or prior to repainting of the structures.

10.PLANNING. 14 USE - SITE MAINTENANCE CT RECOMMND

The project site shall be kept in good repair. Graffiti shall be removed from any structures within one week of observation and/or notification. The project site and a minimum area of 10 feet around the project site shall be kept free of weeds and other obtrusive vegetation for fire prevention purposes.

10.PLANNING. 15 USE - BUSINESS LICENSING RECOMMND

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department at www.rctlma.org.buslic.

10.PLANNING. 16 USE - CAUSES FOR REVOCATION RECOMMND

In the event the use hereby permitted under this permit,
a) is found to be in violation of the terms and conditions of this permit,
b) is found to have been obtained by fraud or perjured testimony, or
c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

10.PLANNING. 19 USE - NOISE REDUCTION RECOMMND

In accordance with Section 19.410.g. of Ordinance No. 348, and for the life of the project, all noise produced by the wireless communication facility shall in no case produce noise which exceeds 45 dB inside the nearest dwelling and 60 dB at the project site's property line.

PLOT PLAN:TRANSMITTED Case #: PP25799

Parcel: 517-340-008

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 USE - LIFE OF PERMIT

RECOMMND

The collocation facility shall cease operation at the time the wireless communications facility/base station expires and/or is no longer permitted to operate.

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 1 USE - ELEVATIONS & MATERIALS

RECOMMND

Building and structure elevations shall be in substantial conformance with that shown on the APPROVED EXHIBIT A, dated 4/10/2015.

TRANS DEPARTMENT

80.TRANS. 2 USE - UTILITY PLAN CELL TOWER

RECOMMND

Proposed electrical power lines below 33.6 KV within public right-of-way for this cell tower site shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. A disposition note describing the above shall be reflected on the site plan. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE - HAZMAT BUS PLAN

RECOMMND

The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

90.E HEALTH. 2 USE - HAZMAT REVIEW

RECOMMND

If further review of the site indicates additional environmental health issues, the Hazardous Materials

PLOT PLAN:TRANSMITTED Case #: PP25799

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90. PRIOR TO BLDG FINAL INSPECTION

90.E HEALTH. 2 USE - HAZMAT REVIEW (cont.) RECOMMND

Management Division reserves the right to regulate the business in accordance with applicable County Ordinances.

90.E HEALTH. 3 USE - HAZMAT CONTACT RECOMMND

Contact a Hazardous Materials Specialist, Hazardous Materials Management Division, at (951) 358-5055 for any additional requirements.

PLANNING DEPARTMENT

90.PLANNING. 2 USE - WALL & FENCE LOCATIONS RECOMMND

Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT A.

90.PLANNING. 6 USE - SIGNAGE REQUIREMENT RECOMMND

Prior to final inspection of any building permit, the permit holder, developer or successor-in-interest shall install a sign no smaller than 12 inches by 12 inches upon an exterior wall or fence that surrounds the lease area that provides the following contact information:

- Address of wireless communications facility and any internal site identification number or code;
- Name(s) of company who operates the wireless communications facility;
- Full company address, including mailing address and division name that will address problems;
- Telephone number of wireless communications facility company.

If a co-located facility (addition antennas and/or equipment shelters or cabinets) are added to an existing facility, an additional sign, including the above described information, shall be installed on said shelter or cabinet stating the name of the company who operates the primary wireless communications facility and the name of the company that operates the co-located facility.

90.PLANNING. 8 USE - ORD NO. 659 (DIF) RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County

PLOT PLAN:TRANSMITTED Case #: PP25799

Parcel: 517-340-008

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 8 USE - ORD NO. 659 (DIF) (cont.)

RECOMMND

Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 25799 has been calculated to be 0.01 net acres.

In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 9 USE - ORD 875 CVMSHCP FEE

RECOMMND

Prior to a certificate of occupancy or upon building permit final inspection, whichever comes first, the permit holder shall comply with the provisions of Riverside County Ordinance No. 875, which requires the payment of the appropriate fee set forth in the ordinance. The amount of the fee will be based on the "Project Area" as defined in the ordinance and the aforementioned condition of approval. The Project Area for Plot Plan No. 25799 is calculated to be 0.01 acres. In the event Riverside County Ordinance No. 875 is rescinded, this condition will no longer be applicable, However, in the event Riverside County Ordinance No. 875 is rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

02/24/16
16:42

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 12

PLOT PLAN:TRANSMITTED Case #: PP25799

Parcel: 517-340-008

90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

90.TRANS. 1

USE-UTILITY INSTALL CELL TOWER

RECOMMND

Proposed electrical power lines below 33.6 KV within public right-of-way for this cell tower site shall be underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department.

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

LAND DEVELOPMENT COMMITTEE
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - PALM DESERT
77-588 El Duna Court, Suite H
Palm Desert, CA 92211

DATE: May 5, 2015

TO:

Riv. Co. Transportation Dept. - Desert
Riv. Co. Environmental Health Dept. - Desert
Riv. Co. Fire Department - Desert
Riv. Co. Building & Safety - Grading

Riv. Co. Building & Safety - Plan Check
Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones
P.D. Landscaping Section-M. Hughes

Riv. Co. Information Technology - J.
Sarkissian
5th District Supervisor
5th District Planning Commissioner

PLOT PLAN NO. 25799 – Applicant: Verizon Wireless – Engineer Representative: Core Development Services – Owner: Artak Tovmasyan – Fifth Supervisorial District – Whitewater Zoning Area – Western Coachella Valley Area Plan – Land Use Designation: Community Development: Medium Density Residential (CD: MDR) (2 – 5 du / ac) – Location: southerly of Tamarack Road, westerly of Mesquite Road, northerly of Interstate 10, easterly of Haugen-Lehman Way – Zoning: Rural Residential (R-R)-
REQUEST: Permit the co-location of an existing unmanned wireless telecommunication facility that will include the installation of twelve (12) panel antennas, one (1) microwave dish, three (3) fiber demarcation boxes, six (6) A2 module units and six (6) RRUs mounted to an existing 77 foot tall monopole. The proposed project also includes the installation of three (3) equipment cabinets, two (2) battery cabinets, one (1) stand-by generator and three (3) GPS antennas within 352 sq. ft. lease area. – APN: 517-340-008

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC comment on May 28, 2015**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Mark Corcoran**, Contract Planner, at (951) 955-3025 or email at mcorcora@rctlma.org / **MAILSTOP# 1070**.

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN CONDITIONAL USE PERMIT TEMPORARY USE PERMIT
 REVISED PERMIT PUBLIC USE PERMIT VARIANCE

PROPOSED LAND USE: Wireless Telecommunications Facility

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: Article XIXg

ALL APPLICATIONS MUST INCLUDE THE INFORMATION REQUIRED UNDER ANY SUPPLEMENTAL INFORMATION LIST APPLICABLE TO THE SPECIFIC PROJECT. ADDITIONAL INFORMATION MAY BE REQUIRED AFTER INITIAL RECEIPT AND REVIEW. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: SP25799 DATE SUBMITTED: 4/10/15

APPLICATION INFORMATION

Applicant's Name: Verizon Wireless E-Mail: _____

Mailing Address: 15505 Sand Canyon Ave
Irvine, CA. 92618 Street
City State ZIP

Daytime Phone No: (949) 286-7000 Fax No: () _____

Engineer/Representative's Name: ELAINE YANG c/o Core Development Services E-Mail: eyang@core.us.com

Mailing Address: 2794 Saturn St.
Brea, CA. 92821 Street
City State ZIP

Daytime Phone No: (714) 308-0054 Fax No: () _____

Property Owner's Name: Crown Castle E-Mail: _____

Mailing Address: 38 Executive Park, #3
Irvine, CA. 92614 Street
City State ZIP

Daytime Phone No: (949) 930-4362 Fax No: () _____

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

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

APPLICATION FOR LAND USE PROJECT

If the property is owned by more than one person, attach a separate page that references the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

ELAINE YANG on behalf of Verizon Wireless

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

See attached "Letter of Authorization"

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

See attached sheet(s) for other property owners' signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 517-340-008

Section: 8

Township: 3S

Range: 3E

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 6.81 AC

General location (nearby or cross streets): North of Verbenia Ave, South of _____, East of Verbenia Ave, West of Mesquite Rd

Thomas Brothers map, edition year, page number, and coordinates: Page:724 Grid:F2

Project Description: (describe the proposed project in detail)

A proposed collocation onto an existing 77' monopole. This will include (12) panel antennas, (12) RRUs, (1) parabolic antenna, and (3) GPS antennas. All associated equipment will be placed at grade within a proposed equipment enclosure.

Related cases filed in conjunction with this application:

N/A

Is there a previous application filed on the same site: Yes No

If yes, provide Case No(s). PP24083, PP25216 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) _____ E.I.R. No. (if applicable): _____

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide a copy: _____

Is water service available at the project site: Yes No

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) _____

Will the project eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes No

Is sewer service available at the site? Yes No

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) _____

Will the project result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: N/A

APPLICATION FOR LAND USE PROJECT

Estimated amount of fill = cubic yards N/A

Does the project need to import or export dirt? Yes No

Import _____ Export _____ Neither _____

What is the anticipated source/destination of the import/export?

N/A

What is the anticipated route of travel for transport of the soil material?

N/A

How many anticipated truckloads? N/A truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 352 sq. ft.

Is the project located within 8½ miles of March Air Reserve Base? Yes No

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes No

Is the project located within 1000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Section 65944 of the Government Code? (See California Office of Planning and Research website: <http://cmluca.projects.atlas.ca.gov/>) Yes No

Is the project located within the boundaries of an Airport Land Use Compatibility Plan adopted by the Riverside County Airport Land Use Commission? Yes No

Does the project area exceed one acre in area? Yes No

Is the project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

Santa Ana River

Santa Margarita River

Whitewater River

Please note: If your project is within the San Jacinto River as shown on the RCLIS, please check Santa Ana River above and use the Santa Ana River worksheet, "Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region" on the following pages.

APPLICATION FOR LAND USE PROJECT

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project and any alternatives are located on an identified site and shall specify any lists. Under the statute, no application shall be accepted as complete without this signed statement.

I (We) certify that I (we) have investigated our project and any alternatives with respect to its location on an identified hazardous waste site contained on all lists compiled pursuant to Government Code Section 65962.5 and that my (our) answers are true and correct. My (Our) investigation has shown that:

The development project and any alternatives proposed in this application are not contained on the lists compiled pursuant to Section 65962.5 of the Government Code.

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the following information is provided and incorporated herein. Attach a separate sheet setting forth the following information with respect to each list.

Name of Applicant: VERIZON WIRELESS

Address: 15505 Sand Canyon Ave Bldg D1

Phone number: 714.308.0054

Address of site (street name and number if available, and ZIP Code): 55860 Haugen Lehman Wy, WhiteWater, CA 92282

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number:

Specify any list pursuant to Section 65962.5 of the Government Code:

Regulatory Identification number:

Date of list:

Applicant (1)

Elaine Yang ELAINE YANG

Date

2.26.15

Applicant (2)

Date

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

Government Code Section 65850.2 requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County.

Yes No

APPLICATION FOR LAND USE PROJECT

2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions.
Yes No

I (we) certify that my (our) answers are true and correct.

Owner/Authorized Agent (1) ELAINE YANG Date 2.25.15
Owner/Authorized Agent (2) _____ Date _____

APPLICATION FOR LAND USE PROJECT

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region¹

Project File No.	
Project Name:	GLENVIEW
Project Location:	55860 Verbenia Ave, Whitewater, CA 92282
Project Description:	Wireless CO-location
Applicant Contact Information:	ELAINE YANG eyang@core.us.com

Proposed Project Consists of, or includes:	YES	NO
Significant Redevelopment: The addition or replacement of 5,000 square feet or more of impervious surface on an already developed site. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, original purpose of the constructed facility or emergency redevelopment activity required to protect public health and safety.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Residential development that create 10,000 square feet or more of impervious surface (collectively over the entire project site), including residential housing subdivision requiring a Final Map (i.e. detached single family home subdivisions, multi-family attached subdivisions, condominiums, or apartments, etc.).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
New Industrial and commercial development where the land area ¹ represented by the proposed map or permit is 10,000 square feet or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) codes ² 5013, 5014, 5541, 7532, 7533, 7534, 7536, 7537, 7538, 7539)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Mixed use developments that create 10,000 square feet or more of impervious surface (collectively over the entire project site).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Restaurants (SIC code 5812) where the land area of development is 5,000 square feet or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hillside developments 5,000 square feet or more which are located on areas with known erosive soil conditions or where natural slope is 25 percent or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Developments of 2,500 square feet of impervious surface or more adjacent to (within 200 feet) or discharging directly into ESA's "Directly" means situated within 200 feet of the ESA; "discharging directly" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parking lots of 5,000 square feet or more exposed to stormwater, where "parking lot" is defined as a land area or facility for the temporary storage of motor vehicles.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Retail Gasoline Outlets that are either 5,000 square feet or more of impervious surface with a projected average daily traffic of 100 or more vehicles per day.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Public Projects other than Transportation Projects, that are implemented by a Permittee and similar in nature to the priority projects described above and meets the thresholds described herein.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other Development Projects whose site conditions or activity pose the potential for significant adverse impacts to water quality.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
¹ Land area is based on acreage disturbed.	<input type="checkbox"/>	<input type="checkbox"/>
² Descriptions of SIC codes can be found at http://www.osha.gov/pls/imis/sicsearch.html .	<input type="checkbox"/>	<input type="checkbox"/>

DETERMINATION: Circle appropriate determination.

If **any** question answered "YES" Project requires a project-specific WQMP.

If **all** questions answered "NO" Project requires incorporation of Site Design and source control (BMPs) imposed through Conditions of Approval or permit conditions.

APPLICATION FOR LAND USE PROJECT

Checklist for Identifying Projects Requiring a Project-Specific Standard Stormwater Mitigation Plan (SSMP) within the Santa Margarita River Region

Project File No.	
Project Name:	"GLENVIEW"
Project Location:	55860 VERBENIA AVE., WHITEWATER, CA 92282
Project Description:	WIRELESS CO-LOCATION
Applicant Contact Information:	ELAINE YANG eyang@core.us.com

Proposed Project Consists of, or includes:	YES	NO
Redevelopment. The creation, addition or replacement of at least 5,000 square feet of impervious surfaces on an already developed site and the existing development and/or the redevelopment project falls under the project categories or locations listed below in this table. Where redevelopment results in an increase of less than 50% of the impervious surfaces of previously existing development, and the existing development was not subject to SSMP requirements, the numeric sizing criteria [MS4 Permit requirement F.1.d. (6)] applies only to the addition or replacement, and not to the entire development. [Note: Where redevelopment results in an increase of more than 50% of the impervious surfaces of a previously existing development, the numeric sizing criteria applies to the entire development.]	<input type="checkbox"/>	<input checked="" type="checkbox"/>
New Development. The creation of 10,000 square feet or more of impervious surfaces (collectively over the entire project site) including commercial, industrial, residential, mixed-use, and public projects.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Automotive repair shops. A facility that is categorized in any one of the following Standard Industrial Classification (SIC) Codes 5013–Motor vehicle supplies or parts, 5014–Tires & Tubes, 5541–Gasoline Service Stations, 7532–Top, Body & Upholstery Repair Shops and Paint Shops, 7533–Automotive Exhaust System Repair Shops, 7534–Tire Retreading and Repair Shops, 7536–Automotive Glass Replacement Shops, 7537–Automotive Transmission Repair Shops, 7538–General Automotive Repair Shops, 7539–Automotive Repair Shops, not elsewhere classified)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Automotive repair shops. A facility that is categorized in any one of the following Standard Industrial Classification (SIC) Codes 5013–Motor vehicle supplies or parts, 5014–Tires & Tubes, 5541–Gasoline Service Stations, 7532–Top, Body & Upholstery Repair Shops and Paint Shops, 7533–Automotive Exhaust System Repair Shops, 7534–Tire Retreading and Repair Shops, 7536–Automotive Glass Replacement Shops, 7537–Automotive Transmission Repair Shops, 7538–General Automotive Repair Shops, 7539–Automotive Repair Shops, not elsewhere classified)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Restaurants. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.) Where the land area for development is greater than 5,000 square feet. Restaurants where land development is less than 5,000 square feet shall meet all SSMP requirements except for structural treatment control BMPs [MS4 Permit requirement F.2.b(3)] and numeric sizing criteria requirement [MS4 Permit Requirement F.1.d.(6)] and hydromodification requirement [MS4 Permit requirement F.1.h].	<input type="checkbox"/>	<input checked="" type="checkbox"/>
All Hillside development greater than 5,000 square feet. Any development that creates greater than 5,000 square feet of impervious surface which is located in an area with known erosive soil conditions, where the development will include grading on any natural slope that is 25% or greater.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmentally Sensitive Areas (ESAs). 1 All development located within or directly adjacent to or discharging directly to an ESA (where discharges from the development or redevelopment will enter receiving waters within the ESA), which either creates 2,500 square feet of impervious surface on a proposed project site or increases the area of imperviousness of a proposed project site to 10% or more of its naturally occurring condition. "Directly adjacent" means situated within 200 feet of the ESA. "Discharging directly to" means outflow from a drainage conveyance system that is composed entirely of	<input type="checkbox"/>	<input checked="" type="checkbox"/>

APPLICATION FOR LAND USE PROJECT

flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.		
Impervious parking lots of 5,000 sq. ft. or more. A land area or facility for the temporary parking or storage of motor vehicles used personally for business or commerce.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Streets, roads, highways, and freeways. Includes any paved impervious surface that is 5,000 square feet or greater used for the transportation of automobiles, trucks, motorcycles, and other vehicles.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Retail Gasoline Outlets (RGOs). Includes RGOs that meet the following criteria: (a) 5,000 square feet or more, or (b) a projected Average Daily Traffic (ADT) of 100 or more vehicles per day.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>¹Areas that include but are not limited to all CWA Section 303(d) impaired water bodies; areas designated as Areas of Special biological Significance by the State Water Resources Control Board (Water Quality Control Plan for the San Diego Basin (1994) and amendments); State Water Quality Protected Areas; water bodies designated with the RARE beneficial use by the State Water Resources Control Board (Water Quality Control Plan for San Diego Basin (1994) and amendments); areas designated as preserves or their equivalent under the Natural Communities Conservation Program within the Cities and County of Orange; and any other equivalent environmentally sensitive areas which have been identified by the Copermittees.</p> <p>The Basin Plan for the San Diego Basin WQMPSSMP (also referred to as a WQMP). www.waterboards.ca.gov/sandiego/water_issues/programs/basin_plan/docs/update082812/Chpt_2_2012.pdf. The most recent CWA Section 303(d) list can be found at: http://www.swrcb.ca.gov/rwqcb9/water_issues/programs/303d_list/index.shtml.</p>		
DETERMINATION: Circle appropriate determination.		
<p>If any question answered "YES" SSMP (also referred to as a WQMP).</p> <p>If all questions answered "NO" Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.</p>		

APPLICATION FOR LAND USE PROJECT

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Whitewater River Region

Project File No.	
Project Name:	Verizon Wireless "Glenview"
Project Location:	55860 Verbenia Ave. Whitewater, CA. 92282
Project Description:	Collocation on an existing 77' monopole with equipment located at grade.
Applicant Contact Information:	ELAINE YAN c/o Core Development Services; 2749 Saturn St. Brea, CA. 92821; (714) 308-0054; eyang@core.us.com

Proposed Project Consists of New Construction on a Previously Disturbed and Undisturbed Parcel includes:	YES	NO
Single-family hillside residences that create 10,000 square feet, or more, of impervious area where the natural slope is 25% or greater.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Single-family hillside residences that create 10,000 square feet of impervious area where the natural slope is 10% or greater where erosive soil conditions are known.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Commercial and Industrial developments of 100,000 square feet or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) Codes 5013--Motor vehicle supplies or parts, 5014--Tires & Tubes, 5541--Gasoline Service Stations, 7532--Top, Body & Upholstery Repair Shops and Paint Shops, 7533--Automotive Exhaust System Repair Shops, 7534--Tire Retreading and Repair Shops, 7536--Automotive Glass Replacement Shops, 7537--Automotive Transmission Repair Shops, 7538--General Automotive Repair Shops, 7539--Automotive Repair Shops, not elsewhere classified)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Retail gasoline outlets disturbing greater than 5,000 square feet.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Restaurants disturbing greater than 5,000 square feet. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Home subdivisions with 10 or more housing units.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parking lots of 5,000 square feet or more, or with 25 or more parking spaces, and potentially exposed to Urban Runoff.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DETERMINATION: Circle appropriate determination.

If **any** question answered "YES" Project requires a project-specific WQMP.

If **all** questions answered "NO" Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.

NOTICE OF PUBLIC HEARING

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY DIRECTOR'S HEARING** to consider the project shown below:

PLOT PLAN NO. 25799 – CEQA Exempt - Applicant: Verizon Wireless – Engineer Representative: Core Development Services – Owner: Artak Tovmasyan – Fifth Supervisorial District – Whitewater Zoning Area – Western Coachella Valley Area Plan – Land Use Designation: Community Development: Medium Density Residential (CD: MDR) (2–5 du/ac) – Location: southerly of Tamarack Road, westerly of Mesquite Road, northerly of Interstate 10, and easterly of Haugen-Lehman Way – Zoning: Rural Residential (R-R) - **REQUEST:** Permit the co-location of an existing unmanned wireless telecommunication facility that will include the installation of twelve (12) panel antennas, one (1) microwave dish, three (3) fiber demarcation boxes, six (6) A2 module units and six (6) RRUs mounted to an existing 77 foot tall monopole. The proposed project also includes the installation of three (3) equipment cabinets, two (2) battery cabinets, one (1) stand-by generator and three (3) GPS antennas within 352 sq. ft. lease area.

TIME OF HEARING: 1:30 pm or as soon as possible thereafter
DATE OF HEARING: **JUNE 13, 2016**
PLACE OF HEARING: RIVERSIDE COUNTY PERMIT CENTER
77-588 EL DUNA COURT, SUITE H
PALM DESERT, CA 92211

For further information regarding this project, please contact Tim Wheeler, Project Planner at 951-955-6060 or e-mail twheeler@rctlma.org, or go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Director will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.


Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Director, and the Planning Director will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Director may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Tim Wheeler
P.O. Box 1409, Riverside, CA 92502-1409

Agenda Item No. **1.2**
Area Plan: Southwest
Zoning Area: Rancho California
Supervisory District: Third
Project Planner: Tim Wheeler
Planning Commission Hearing: July 20, 2016

TENTATIVE TRACT MAP NO. 31444M2
FIRST EXTENSION OF TIME
Applicant: Graperoad, LLC


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow the recordation of the final map to subdivide 220.9 acres into 24 residential lots, 4 winery lots and 3 production lots. The winery lots vary in size from 10 acres to 25 acres. The production lots also vary in size from 5 acres to 15.9 acres. The minimum lot size for the residential lots is 5 acres. On each residential lot a percentage of the acreage remaining outside the building envelope will consist of agricultural easements planted in vineyards. There will be 4 agricultural easements over the production and residential lots.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

REQUEST:

FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31444M2

BACKGROUND:

The Tentative Tract Map No 31444 was originally approved by the Planning Commission on January 25, 2006. It proceeded to the Board of Supervisors along with Change of Zone 6934 and both were approved on January 31, 2006.

VL

The first minor change for Tentative Tract Map No. 31444M1 was approved at Planning Commission on February 20, 2008 and also proceeded to the Board of Supervisors along with Change of Zone 7624 and both were approved on September 2, 2008.

The second minor change for Tentative Tract Map No. 31444M2 was approved by the Planning Commission on July 16, 2014.

The County Planning Department, as part of the review of this Extension of Time request has determined it necessary to recommend the addition of three (3) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated July 8, 2016) indicating the acceptance of the three (3) recommended conditions.

FURTHER PLANNING CONSIDERATIONS:

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become January 31, 2017. If a final map has not been recorded prior this date, a second extension of time request must be filed 180 days prior to map expiration.

RECOMMENDATION:

APPROVAL of the FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31444M2, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to January 31, 2017, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

RIVERSIDE COUNTY PLANNING DEPARTMENT

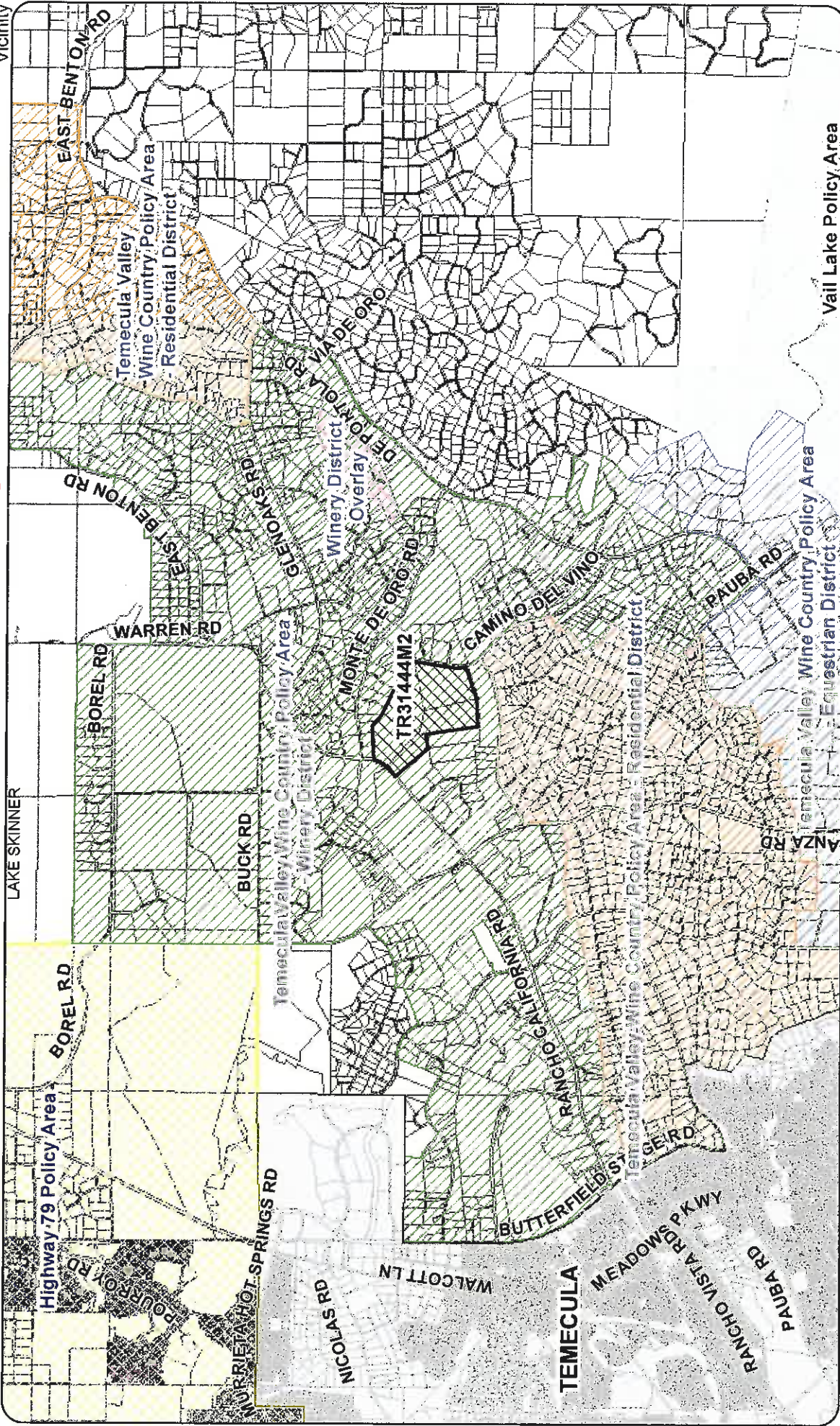
TR31444M2 CZ07827

Supervisor Stone
District 3

Vicinity, Policy Areas and Overlays

Date Drawn: 06/04/14

Vicinity



Zoning Area: Rancho California
Township/Range: T7SR2W
Section: 24 & 25

Assessors Bk. Pg.: 942 21 & 22
Thomas Bros. Pg.: 960 C1
Edition: 2009



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new designations are effective January 1, 2004. For further information, please contact the Riverside County Planning Department at Riverside at (951) 955-3200 (Western County), or in Palm Desert at (760) 863-6277 (Eastern County) or website at <http://planning.lra.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

TR31444M2 CZ07827

LAND USES

Supervisor Stone

District 3

Date Drawn: 06/04/14

Exhibit 1



Zoning Area: Rancho California
Township/Range: T7SR2W
Section: 24 & 25

Assessors Bk. Pg.: 942 21 & 22
Thomas Bros. Pg.: 960 C1
Edition: 2009



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RIVERSIDE COUNTY PLANNING DEPARTMENT

TR31444M2 CZ07827

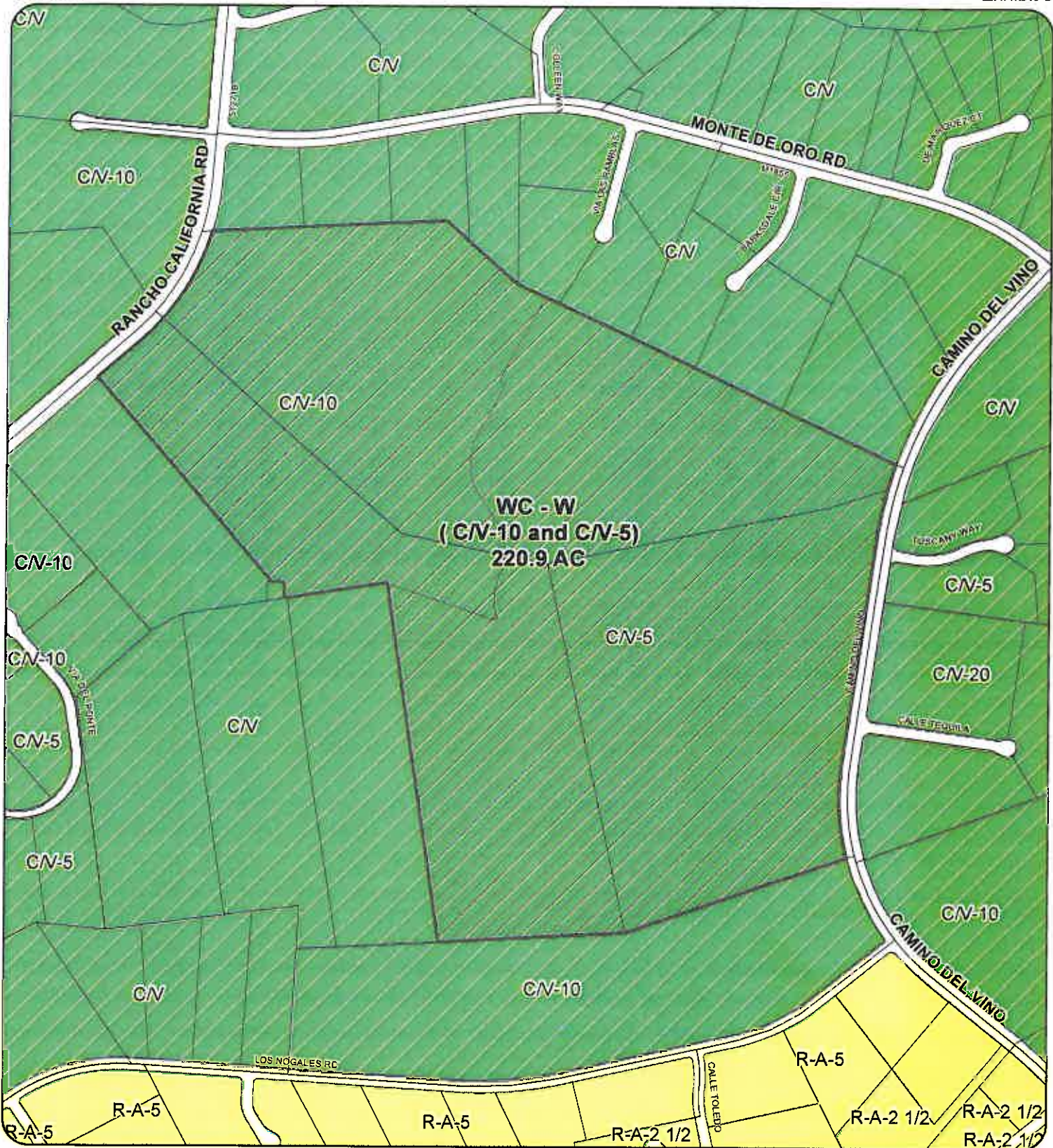
PROPOSED ZONING

Supervisor Stone

District 3

Date Drawn: 06/04/14

Exhibit 3



Zoning Area: Rancho California
Township/Range: T7SR2W
Section: 24 & 25

Assessors Bk. Pg.: 942 21 & 22
Thomas Bros. Pg.: 960 C1
Edition: 2009



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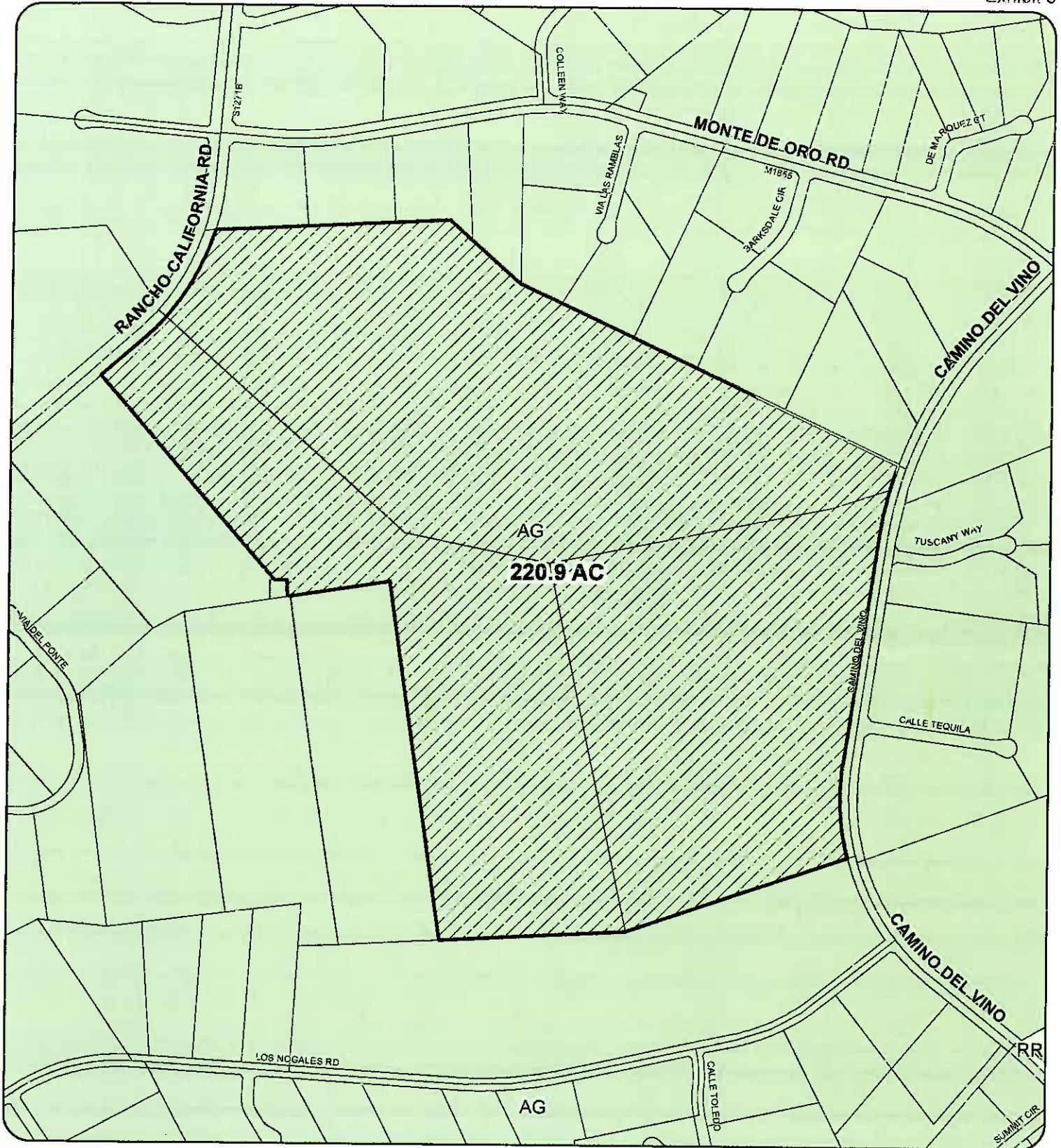
RIVERSIDE COUNTY PLANNING DEPARTMENT

TR31444M2 CZ07827

EXISTING GENERAL PLAN

Supervisor Stone
District 3

Date Drawn: 06/04/14
Exhibit 5

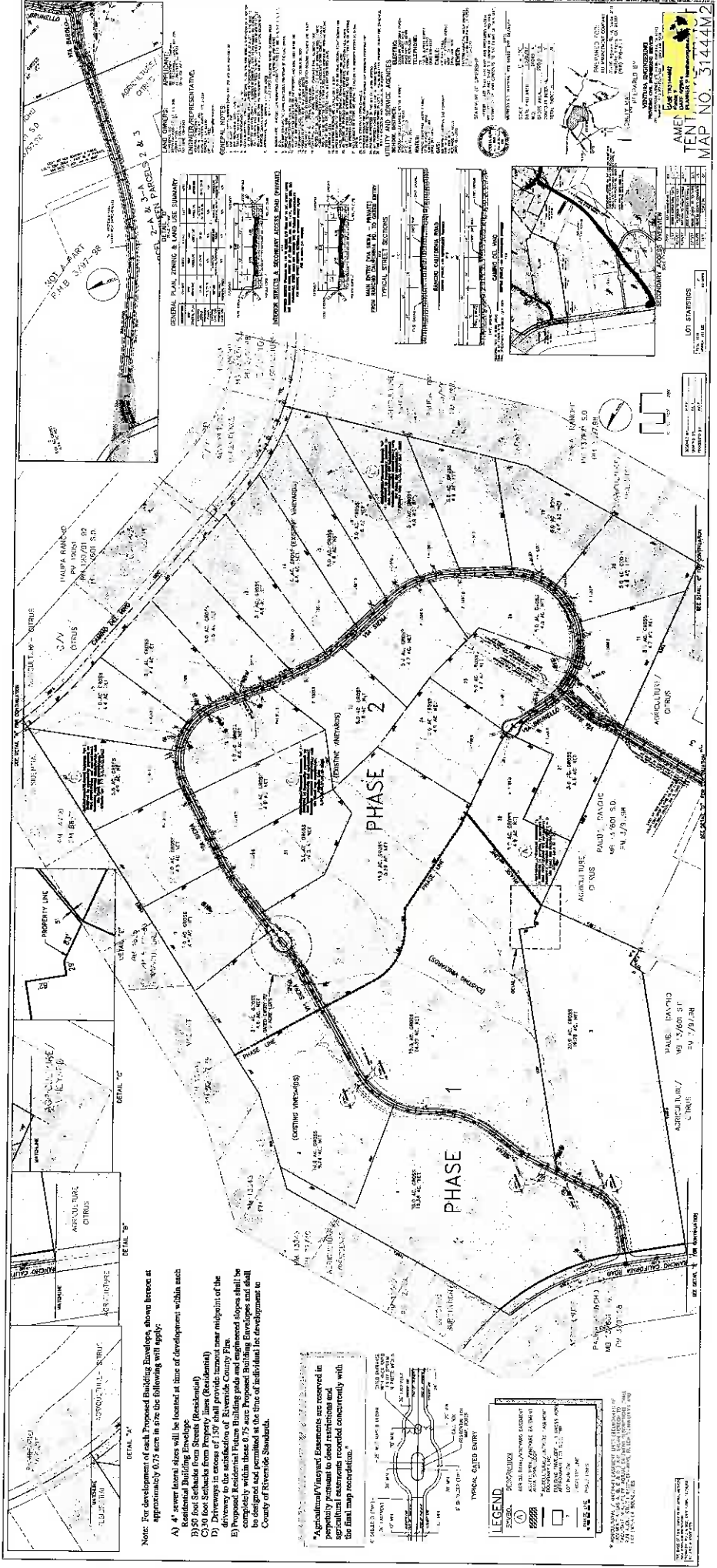


Zoning Area: Rancho California
Township/Range: T7SR2W
Section: 24 & 25

Assessors Bk. Pg.: 942 21 & 22
Thomas Bros. Pg.: 960 C1
Edition: 2009



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Note: For development of each Proposed Building Envelope, shown here as approximately 0.75 acre in size the following will apply:

- A) All new fence lines will be located at time of development within each Residential Building Envelope.
- B) 50 foot Setbacks from Streets (Residential)
- C) 30 foot Setbacks from Property Lines (Residential)
- D) Driveways in excess of 150' shall provide turnout near midpoint of the driveway to the satisfaction of Riverside County Fire.

Any proposed easements shall be completely within those 0.75 acre Phase Envelopes. Easements shall be designed and permitted at the time of individual lot development to County of Riverside Standards.

*Agricultural/Vineyard Easements are reserved in perpetuity pursuant to deed restrictions and agricultural easements recorded concurrently with the final map recordation.

LEGEND	
	EASEMENT
	SETBACK
	PROPERTY LINE
	RIGHT OF WAY
	TYPICAL CASSED ENTRY

MAP NO. 31444M2

AMERICAN ENGINEERING & SURVEYING, INC.
 1000 WEST 10TH STREET, SUITE 100
 RIVERSIDE, CALIFORNIA 92507
 (951) 514-1100
 www.aesurveying.com

DATE: 08/11/2011
 TIME: 10:00 AM
 PROJECT: 31444M2

LOT STATISTICS
 TOTAL AREA: 100.00 ACRES
 TOTAL LOT AREA: 100.00 ACRES
 TOTAL LOT PERIMETER: 10000.00 FEET

DATE: 08/11/2011
 TIME: 10:00 AM
 PROJECT: 31444M2

DATE: 08/11/2011
 TIME: 10:00 AM
 PROJECT: 31444M2

DATE: 08/11/2011
 TIME: 10:00 AM
 PROJECT: 31444M2

DATE: 08/11/2011
 TIME: 10:00 AM
 PROJECT: 31444M2

DATE: 08/11/2011
 TIME: 10:00 AM
 PROJECT: 31444M2

DATE: 08/11/2011
 TIME: 10:00 AM
 PROJECT: 31444M2

Extension of Time Environmental Determination

Project Case Number: TR31444M2
Original E.A. Number: EA42684
Extension of Time No.: First
Original Approval Date: January 31, 2006
Project Location: Southeast of Rancho California Road, west of Camino Del Vino, and south of Monte de Oro.

Project Description: Schedule D – Subdivide 220.9 acres into 24 residential lots, 4 winery lots and 3 production lots. The winery lots vary in size from 10 acres to 25 acres. The production lots also vary in size from 5 acres to 15.9 acres. The minimum lot size for the residential lots is 5 acres. On each residential lot a percentage of the acreage remaining outside the building envelope will consist of agricultural easements planted in vineyards. There will be 4 agricultural easements over the production and residential lots.

On January 31, 2006, this *SELECT* and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL.
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.

Signature: 

Tim Wheeler, Urban Regional Planner III

Date: July 8, 2016

For Steve Weiss, Planning Director

From: steve converse [mailto:steveconverse@hotmail.com]

Sent: Friday, July 08, 2016 10:13 AM

To: Harris, Dionne

Cc: Miguel Villasenor; Lantis, Richard; Nanthavongdouangsy, Phayvanh; Darla Kravitz

Subject: RE: 2ND EOT TR31444M2 Recommended Conditions For Acceptance

Dionne,

The new conditions are acceptable. Can you please complete the EOT?

Sincerely,

Steve Converse, AIA

Graperoad, LLC

From: DHarris@rctlma.org

To: steveconverse@hotmail.com

CC: TWHEELER@rctlma.org

Subject: 2ND EOT TR31444M2 Recommended Conditions For Acceptance

Date: Fri, 10 Jun 2016 19:25:14 +0000

Attn: Steve Converse

Graperoad, LLC

30343 Canwood St. STE 206

Agoura, CA 91301

RE: SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 31444M2.

The County Planning Department has transmitted this extension of time request to the Land Development Committee (LDC) for comments on June 2, 2016. The LDC has determined it necessary to recommend the addition of six (6) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public

Please review the proposed conditions of approval attached in this correspondence. If these conditions are acceptable, then submit a short written letter/memo/email that clearly references this case, the acceptance of each condition by name and number, and clearly state that you, the Extension of Time Applicant, accept these conditions. This documentation will then be included in the staff report package. The attached document is a copy of the recommended conditions which are identified as follows:

██████████/50. Flood #10/██████████/80. E Health #4/90. E Health #3/██████████

If the addition of the conditions is not acceptable, please notify me so we can discuss your concerns. If the issue cannot be resolved, then I will direct you to contact the individual Department representative to discuss this matter further.

Once the conditions have been accepted, I will begin preparing the staff report package for a Planning Commission hearing as a consent item. County Ordinance requires that conditions added thru the extension of time process are presented to and accepted by the applicant. If you, the EOT applicant, is unable to accept these conditions, the Planning Department will recommend denial of this extension of time request. An opportunity will, if requested, be provided for arguments to be made to the hearing body justifying why this request should be approved without the recommended conditions of approval.

I am eager to move this case forward and continue the extension of time process. If you have not contacted me within thirty (30) days, I will begin preparing this case with a recommendation of denial. I need one of two items to proceed:

- 1) Correspondence from you, the EOT applicant, accepting the recommended conditions per the directions provided above; or,
- 2) Correspondence from you, the EOT applicant, advising me of the concerns with the recommended conditions. If the concern still exists after our discussion, then direction on how to approach the issue will be given and additional time will be provided until the issue is resolved.

If you have any questions, comments, or concerns regarding this email, please feel free to contact me as indicated below.

Thank you so much!

Dionne Harris

Urban Regional Planner I

Riverside County Planning Department

07/08/16
16:52

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR31444M2

Parcel: 942-210-004

50. PRIOR TO MAP RECORDATION

FLOOD RI DEPARTMENT

50.FLOOD RI. 10 MAP WQMP IS REQUIRED FOR EOT2 RECOMMND

In order to comply with the County's Municipal Storm Sewer System (MS4) Permit, this development is required to mitigate its water quality impacts. A project specific preliminary Water Quality Management Plan (WQMP) shall be submitted to the District for review and approval. This may require reconfiguration of the tract layout.

80. PRIOR TO BLDG PRMT ISSUANCE

E HEALTH DEPARTMENT

80.E HEALTH. 4 EOT2- E.HEALTH CLEARANCE REQ. RECOMMND

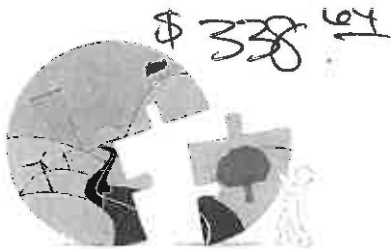
ENVIRONMENTAL HEALTH CLEARANCE IS REQUIRED PRIOR TO THE ISSUANCE OF THIS BUILDING PERMIT.

90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

90.E HEALTH. 3 EOT2-E.HEALTH CLEARANCE REQ RECOMMND

Environmental Health Clearance prior to final inspection.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR EXTENSION OF TIME

THIS APPLICATION MUST BE ACCOMPANIED BY APPROPRIATE FILING FEES

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

CASE NUMBER: TR 31444-M2 DATE SUBMITTED: 5/3/16

Assessor's Parcel Number(s): 942-220-001 942-210-003 942-210-004

EXTENSION REQUEST First Second Third Fourth Fifth

Phased Final Map _____ Attach evidence of public improvement or financing expenditures.

NOTE: Land divisions may obtain a maximum of five 1-year extensions of time. Conditional Use Permits and Public Use Permits may obtain extensions of time only to the extent that the period in which to begin substantial construction does not exceed a maximum of three years from the original decision date. Plot Plans may obtain extensions of time only to the extent that the period in which to begin substantial construction does not exceed a maximum of five years from the original decision date. Variances may obtain extensions of time only to the extent that the period in which the variance is to be used does not exceed a maximum of three years from the original decision date, except that a variance in connection with a land division may be used during the same period of time that the land division may be used.

Date of Original Approval: JAN 31, 2006

Applicant's Name: GRAPERDAD, LLC E-Mail: STEVECONVERSE@HOTMAIL.COM

Mailing Address: 30343 CANWOOD ST STE 206
ADDURA CA 91301
City State ZIP

Daytime Phone No: (818) 706-8311 Fax No: (818) 706-8340

Property Owner's Name: SAME E-Mail: _____

Mailing Address: _____
Street
City State ZIP

Daytime Phone No: (____) _____ Fax No: (____) _____

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


Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

1.3

Agenda Item No.
Area Plan: Southwest
Zoning Area: French Valley
Supervisory District: Third
Project Planner: Tim Wheeler
Planning Commission Hearing: July 20, 2016

TENTATIVE TRACT MAP NO. 32290
FIRST EXTENSION OF TIME
Applicant: Riverside Mitland 03, LLC


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide 267.40 gross acres into 808 single family residential lots, 68 open space lots, one (1) park site, three (3) detention basins and one (1) school site. The project site is located within the French Valley Specific Plan (SP312) and encompasses Planning Areas 2B, 2F, 3C, 3D, 3E and 20-33.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

REQUEST:

FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32290

BACKGROUND:

The Tentative Tract Map No. 32290 was originally approved by the Planning Commission on March 1, 2006.

The County Planning Department, as part of the review of this Extension of Time request has determined it necessary to recommend the addition of seven (7) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

W

The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated July 8, 2016) indicating the acceptance of the seven (7) recommended conditions.

FURTHER PLANNING CONSIDERATIONS:

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become March 1, 2017. If a final map has not been recorded prior this date, a second extension of time request must be filed 180 days prior to map expiration.

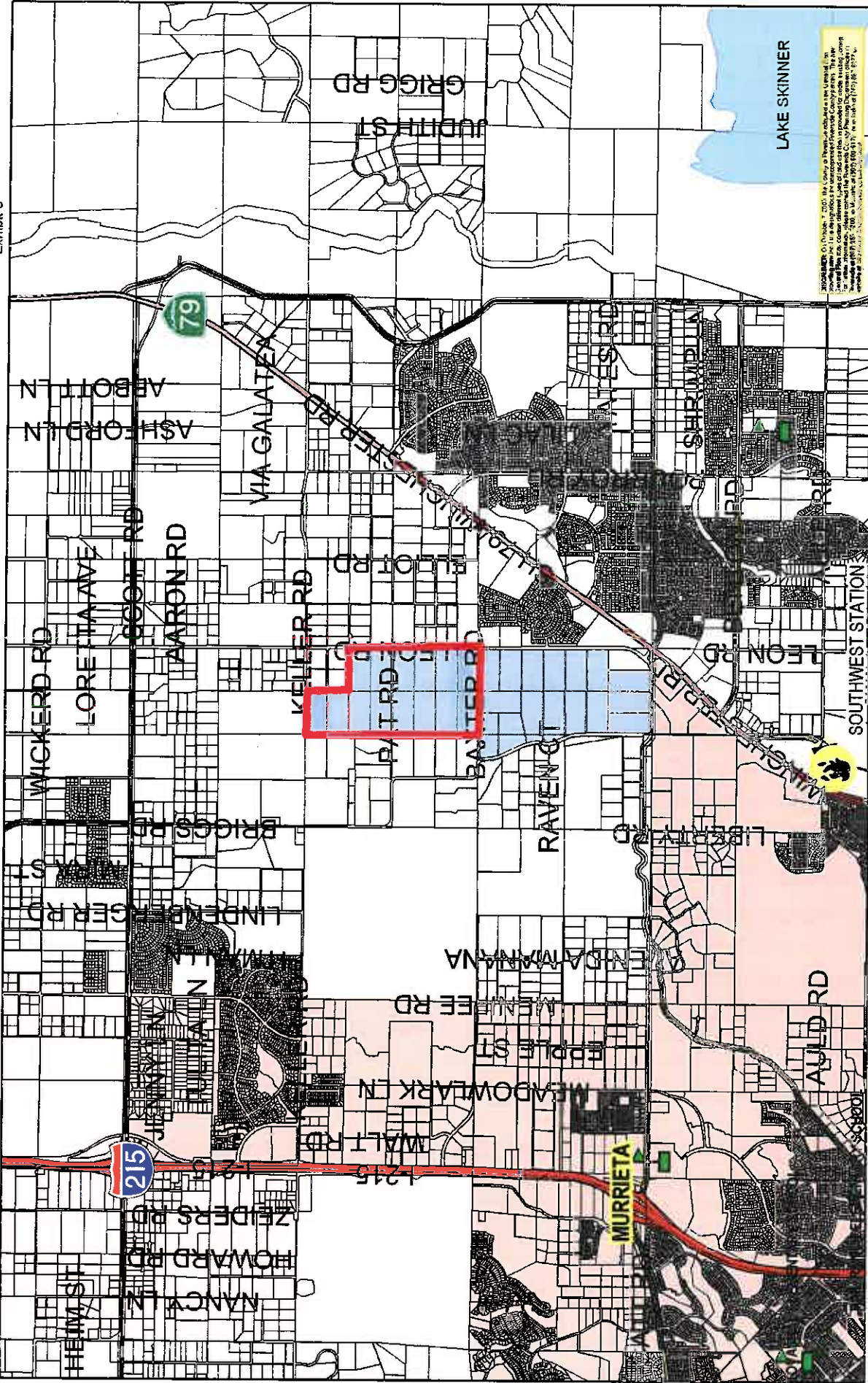
RECOMMENDATION:

APPROVAL of the FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32290, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to March 1, 2017, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

Supervisor Stone
District 3
DATE DRAWN: 1/10/06

TR32290 SP312S1 VICINITY MAP

Planner: Adam Rush
Date: 1/18/06
Exhibit 5



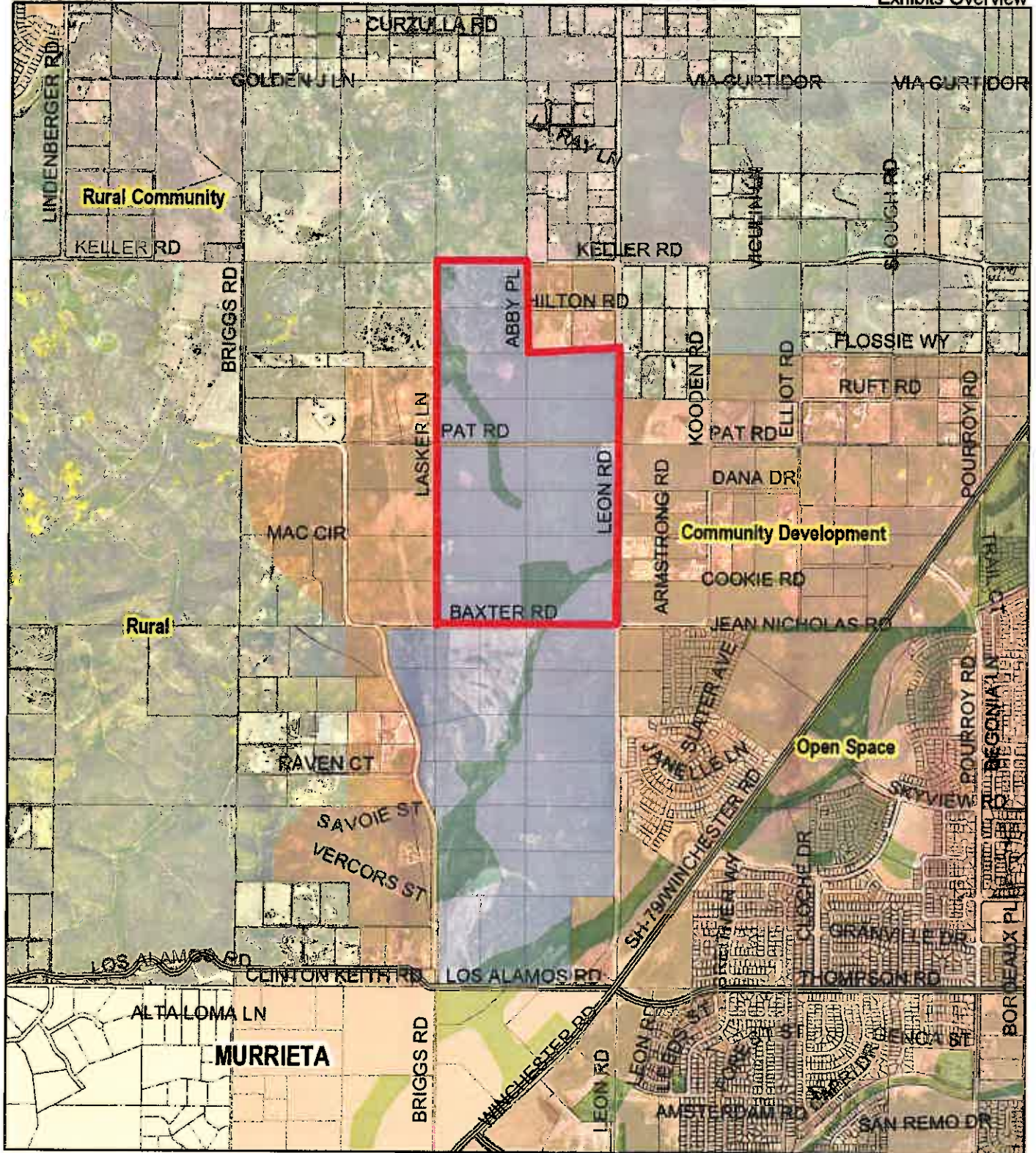
ASSUMED: CO. Ordinance 2000. The City of Riverside, California is not liable for any errors or omissions in this map. The City of Riverside, California is not liable for any errors or omissions in this map. The City of Riverside, California is not liable for any errors or omissions in this map.

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: French Valley/Rancho California
Township/Range: T6SR2W
Section : 30 & 31

ASSESSORS 467 13-23
BK. PG. THOMAS 899 B5
BROS.PG





RIVERSIDE COUNTY PLANNING DEPARTMENT

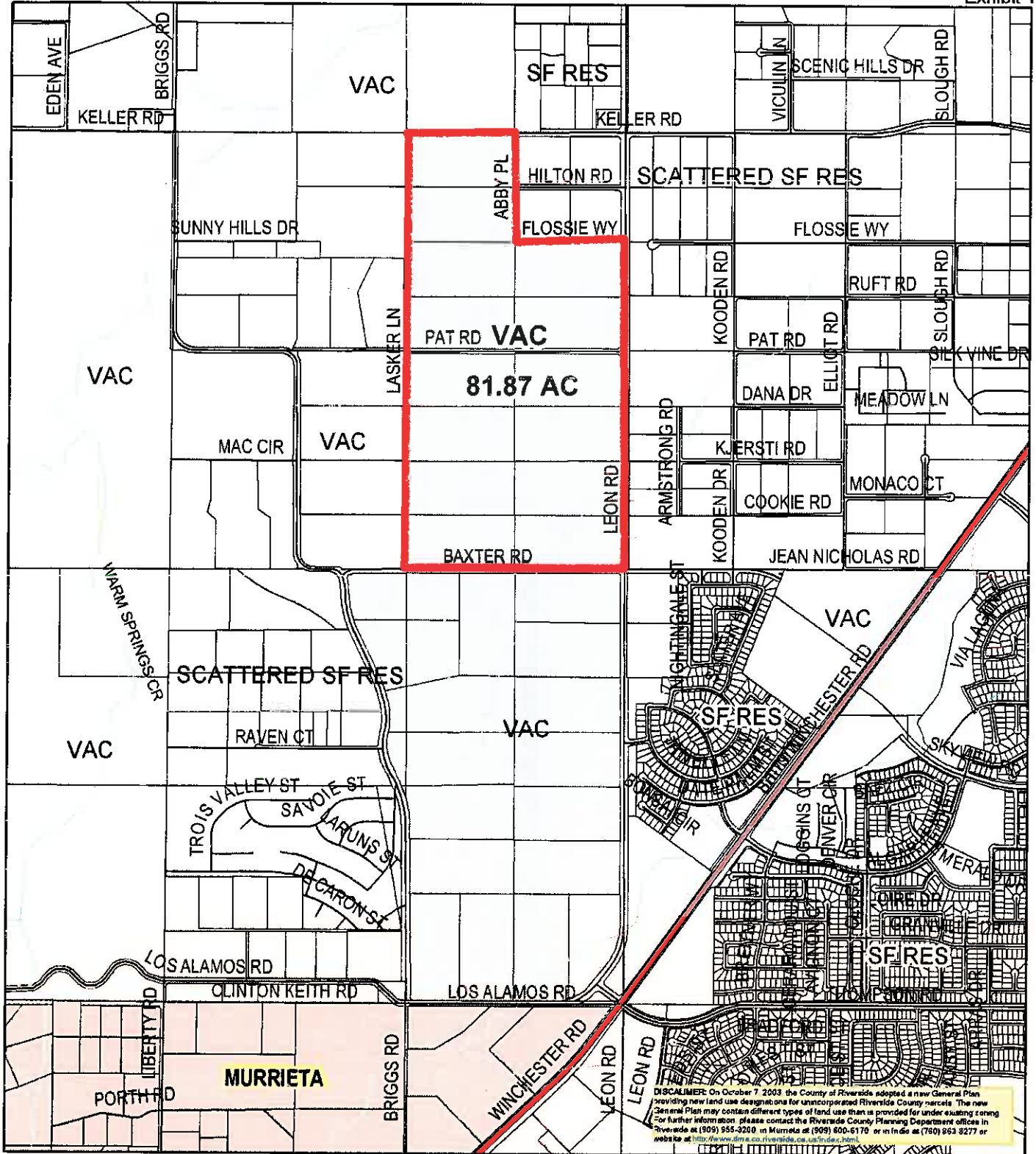
Area Plan: French Valley/Rancho California

Township/Range: T6SR2W

SECTION: 30 & 31



ASSESSORS	BK. PG.	467 13-23
THOMAS	BROS.PG	899 B5

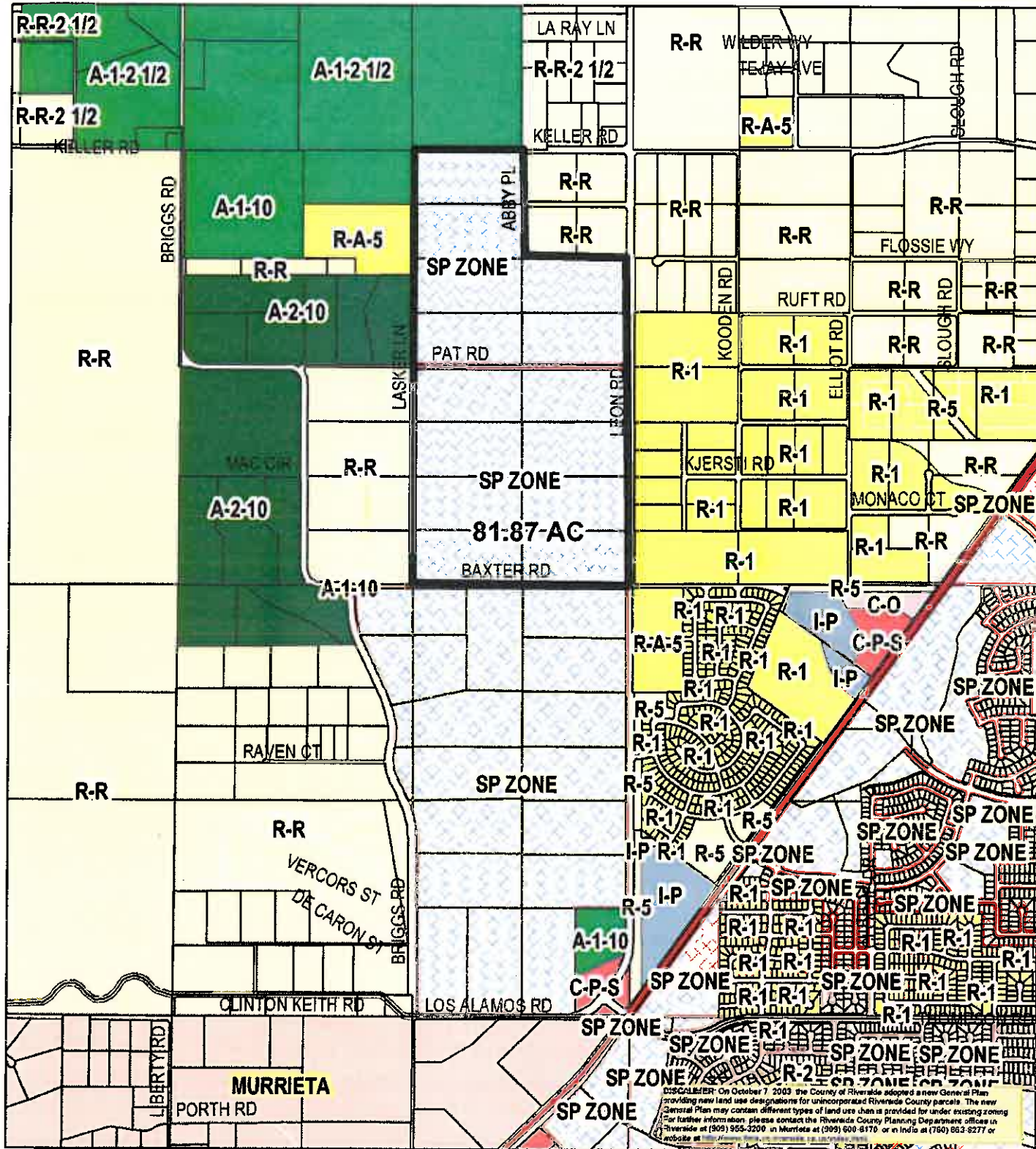


RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **French Valley/Rancho California**
Township/Range: **T6SR2W**
Section : **30 & 31**



ASSESSORS
BK. PG. **467 13-23**
THOMAS
BROS.PG **899 B5**



RIVERSIDE COUNTY PLANNING DEPARTMENT

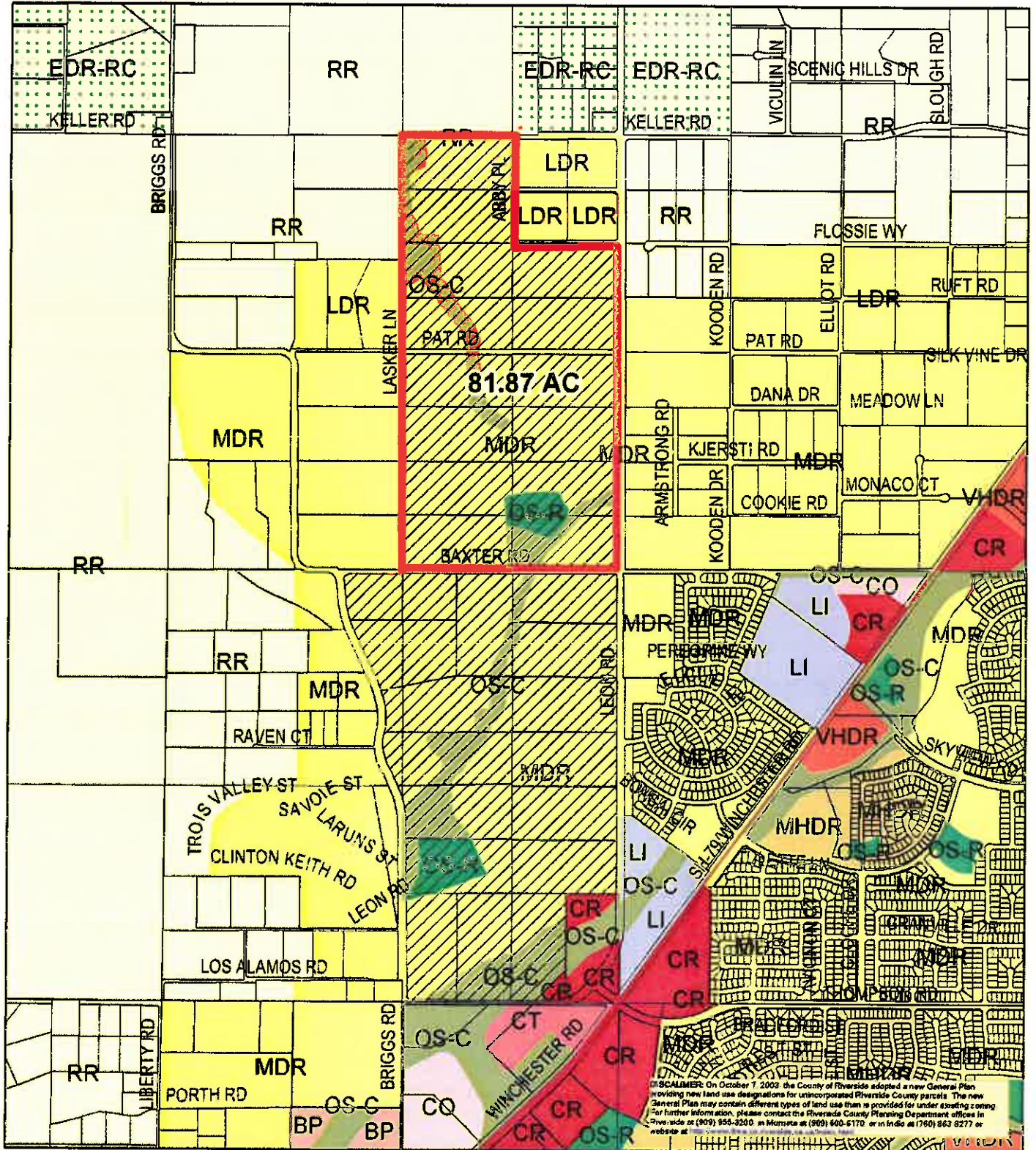
Zone
 District: **French Valley/Rancho California**
 Township/Range: T6SR2W
 Section : 30 & 31



ASSESSORS
 BK. PG. 467 13-23
 THOMAS
 BROS.PG 899 B5

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DATE DRAWN: 1/10/06



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
District: **French Valley/Rancho California**

Township/Range: **T6SR2W**
Section : **30 & 31**

ASSESSORS
BK. PG. **467 13-23**

THOMAS
BROS.PG **899 B5**

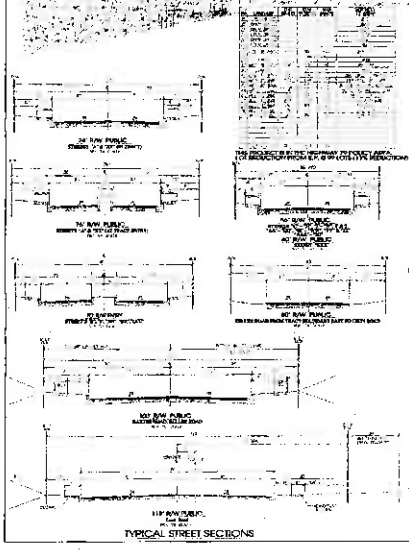
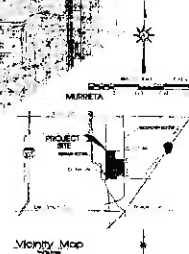
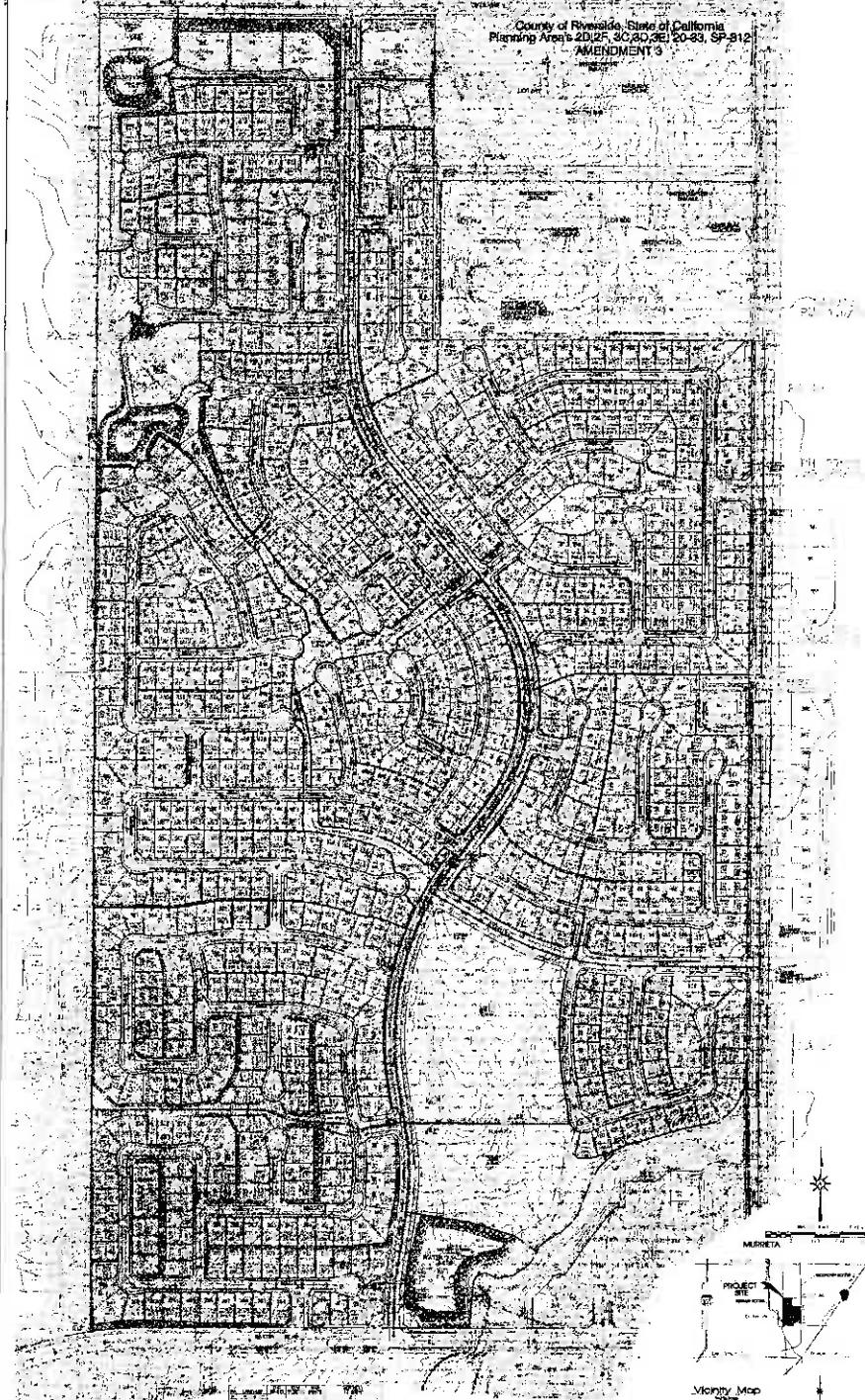


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SPENCER'S CROSSING

Tentative Tract No. 32290

County of Riverside, State of California
 Planning Area 23125, 30, 31, 32, 33, 34, 35
 AMENDMENT 3



General Information

1. PROJECT NAME: SPENCER'S CROSSING
2. PROJECT LOCATION: ...
3. PROJECT AREA: ...
4. PROJECT OWNER: ...
5. PROJECT DESIGNER: ...
6. PROJECT DATE: ...
7. PROJECT STATUS: ...
8. PROJECT DESCRIPTION: ...
9. PROJECT PURPOSE: ...
10. PROJECT SCOPE: ...
11. PROJECT BOUNDARIES: ...
12. PROJECT ADJACENTS: ...
13. PROJECT ZONING: ...
14. PROJECT REGULATIONS: ...
15. PROJECT COMPLIANCE: ...
16. PROJECT APPROVALS: ...
17. PROJECT FEES: ...
18. PROJECT CONTACTS: ...
19. PROJECT NOTES: ...
20. PROJECT REFERENCES: ...

Legend

- 1. ...
- 2. ...
- 3. ...
- 4. ...
- 5. ...
- 6. ...
- 7. ...
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- 20. ...

Tentative Tract No. 32290

Legal Description

Project Area

Proposed Lots

RBF

LENNAR

AMENDMENT 3

SPENCER'S CROSSING

Tentative Tract No. 32290

Extension of Time Environmental Determination

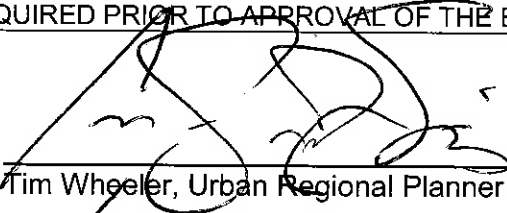
Project Case Number: TR32290
 Original E.A. Number: EA39763
 Extension of Time No.: First
 Original Approval Date: March 1, 2006

Project Location: North of Baxter Road, east of Briggs Road, south of Keller Road, and west of Leon Road

Project Description: Schedule H – subdivide 267.40 gross acres into 808 single family residential lots, 68 open space lots, one (1) park site, three (3) detention basins and one (1) school site. The project site is located within the French Valley Specific Plan (SP312) and encompasses Planning Areas 2B, 2F, 3C, 3D, 3E and 20-33.

On March 1, 2006, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL .
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME .

Signature: 
 Tim Wheeler, Urban Regional Planner III

Date: July 8, 2016
 For Steve Weiss, Planning Director

Wheeler, Timothy

From: Shaun Bowen <Shaun.Bowen@brookfieldrp.com>
Sent: Friday, July 08, 2016 12:02 PM
To: Wheeler, Timothy
Cc: Adrian Peters; Harris, Dionne; Ross, Larry
Subject: RE: REVISED 1st EOT for TR32290 Recommended COA

Tim,
We have review the revised list of conditions of approvals, and we accept these conditions of approval. Please let me know if you need anything further.

Thanks,
Shaun

Shaun Bowen
Assistant Project Manager
D: 714.200.1609 C: 562.822.3096

From: Wheeler, Timothy [<mailto:TWHEELER@rctlma.org>]
Sent: Friday, July 08, 2016 8:49 AM
To: Shaun Bowen
Cc: Adrian Peters; Harris, Dionne; Ross, Larry
Subject: REVISED 1st EOT for TR32290 Recommended COA
Importance: High

Shaun/Adrian,

These additional conditions came in after the previous acceptance email was sent. They are in regards to WQMP and are usually standard. I am prepping this EOT for PC hearing for July 20th and if I can get these accepted today and returned to me, I believe I can meet that date.

Sorry for the inconvenience.

Attn: Adrian Peters
Riverside Mitiland 03, LLC
3200 Park Center Dr., STE 1000
Costa Mesa, CA 92626

RE: FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACK MAP No. 32290.

The County Planning Department has transmitted this extension of time request to the Land Development Committee (LDC) for comments on June 2, 2016. The LDC has determined it necessary to recommend the addition of seven (7) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

Please review the proposed conditions of approval attached in this correspondence. If these conditions are acceptable, then submit a short written letter/memo/email that clearly references this case, the acceptance of each condition by

name and number, and clearly state that you, the Extension of Time Applicant, accept these conditions. This documentation will then be included in the staff report package. The attached document is a copy of the recommended conditions which are identified as follows:

- 50. E Health #5
- 50. E Health #6
- 50. E Health #7
- 60 BS Grade #15
- 60 BS Grade #16
- 60.EPD #2
- 90 BS Grade #7

If the addition of the conditions is not acceptable, please notify me so we can discuss your concerns. If the issue cannot be resolved, then I will direct you to contact the individual Department representative to discuss this matter further.

Once the conditions have been accepted, I will begin preparing the staff report package for a Planning Commission hearing as a consent item. County Ordinance requires that conditions added thru the extension of time process are presented to and accepted by the applicant. If you, the EOT applicant, is unable to accept these conditions, the Planning Department will recommend denial of this extension of time request. An opportunity will, if requested, be provided for arguments to be made to the hearing body justifying why this request should be approved without the recommended conditions of approval.

I am eager to move this case forward and continue the extension of time process. If you have not contacted me within thirty (30) days, I will begin preparing this case with a recommendation of denial. I need one of two items to proceed:

- 1) Correspondence from you, the EOT applicant, accepting the recommended conditions per the directions provided above; or,
- 2) Correspondence from you, the EOT applicant, advising me of the concerns with the recommended conditions. If the concern still exists after our discussion, then direction on how to approach the issue will be given and additional time will be provided until the issue is resolved.

If you have any questions, comments, or concerns regarding this email, please feel free to contact me as indicated below.

Tim Wheeler
Urban Regional Planner III
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060

TRACT MAP Tract #: TR32290

Parcel: 467-140-023

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 5 EOT1- LEA CLEARANCE RECOMMND

Prior to map recordation, the project must obtain clearance from the Local Enforcement Agency (LEA). Please contact LEA for additional details at (951)955-8980.

50.E HEALTH. 6 EOT1- WATER & SEWER WILL SERVE RECOMMND

Provide current documentation from the appropriate purveyor(s) for the establishment of water and sewer service for this project, PRIOR TO MAP RECORDATION.

50.E HEALTH. 7 EOT1- NOISE CLEARANCE RECOMMND

Provide documentation showing clearance from the Office of Industrial Hygiene or provide an original copy of a noise study to the Industrial Hygiene program for review and approval. For any questions, please contact Office of Industrial Hygiene at (951) 955-8980

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 15 MAP - EOT2 APPROVED WQMP RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

60.BS GRADE. 16 MAP - EOT1 BMP CONST NPDES PER RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent

TRACT MAP Tract #: TR32290

Parcel: 467-140-023

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 16 MAP - EOT1 BMP CONST NPDES PER (cont.) RECOMMND

stabilization of the site and permit final.

EPD DEPARTMENT

60.EPD. 2 EPD - EOT BURROWING OWL SURVEY RECOMMND

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

If the grading permit is not obtained within 30 days of the survey a new survey shall be required.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 7 MAP - EOT1 IF WQMP REQUIRED RECOMMND

Prior to final building inspection, the applicant shall comply with the following:

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.

07/08/16
08:24

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

TRACT MAP Tract #: TR32290

Parcel: 467-140-023

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7

MAP - EOT1 IF WQMP REQUIRED (cont.)

RECOMMND

2.The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

3.The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

4.The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

5.The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT



APPLICATION FOR EXTENSION OF TIME

THIS APPLICATION MUST BE ACCOMPANIED BY APPROPRIATE FILING FEES

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

CASE NUMBER: TM 32290 DATE SUBMITTED: 1/22/16

Assessor's Parcel Number(s): 480-020-010,-011,-014,-021,-032,-035, 480-660-016

EXTENSION REQUEST First Second Third Fourth Fifth

Phased Final Map Tract 32290-1 Attach evidence of public improvement or financing expenditures.

NOTE: Land divisions may obtain a maximum of five 1-year extensions of time. Conditional Use Permits and Public Use Permits may obtain extensions of time only to the extent that the period in which to begin substantial construction does not exceed a maximum of three years from the original decision date. Plot Plans may obtain extensions of time only to the extent that the period in which to begin substantial construction does not exceed a maximum of five years from the original decision date. Variances may obtain extensions of time only to the extent that the period in which the variance is to be used does not exceed a maximum of three years from the original decision date, except that a variance in connection with a land division may be used during the same period of time that the land division may be used.

Date of Original Approval: March 1, 2006

Applicant's Name: Riverside Mitland 03, LLC E-Mail: Adrian.Peters@brookfieldrp.com

Mailing Address: 3200 Park Center Drive, Suite 1000

Costa Mesa Street CA

City State ZIP

Daytime Phone No: (714) 200-1603 Fax No: (714) 200-1861

Property Owner's Name: Riverside Mitland 03, LLC E-Mail: Adrian.Peters@brookfieldrp.com

Mailing Address: 3200 Park Center Drive, Suite 1000

Costa Mesa Street CA

City State ZIP

Daytime Phone No: (714) 200-1603 Fax No: (714) 200-1861

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

Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

APPLICATION FOR EXTENSION OF TIME

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

All approvals of extension of time must be consistent with the pertinent elements of the Riverside County General Plan, the Riverside County Land Use Ordinance (Ordinance No. 348), and the Multiple Species Habitat Conservation Plan (MSHCP).

An extension of time for a land division based on the filing of a phased final map shall not be granted unless the Planning Department determines that the requisite funds have been expanded to construct, improve, or finance the construction of public improvements outside the boundaries of the land division. Any other extension of time for a land division shall not be granted unless the land division conforms to the Comprehensive General Plan, is consistent with existing zoning, conforms to the currently applicable schedule of improvements specified by the Riverside County Land Division Ordinance (Ordinance No. 348) and does not affect the general health, safety, and welfare of the public. If required to bring the subject land division into conformance with current general plan, Ordinance No. 460 and public health, safety, and welfare requirements, additional conditions of approval may be imposed upon approval of an extension of time request.

I hereby request an extension of time for the above referenced project, and I acknowledge that if the basis for extension is something other than the filing of a phased final map, additional conditions of approval may be imposed upon approval of the extension of time and that I may refuse to accept additional conditions of approval only in writing prior to action by the Planning Director, or in writing or in person prior to action by the Planning Commission.

Adrian Peters
PRINTED NAME OF APPLICANT

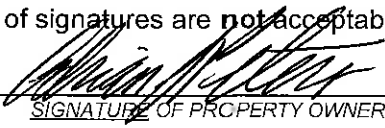

SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Adrian Peters
PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.



**RIVERSIDE COUNTY
PLANNING DEPARTMENT**

**COUNTY OF RIVERSIDE
PLANNING COMMISSION**



**JULY 20, 2016
COUNTY ADMINISTRATIVE CENTER**




ITEM NO. 1.4



**ADOPTION OF THE REVISED
2016 PLANNING COMMISSION CALENDAR**


2016 PLANNING COMMISSION CALENDAR



7/20/2016




JANUARY	
6	Riverside CAC 1st Floor Board Room 
13	RCTC - DARK
20	Riverside CAC 1st Floor Board Room 
27	DARK



FEBRUARY	
3	Riverside CAC 1st Floor Board Room 
10	RCTC - DARK
17	Riverside CAC 1st Floor Board Room 
24	City of La Quinta City Council Chambers 

MARCH	
2	Riverside CAC 1st Floor Board Room 
9	RCTC - DARK
16	Riverside CAC 1st Floor Board Room 
23	DARK
30	DARK



APRIL	
6	CANCELED
13	RCTC - DARK
20	Riverside CAC 1st Floor Board Room 
27	DARK




MAY	
4	CANCELED 
11	RCTC - DARK
18	Riverside CAC 1st Floor Board Room 
25	DARK



JUNE	
1	Riverside CAC 1st Floor Board Room 
8	RCTC - DARK
15	Riverside CAC 1st Floor Board Room 
22	City of La Quinta City Council Chambers 
29	DARK



JULY	
6	Riverside CAC 1st Floor Board Room 
13	RCTC - DARK
20	Riverside CAC 1st Floor Board Room 
27	DARK

AUGUST	
3	City of Perris Board Chambers
10	RCTC - DARK
17	City of Perris Board Chambers
24	DARK
31	DARK

SEPTEMBER	
7	Riverside CAC 1st Floor Board Room 
14	RCTC - DARK
21	Riverside CAC 1st Floor Board Room 
28	DARK

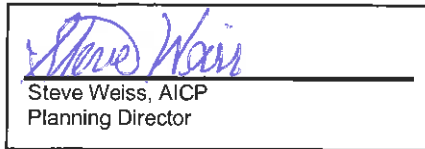
OCTOBER	
5	Riverside CAC 1st Floor Board Room 
12	RCTC - DARK
19	Riverside CAC 1st Floor Board Room 
26	City of La Quinta City Council Chambers 

NOVEMBER	
2	Riverside CAC 1st Floor Board Room 
9	RCTC - DARK
16	DARK
23	Riverside CAC 1st Floor Board Room 
30	DARK

DECEMBER	
7	Riverside CAC 1st Floor Board Room 
14	RCTC - DARK
21	Riverside CAC 1st Floor Board Room 
28	DARK

Agenda Item No.: 3.1
Area Plan: Elsinore
Zoning District: Lakeland Village
Supervisory District: First
Project Planner: Desiree Bowie
Planning Commission: July 20, 2016

General Plan Amendment No. 1156
Environmental Assessment No.: 42912
Applicant: County of Riverside



COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

General Plan Amendment No. 1156 (GPA No. 1156) will amend the County's General Plan by:

- Removing the existing "Elsinore Environs Policy Area" and replacing it with the "Lakeland Village Policy Area."
- Amendment of the Elsinore Area Plan text and tables to be consistent with the new Policy Area.
- Amendment of Elsinore Area Plan Figure 4 "Overlays and Policy Areas" to establish the new "Lakeland Village Policy Area" boundary.
- Amendment of Elsinore Area Plan Figure 3 "Land Use Map" to establish four new mixed use areas called "Gateways" with accompanying policies that guide the area's future development.
- Land Use reclassification of 471 parcels, also reflected as an Amendment of Figure 3 "Land Use Map." Each of the specific parcels being redesignated are listed on Appendix B: Lakeland Village – Parcel List.
- Amendment of the General Plan Land Use Table LU-2 "Unincorporated Riverside County Buildout Capacity Summary," to reflect the new land use changes.
- Amendment of Elsinore Area Plan Figure 7 "Circulation Map" to reclassify Union Avenue and Brightman Avenue as Collector Roads with an extension of Union Avenue to Brightman Avenue.
- Amendment of the General Plan Circulation Element Figure C-1 "Circulation Plan Map," to reflect the same circulation changes as those within the Elsinore Area Plan.
- Amendment of Elsinore Area Plan Figure 8 "Trails and Bikeway System" to add additional multi-purpose trail connections starting from the mixed use areas and connecting to the existing trails in the area.
- Amendment of the General Plan Circulation Element Figure C-6 "Trails and Bikeway System Map," to reflect the same trail system changes as those within the Elsinore Area Plan.
- General Plan Appendix E-1 "Socioeconomic Build-Out Assumptions and Methodology" has been amended to reflect a name change from Mixed Use Planning Areas, to simply Mixed Use Areas and includes updated build-out assumptions, reflecting the land use changes within the Elsinore Area Plan.

BACKGROUND:

Lakeland Village is a community located on the west side of the City of Lake Elsinore in western Riverside County. GPA No. 960, which was adopted in December 2015, eliminated a number of

split Land Use Designations (LUDs) along Grand Avenue to facilitate development in this area. However, it was determined that the area would benefit from additional outreach and community planning. To meet this need, the Planning Department conducted field visits meeting with the Lakeland Village Community Advisory Council (“CAC”) to develop additional refinements to address land use and circulation issues along the Grand Avenue corridor. Such changes would better facilitate growth and encourage walkability.

Community outreach included three public workshops held with the CAC on December 3, 2014, January 14, 2015, and May 27, 2015. The workshops acted as informational, open-forums where business owners, and public agencies could learn about the proposed GPA No. 1156 (the “project”) and provide input. During the workshops, individuals provided their insight as what they would like to see improved in the community. The County utilized the public input to develop a draft Lakeland Village Policy Area which forms the basis of GPA No. 1156. Additionally, staff conducted several site visits in order to identify existing uses, refine the proposed land use designations, and discuss secondary access issues.

Workshop participants discussed creating a neighborhood that would better serve to connect the community, provide opportunities to attract basic services (e.g. banking, grocery, restaurants, and coffee houses), encourage economic growth, and offer some recreational amenities. As a result, the County has developed a concept which incorporates the use of mixed use areas, called Gateways and the addition of recreational opportunities through the expansion of the existing multi-purpose trail system through the area. Furthermore, the former Butterfield Stage School site is being repurposed as a community center, to serve the area through providing services and programs. A preliminary draft of the proposed project was presented to the CAC in May 27, 2015.

PROJECT SCOPE:

Elsinore Area Plan Revisions

The new Lakeland Village Policy Area is located within the Elsinore Area Plan and includes unincorporated County land west of the City of Lake Elsinore. The project area is generally located along Grand Avenue, between Lake Elsinore on the east, the Cleveland National Forest on the west, Corydon Road on the south, and Bonnie Lea Drive on the north. The project area is approximately 2,626 acres in size, includes 4,007 parcels, and encompasses portions of the existing community of Lakeland Village, as well as the existing Lake Elsinore Environs Policy Area, which is being replaced. Out of the 4,007 parcels which encompass the new Policy Area, 471 parcels are proposed for a regular General Plan Land Use Amendment. No parcel under this General Plan Amendment is proposed to change out of their General Plan Foundation Component.

The Gateways within the Lakeland Village Policy Area encourages mixed use development that will consist of a blend of commercial, retail, and community uses along with a variety of residential uses and open space. The intent of the Gateways is to create a more cohesive union within the community such as:

- Greater housing variety and density, more affordable housing, life-cycle housing (e.g. starter homes to larger family homes to senior housing), workforce housing veterans housing; and,

- More compact development, land use synergy (e.g. residents provide customers for retail which provide amenities for residents); and,
- Stronger neighborhood character and sense of place; and,
- Reduced distances between housing, workplaces, retail businesses and other amenities and destinations; and,
- More compact development, land use synergy (e.g. residents provide customers for retail which provide amenities for residents); and,
- Walkable, bicycle-friendly environments with increased accessibility via transit resulting in reduced transportation costs; and,
- Commercial development nearer to intersections and focused in nodes or village focus areas, as opposed to strip or piecemeal development spread along the Grand Avenue corridor; and,
- Better access to fresh healthy foods (as food and retail and farmers markets can be accessed on foot/bike or by transit).

The four Gateways within the Lakeland Village Policy Area are as follows:

Community Center Gateway

The former Butterfield School facility (now closed), is being renovated to become the focal point of the Community Center Gateway, which will become the County of Riverside's community center for the Lakeland Village Area. The Community Center Gateway area encompasses approximately 72 acres within the 15000 block of the west side of Grand Avenue. In addition to the community center, the area provides for other mixed use opportunities, including potential service uses such as care and recreation for children and seniors, commercial uses, improved community cohesiveness, walkability, and medium to higher density residential uses. Pedestrian and non-vehicular access connections will be integrated into future developments to create a network of linkages within the Community Center Gateway. New development will be required to provide a high quality of enhanced landscape and architectural design, as well as other features that will provide attractive appeal for the surrounding streets, which include Grand Avenue, Blanche Drive, Union Avenue, Santa Rosa Drive, and Magnolia Street.

Grand Avenue Gateway

Approximately 32 acres of land located in the 17100 block, on the west side of Grand Avenue will be designated as the Grand Avenue Gateway area in the Lakeland Village Policy Area. This area is generally located between Evergreen Street and Adelfa Street and will extend west to what will become an extension of Union Avenue. A portion of this Gateway area consists of large vacant parcels of land. A variety of residential and commercial uses will be able to be developed within the Grand Avenue Gateway area. Pedestrian and non-vehicular access connections will be integrated into the development to create a network of linkages within the Grand Avenue Gateway. The same high level of design, architectural, and landscaping will required of new developments in this gateway area.

Central Gateway

The Central Gateway area of the Lakeland Village Policy Area is approximately 24.5 acres, and is located between Deeble Entrance Street and Blackwell Boulevard within the 17400 block of Grand Avenue on the west side. The larger part of this Gateway area extends back to what will be an extension of Union Avenue from the north and an extension of Brightman Avenue from the south. The Central Gateway area includes two smaller groups of parcels at the southeast corner. One group of parcels have existing commercial uses, a single-family residence, or are vacant. The other group of small parcels that are part of this Gateway area is on the southerly side of Blackwell Boulevard and front only on Grand Avenue. These parcels have existing commercial structures and uses on them and some are vacant. As with each of the Gateway areas, pedestrian and non-vehicular access connections will be integrated into the development to create a network of linkages within the Grand Avenue Gateway and improve community cohesiveness and walkability. The same high level of design, architectural, and landscaping will required of new developments.

South Gateway

The South Gateway area of the Lakeland Village Policy Area is approximately 10.9 acres and is located in the 19200 block on the west side of Grand Avenue. Although this Gateway area is smaller in area, relative to the other three Gateway areas, the site includes vacant land only, which provides greater opportunity for the development of an integrated, mixed use product. Each of the standards pertaining to mixed use development will also apply here.

General Plan Land Use Element Revisions

In addition to the Elsinore Area Plan revisions, the General Plan Land Use Element “Land Use Map” has been modified to include the same land use changes included in the Elsinore Area Plan Land Use Map. However, due to the scale of the map, the changes are unable to be seen. Additionally, the following table within the Land Use Element has been modified to reflect a revised build-out scenario pursuant to the addition of the mixed use areas:

Table LU-2
Unincorporated Riverside County Buildout Capacity Summary

	Western County	%	Eastern County	%	Total
Population	936,583 936,647	53%	824,959	47%	1,761,542 1,761,606
Dwelling Units	305,523 305,854	58%	224,460	42%	529,983 530,314
Employment	314,868 314,172	56%	251,563	44%	566,431 565,735

Circulation Element Revisions

Additionally, the General Plan Circulation Element Figure C-1 “Circulation Plan Map” and Figure C-6 “Trails and Bikeway System Map” have also been amended. As discussed above, changes to Figure C-1 “Circulation Plan Map” include the reclassification of Union Avenue and Brightman Avenue as Collector Roads and the extension of Union Avenue to Brightman Avenue. Changes to Figure C-6 “Trails and Bikeway System Map” include the addition of new multi-purpose trail connections starting from the mixed use areas and connecting to the existing trails in the area.

Appendix E-1: Socioeconomic Build-Out Assumptions and Methodology Revisions

Lastly, Appendix E-1 “Socioeconomic Build-Out Assumptions and Methodology” has been amended to reflect a name change from Mixed Use Planning Areas, to simply Mixed Use Areas.

Also the following table has been updated to reflect the addition of four Mixed Use Areas within Elsinore Area Plan:

Table E-9
Mixed Use *Planning* Area Assumptions

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

Land Use Designations

GPA No. 1156 will also change the land use designation on the parcels identified in Appendix B: Lakeland Village – Parcel List, to Mixed Use Area.

In summary, GPA No. 1156 proposes the following:

1. Revise the Elsinore Area Plan (“ELAP”)
2. Revise text in the General Plan Land Use Element
3. Revise maps in the General Plan Circulation Element
4. Revise the General Plan Appendix E-1
5. Change the land use designation on property described in Appendix B: Lakeland Village – Parcel List, to Mixed Use Area, also known as Gateways.

SB 18 – Tribal Consultation

This project includes a General Plan Amendment. As a result, consultation under SB 18 is required. Riverside County staff requested a list from the Native American Heritage Commission (“NAHC”) of Native American Tribes whose historical extent includes the project site. Consultation request notices were sent to each of the Tribes on the list on November 9, 2015. SB 18 provides that the noticed Tribes have 90-days in which to request consultation regarding the proposed project. During the 90-day SB 18 request period, staff received no requests to consult from any of the noticed Tribes.

AB 52 – Tribal Consultation

The Initial Study prepared for this project resulted in the preparation of a Mitigated Negative Declaration (“MND”) of environmental effects. MNDs are subject to AB 52 Tribal consultation. As a result, consultation request notices were sent to Soboba, Pechanga, Rincon, and Agua Caliente, on November 9, 2015, the same day as the SB 18 consultation request notice. AB 52 provides for a 30-day period in which all noticed Tribes may request consultation regarding the

proposed project. County staff received consultation requests within the 30-day period from Soboba and Pechanga Tribes only. County staff met with Soboba on March 15, 2016 to discuss the project, which resulted in no further consultation as this project's scope is legislative in nature and does not propose any ground disturbance. As a result, consultation with Soboba under AB 52 was concluded on April 28, 2016. County staff met with Pechanga on March 10, 2016 and also on April 28, 2016. The Pechanga Tribe, through State Required AB52 consultation, has requested that during County review of any future implementing project, the Pechanga Tribe be provided the opportunity to consult. They additionally request to participate in all future CEQA analysis.

Sphere of Influence

The project site is located within the City of Lake Elsinore Sphere of Influence boundary area and was submitted to them for their review. Currently, the City has no plans for annexation of the project site, nor its immediate surroundings. Although the County has received no written comments from the City of Lake Elsinore, they have conveyed their support for this project.

GENERAL PLAN AMENDMENT FINDINGS:

GPA No. 1156 is an Entitlement/Policy General Plan Amendment. The Administration Element of the Riverside County General Plan and Article 2 of Ordinance No. 348 provides that the following five (5) findings are required for an Entitlement/Policy Amendment.

1) (ENTITLEMENT/POLICY FINDING) The proposed change does not involve a change in or conflict with:

a) The Riverside County Vision;

This project is consistent with the Riverside County Vision Statement in the following ways:

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

Item number 4 under the Vision Statement's Housing section states, "Mixed-use development occurs at numerous urban concentrations in city spheres and unincorporated communities, many of which include residential uses." As discussed

throughout this report, the Lakeland Village Policy Area establishes several mixed use areas, which are focused in areas along Grand Avenue that can support greater densities, due to available access and infrastructure. The mixed use areas provide for a variety of residential opportunities and products, including age-restricted communities, while encouraging the establishment of compatible commercial support services. This project is consistent with the County's Vision Statement by creating an opportunity for mixed-use developments.

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

b) Any General Plan Principle set forth in General Plan Appendix B:

This project is consistent with Riverside County Appendix B: General Planning Principles in the following ways:

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

Appendix B: General Planning Principles, section I.G.1. states the following, "The County should encourage compact and transit-adaptive development on regional and community scales. The policy goal is to permit and encourage increased densities and intensities, and to reduce the land required for public infrastructure by reducing street widths (subject to emergency access requirements) and other such requirements, excepting land that the public has exercised its prerogative to purchase at fair market value." Through the creation of mixed use areas, a higher density of residential development can occur, in conjunction with a variety of compatible and supportive commercial uses. This densification and grouping of uses, in conjunction with the new Lakeland Village Policy Area, encourages more compact development footprints, thereby reducing areas needed for infrastructure.

Appendix B: General Planning Principles, section II.D.1. states the following, "Designation of open spaces in the General Plan and Area Plans conveys the intent of creating a comprehensive open space system that provides a framework for community development and encompasses the needs of humans for active and passive recreation, as well as the needs of multiple species for survival and sustenance. Within that overall designation, the functional areas of community open space and habitat preservation should be clearly delineated." In addition to reorganizing the land uses along Grand Avenue and the establishment of mixed use areas, new multi-purpose trail locations have been integrated into the Policy area, providing new connections to the existing trail system through the area. Specifically, trails are located within the mixed use areas and extend west into the Cleveland National Forest existing trail system, providing connectivity. This expansion of trails will provide additional opportunities for active recreation, which meets the General Planning Principles of the Riverside County General Plan.

c) Any Foundation Component designation in the General Plan.

This project does not propose any General Plan Foundation land use changes. A new Policy Area is being established along Grand Avenue and all land uses within the Policy Area will remain in their current Foundation Component. As a result, there will be no conflict with any General Plan Foundation Component.

2) (ENTITLEMENT/POLICY FINDING) The proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them.

This project contributes to the achievement of the General Plan in the following ways:

Policy LU 2.1.d within the Land Use Element states, "Concentrate growth near community centers that provide a mixture of commercial, employment, entertainment, recreation, civic, and cultural uses to the greatest extent possible." The Lakeland Village Policy area reorganizes the land uses along Grand Avenue, by establishing mixed use areas at key locations, reducing the sprawl and randomization of commercial designations, and preserves the residential areas. This strategic reorganization focuses development in locations that can support higher densities, have more available developable land, as well as better access opportunities. Through this new Policy Area, growth is encouraged where it is appropriate and can be supported, which meets the purpose of the Riverside County General Plan.

Policy C 1.1 within the Circulation Element states, "Design the transportation system to respond to concentrations of population and employment activities, as designated by the Land Use Element and in accordance with the Circulation Plan." Resulting from the densification of land uses through the establishment of mixed use areas along the Grand Avenue corridor, as identified under the Lakeland Village Policy Area, additional circulation routes have been identified in order to accommodate this potential growth. Specifically, Union Avenue, which runs parallel to Grand Avenue, has been established as a new Collector Road. Union Avenue will provide additional north-south access through area, connecting the mixed use areas, redirecting traffic from Grand Avenue. Additionally, Brightman Avenue, which also runs parallel to Grand Avenue, would connect to Union

Avenue and be widened to meet a Collector Road classification. This addition and expansion of roadway network will help facilitate growth in the area and meets the purpose of the Riverside County General Plan.

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

- 3) (ENTITLEMENT/POLICY FINDING) An amendment is required to expand basic job opportunities (permanent jobs, exclusive of any jobs created by construction of the project itself), that contribute directly to the County's economic base and that would improve the ratio of jobs-to-workers in the County.

This project establishes the Lakeland Village Policy Area. Within the Policy Area, land uses around the Grand Avenue corridor are reorganized into more appropriate configurations and mixed use areas have been established. Additionally, transportation infrastructure has been addressed through the reclassification and extension of Union Avenue and Brightman Avenue, to accommodate future growth and multipurpose recreational trails have been extended into the mixed use areas, connecting to the existing trail system. The Lakeland Village Policy Area includes these changes for the purpose of fostering development and intensification along the underutilized Grand Avenue corridor. The mixed use areas provide for a wide variety of residential and commercial support uses, within close proximity to each other. The establishment of this new Policy Area through a General Plan Amendment is necessary to encourage a more appropriate and managed growth pattern in the area, which in turn provides new commercial development opportunities and subsequent jobs creation. Furthermore, closure of the Butterfield Stage school site provides an opportunity to repurpose the facility into a community center, which will provide services and programs to the community, benefitting the area as a whole. This General Plan Amendment will result in land use enhancements to the area, providing additional opportunities for commercial development and employment growth.

ADDITIONAL FINDINGS:

1. This project will result in an amendment to the Riverside County General Plan Land Use Element maps and text, the Circulation Element maps and text, the Elsinore Area Plan ("ELAP") maps and text, the Appendix E: Socioeconomic Buildout Assumptions & Methodology text, and a Land Use change in whole or in portion to 471 parcels.
2. This project will replace the existing Elsinore Area Plan, Elsinore Environs Policy Area with the Lakeland Village Policy Area ("LVPA"). The new policy area encompasses 4,007 parcels and is 2,626 acres in area.
3. This project includes a Regular General Plan Amendment land use change to the 471 parcels. No Foundation General Plan Amendments are proposed with this project.

4. Several parcels and/or portions of parcels, identified in Appendix B: Lakeland Village – Parcel List, are proposed to change from the Community Development Foundation to Open Space – Conservation. These changes are proposed to parcels
5. The required findings for a General Plan Amendment are set forth in the Administrative Element of the Riverside County General Plan and Sections 2.4 and 2.5 of Ordinance No. 348, which implements the associated General Plan provisions. This project is consistent with both.
6. Staff has concluded that this project will not create an inconsistency between any of the Riverside County General Plan elements. Furthermore, staff has reviewed this project in conjunction with each of the ten (10) Riverside County General Plan elements, including Vision, Land Use, Circulation, Multi-Purpose Open Space, Safety, Noise, Housing, Air Quality, Healthy Communities, and Administration, and has determined that this project is in conformance, subject to the proposed amendments identified in this report.
7. Staff has concluded that this project does not conflict with nor does it require any changes to the Riverside County Vision element.
8. Appendix B: General Planning Principles, within the Riverside County General Plan, consists of seven (7) categories, including Community Development, Environmental Protection, Transportation, Community Design, Agricultural, Rural Development, and Economic Development. Staff has concluded that this project is consistent with each of these planning principle categories.
9. In accordance with SB 18, Riverside County staff requested a list from the Native American Heritage Commission (“NAHC”) of Native American Tribes whose historical extent includes the project site. Consultation request notices were sent to each of the Tribes on the list on November 9, 2015. Staff received no requests to consult under SB 18, from any of the noticed Tribes.
10. In accordance with AB 52, Riverside County staff sent consultation request notices to Soboba, Pechanga, Rincon, and Agua Caliente, on November 9, 2015, the same day as the SB 18 consultation request notices were mailed. Riverside County staff received consultation requests from Soboba and Pechanga Tribes only. County staff met with Soboba on March 15, 2016 to discuss the project, which resulted in no further consultation as this project’s scope is legislative in nature and does not propose any ground disturbance. As a result, consultation with Soboba under AB 52 was concluded on April 28, 2016. County staff met with Pechanga on March 10, 2016 and also on April 28, 2016. The Pechanga Tribe has requested that when any future implementing project within the project area is submitted for entitlement, the Pechanga Tribe be sent a request for consultation. They additionally request to participate in all future CEQA analysis.
11. Portions of the project site are located within a “High” wildfire hazard zone.
12. Portions of the project site are located within a State Responsibility Fire area.

RECOMMENDATIONS:

ADOPT PLANNING COMMISSION RESOLUTION NO. 2016-008 recommending adoption of General Plan Amendment No. 1156 to the Riverside County Board of Supervisors.

THE PLANNING STAFF RECOMMENDS THAT THE PLANNING COMMISSION RECOMMEND THE FOLLOWING ACTIONS TO THE BOARD OF SUPERVISORS:

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42912**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1156 replacing the existing Elsinore Area Plan Elsinore Environs Policy Area with the Lakeland Village Policy Area, amending Figure 3: Land Use Plan, to include the redesignation of 471 parcels, Figure 4: Overlays and Policy Areas, Figure 7: Circulation, and Figure 8: Trails and Bikeway System in the Elsinore Area Plan, amending the General Plan Land Use Element Table LU-2 "Unincorporated Riverside County Buildout Capacity Summary," amending the General Plan Circulation Element Figure C-1 "Circulation Plan Map" and Figure C-6 "Trails and Bikeway System Map," and amending Appendix E-1 "Socioeconomic Build-Out Assumptions and Methodology," based on the findings and conclusions incorporated in the staff report; and, pending final adoption of the General Plan Amendment Resolution by the Board of Supervisors.

CONCLUSIONS:

1. This proposed General Plan Amendment is in conformance with the Riverside County General Plan's Land Use Policies and with all other Elements of the Riverside County General Plan.
2. The proposed amendment is consistent with all applicable provisions of Riverside County Land Use Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not have a significant negative effect on the environment.
6. The proposed project will not preclude reserve design for the WRCMSHCP.
7. Environmental Assessment No. 42912 identified no potentially significant impacts, and resulted in a Mitigated Negative Declaration of environmental effects.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site **is not** located within:

- a. The boundaries of a City; or
 - b. An Airport Influence Area ("AIA")
3. The project site **is** located within:
- a. City of Lake Elsinore's sphere of influence; and
 - b. An MSHCP criteria cell (partial); and
 - c. The Lake Elsinore County Service Area (CSA #22) (portion); and
 - d. A 100-year flood plain, area drainage plan, or dam inundation area (portion); and
 - e. A "High" wildfire hazard zone (portion); and
 - f. A State Responsibility area (portion)

2
3 **RESOLUTION NO. 2016-008**
4 **RECOMMENDING ADOPTION OF**
5 **GENERAL PLAN AMENDMENT NO. 1156**
6

7 **WHEREAS**, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq.,
8 public hearings were held before the Riverside County Planning Commission in Riverside, California on
9 July 20, 2016, to consider the above-referenced matter; and,

10 **WHEREAS**, all the provisions of the California Environmental Quality Act (CEQA) and
11 Riverside County CEQA implementing procedures have been met and the environmental document
12 prepared or relied on is sufficiently detailed so that all the potentially significant effects of the project on
13 the environment and measures necessary to avoid or substantially lessen such effects have been evaluated
14 in accordance with the above-referenced Act and Procedures; and,

15 **WHEREAS**, the matter was discussed fully with testimony and documentation presented by the
16 public and affected government agencies; now, therefore,

17 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Planning
18 Commission of the County of Riverside, in regular session assembled on July 20, 2016, that it has
19 reviewed and considered the environmental document prepared or relied on and recommends the
20 following based on the staff report and the findings and conclusions stated therein:
21

22 **ADOPTION** of the Mitigated Negative Declaration environmental document, Environmental
23 Assessment No. 42912; and
24

25 **ADOPTION** of General Plan Amendment No. 1156
26
27
28

Appendix A

Elsinore Area Plan



Elsinore Area Plan

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- GPA No. 1120, BOS RSLN 2014-222, 11/24/14
- GPA No. 960, BOS RSLN 2015-260, 12/08/15



Elsinore Area Plan

Vision Summary

The County of Riverside General Plan and Area Plans have been shaped by the RCIP Vision. Following is a summary of the Vision Statement that includes many of the salient points brought forth by the residents of Elsinore Area Plan as well as the rest of the County of Riverside. The RCIP Vision reflects the County of Riverside in the year 2020. So, fast forward yourself to 2020 and here is what it will be like.

“Riverside County is a family of special communities in a remarkable environmental setting.”

It is now the year 2020. This year (incidentally, also a common reference to clear vision), is an appropriate time to check our community vision. Twenty years have passed since we took an entirely new look at how the County of Riverside was evolving. Based on what we saw, we set bold new directions for the future. As we now look around and move through Riverside County, the results are notable. They could happen only in response to universal values strongly held by the people. Some of those values are:

- Real dedication to a sense of community;
- Appreciation for the diversity of our people and places within this expansive landscape;
- Belief in the value of participation by our people in shaping their communities;
- Confidence in the future and faith that our long term commitments will pay off;
- Willingness to innovate and learn from our experience;
- Dedication to the preservation of the environmental features that frame our communities;
- Respect for our differences and willingness to work toward their resolution;
- Commitment to quality development in partnership with those who help build our communities;
- The value of collaboration by our elected officials in conducting public business.

Those values and the plans they inspired have brought us a long way. True, much remains to be done. But our energies and resources are being invested in a unified direction, based on the common ground we have affirmed many times during the last 20 years. Perhaps our achievements will help you understand why we believe we are on the right path.

Population Growth

The almost doubling of our population in only 20 years has been a challenge, but we have met it by focusing that growth in areas that are well served by public facilities and services or where they can readily be provided. Major transportation corridors serve our communities and nearby open space preserves help define them. Our growth focus is on quality, not quantity. That allows the numbers to work for us and not against us. We enjoy an unprecedented clarity regarding what areas must not be developed and which ones should be developed. The resulting pattern of growth concentrates development in key areas rather than spreading it uniformly throughout the County of Riverside. Land is used more efficiently, communities operate at more of a human scale, and transit systems to supplement the automobile are more feasible. In fact, the customized Oasis transit system now operates quite successfully in several cities and communities.

Our Communities and Neighborhoods

Our choices in the kind of community and neighborhood we prefer are almost unlimited here. From sophisticated urban villages to quality suburban neighborhoods to spacious rural enclaves, we have them all. If you are like most of us, you appreciate the quality schools and their programs that are the centerpiece of many of our neighborhoods. Not only have our older communities matured gracefully, but we boast several new communities as well. They prove that quality of life comes in many different forms.

Housing

We challenge you to seek a form of housing or a range in price that does not exist here. Our housing choices, from rural retreat to suburban neighborhood to exclusive custom estate are as broad as the demand for housing requires. Choices include entry level housing for first time buyers, apartments serving those not now in the buying market, seniors' housing, and world class golf communities. You will also find smart housing with the latest in built-in technology as well as refurbished historic units. The County of Riverside continues to draw people who are looking for a blend of quality and value.

Transportation

It is no secret that the distances in the vast County of Riverside can be a bit daunting. Yet, our transportation system has kept pace amazingly well with the growth in population, employment and tourism and their demands for mobility. We are perhaps proudest of the new and expanded transportation corridors that connect growth centers throughout the County of Riverside. They do more than provide a way for people and goods to get where they need to be. Several major corridors have built-in expansion capability to accommodate varied forms of transit. These same corridors are designed with a high regard for the environment in mind, including providing for critical wildlife crossings so that our open spaces can sustain their habitat value.

Conservation and Open Space Resources

The often-impassioned conflicts regarding what lands to permanently preserve as open space are virtually resolved. The effort to consider our environmental resources, recreation needs, habitat systems, and visual heritage as one comprehensive, multi-purpose open space system has resulted in an unprecedented commitment to their preservation. In addition, these spaces help to form distinctive edges to many of our communities or clusters of communities. What is equally satisfying is that they were acquired in a variety of creative and equitable ways.

Air Quality

It may be hard to believe, but our air quality has actually improved slightly despite the phenomenal growth that has occurred in the region. Most of that growth, of course, has been in adjacent counties and we continue to import their pollutants. We are on the verge of a breakthrough in technical advances to reduce smog from cars and trucks. Not only that, but our expanded supply of jobs reduces the need for people here to commute as far as in the past.

Jobs and Economy

In proportion to population, our job growth is spectacular. Not only is our supply of jobs beyond any previously projected level, it has become quite diversified. Clusters of new industries have brought with them an array of jobs that attract skilled labor and executives alike. We are particularly enthusiastic about the linkages between our diversified business community and our educational system. Extensive vocational training programs, coordinated with businesses, are a constant source of opportunities for youth and those in our labor force who seek further improvement.

Agricultural Lands

Long a major foundation of our economy and our culture, agriculture remains a thriving part of the County of Riverside. While we have lost some agriculture to other forms of development, other lands have been brought into agricultural production. We are still a major agricultural force in California and compete successfully in the global agricultural market.

Educational System

Quality education, from pre-school through graduate programs, marks the County of Riverside as a place where educational priorities are firmly established. A myriad of partnerships involving private enterprise and cooperative programs between local governments and school districts are in place, making the educational system an integral part of our communities.

Plan Integration

The coordinated planning for multi-purpose open space systems, community based land use patterns, and a diversified transportation system has paid off handsomely. Integration of these major components of community building has resulted in a degree of certainty and clarity of direction not commonly achieved in the face of such dynamic change.

Financial Realities

From the very beginning, our vision included the practical consideration of how we would pay for the qualities our expectations demanded. Creative, yet practical financing programs provide the necessary leverage to achieve a high percentage of our aspirations expressed in the updated RCIP.

Intergovernmental Cooperation

As a result of the necessary coordination between the County of Riverside, the cities and other governmental agencies brought about through the RCIP, a high degree of intergovernmental cooperation and even partnership is now commonplace. This way of doing public business has become a tradition and the County of Riverside is renowned for its many model intergovernmental programs.

Introduction

Throughout the Area Plan, special features have been included to enhance the readability and practicality of the information provided. Look for these elements:



Quotes: quotations from the RCIP Vision or individuals involved or concerned with Riverside County.



Factoids: interesting information about Riverside County that is related to the element



References: contacts and resources that can be consulted for additional information



Definitions: clarification of terms and vocabulary used in certain policies or text.

It doesn't matter whether you whiz by on Interstate 15 or wind your way down the spectacular face of the Santa Ana Mountains on State Route 74; the eye cannot avoid taking in Lake Elsinore. From the I-15 you also get a bonus in the form of the precipitous slope of the mountains; from the 74 you gaze out over hills, towns and valleys stretching far into the distance. As if that was not enough, there is even the man-made Canyon Lake off to the northeast, capturing waters from the San Jacinto River. The richness of this special place isn't just in its visual qualities. It is also a collection of unique communities as well as home to a remarkable variety of natural species. The Elsinore area is a truly unique human and natural habitat within a county that encompasses many notable environments.

The Elsinore Area Plan doesn't just provide a description of the location, physical characteristics, and special features here. It contains a Land Use Plan, statistical summaries, policies, and accompanying exhibits that allow anyone interested in the continued prosperity of this distinctive area to understand the physical, environmental and regulatory characteristics that make this such a unique area. Background information also provides insights that help in understanding the issues that require special focus here and the reasons for the more localized policy direction found in this document.

Each section of the Area Plan addresses critical issues facing Elsinore. Perhaps a description of these sections will help in understanding the organization of the Area Plan as well as appreciating the comprehensive nature of the planning process that led to it. The Location section explains where the Area Plan fits with what is around it and how it relates to the cities that impact it. Physical features are described in a section that highlights the planning area's communities, surrounding environment and natural resources. This leads naturally to the Land Use Plan section, which describes the land use system guiding development at both the countywide and area plan levels.

While a number of these designations reflect the unique features found only in Elsinore, a number of special policies are still necessary to address unique situations. The Policy Areas section presents these additional policies. Land use related issues are addressed in the Land Use section. The Plan also describes relevant transportation issues, routes and modes of transportation in the Circulation section. The key to understanding the valued open space network is described in the Multipurpose Open Space section. There are, of

course, both natural and manmade hazards to consider, and they are spelled out in the Hazards section.

A Special Note on Implementing the Vision

The preface to this area plan is a summary version of the Riverside County Vision. That summary is, in turn, simply an overview of a much more extensive and detailed Vision of Riverside County two decades or more into the future. This area plan, as part of the Riverside County General Plan, is one of the major devices for making the Vision a reality.

No two area plans are the same. Each represents a unique portion of the incredibly diverse place known as Riverside County. While many share certain common features, each of the plans reflects the special characteristics that define its area's unique identity. These features include not only physical qualities, but also the particular boundaries used to define them, the stage of development they have reached, the dynamics of change expected to affect them, and the numerous decisions that shape development and conservation in each locale. That is why the Vision cannot and should not be reflected uniformly.

Policies at the General Plan and Area Plan levels implement the Riverside County Vision in a range of subject areas as diverse as the scope of the Vision itself. The land use pattern contained in this area plan is a further expression of the Vision as it is shaped to fit the terrain and the conditions in the Elsinore area.

To illustrate how the Vision has shaped this area plan, the following highlights reflect certain strategies that link the Vision to the land. This is not a comprehensive enumeration; rather, it emphasizes a few of the most powerful and physically tangible examples.

Pattern of Development and Open Space. The Plan intensifies and mixes uses at nodes adjacent to transportation corridors, more accurately reflects topography and natural resources in the Gavilan and Sedco Hills with appropriate land use designations, and avoids high intensity development in natural hazard areas. Land use densities step down into areas constrained by natural features, resources or habitats, or remote from transportation facilities. Existing communities and neighborhoods retain their character and are separated from one another by lower intensity land use designations where possible.

Watercourses. Temescal Wash is a major influence on the character of the northern portion of the Area Plan, traversing it from northwest to southeast and flowing around Lee Lake and adjacent to Interstate 15. Land use designations adjacent to the Wash reflect a desire to buffer it from development so that its scenic and natural resource values are retained. Murrieta Creek, which flows adjacent to Palomar Street in Wildomar, has also been illustrated as a watercourse.

Data in this area plan is current as of March 23, 2010. Any General Plan amendments approved subsequent to that date are not reflected in this area plan and must be supported by their own environmental documentation. A process for incorporating any applicable portion of these amendments into this area plan is part of the General Plan Implementation Program.



Unincorporated land is all land within the County that is not within an incorporated city or an Indian Nation. Generally, it is subject to policy direction and under the land use authority of the Board of Supervisors. However, it may also contain state and federal properties that lie outside of Board authority.

Location

The strategic location of this area is clearly evident in Figure 1, Location. Because of the access provided by State Route 74 over the Santa Ana Mountains, Elsinore is a gateway to the west. It is also an important north/south link in the western flank of Riverside County. One looks outward toward five area plans that constitute a major portion of the vast development potential in western Riverside County. Starting to the south and moving counter-clockwise, we find the adjacent Southwest Area Plan, and the plans for Sun City/Menifee Valley, Mead Valley, Lake Mathews/Woodcrest and Temescal Canyon. The cities of Lake Elsinore, Wildomar and Canyon Lake are core communities here. Murrieta approaches from the south and Perris from the northeast, but neither extend into this planning area. Moreover, the Elsinore planning area borders on both San Diego County to the south and Orange County to the west. These relationships can be better visualized by reference to Figure 1, Location, which also depicts the unincorporated places that have a strong local identity. As a framework for these locales, some of the more prominent physical features are also shown on this exhibit.

Features

The Riverside County Vision builds heavily on the value of its remarkable environmental setting. That certainly applies here as well. This section describes the setting, features and functions that are unique to the Elsinore Area Plan. These defining characteristics are shown on Figure 2, Physical Features.

Setting



The San Jacinto River meanders over 40 miles through Riverside County, beginning at Lake Hemet in the San Jacinto Mountains and terminating at Lake Elsinore.

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, flowing eventually 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 and the settlements here are significantly shaped by the richness of both waterways and the widely varied topography. It is truly a remarkable setting.

Unique Features

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. That is why the wash plays such an important role in the Western Riverside County Multiple Species Habitat Conservation Plan.

Unique Communities

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 and in a focused area along State Route 74 adjacent to the City of Lake Elsinore.

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.



A Community of Interest (COI) is a study area designated by LAFCO within unincorporated territory that may be annexed to one or more cities or special districts, incorporated as a new city, or designated as an **Unincorporated Community (UC)** within two years of status obtainment.

Designation of an area as a UC may require removal from a municipal sphere of influence since the two designations are mutually exclusive.

Cleveland Ridge (**Lakeland Village**)

The community of **Cleveland Ridge Lakeland Village** 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 *falls within also incorporates* the Lakeland Village **Redevelopment Project Policy** Area, which *is comprised of* a mix of **urban rural**, residential, *light industrial, open space* and commercial uses along Grand Avenue on the low lying areas *adjacent to near* 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.



A “**sphere of influence**” is the area outside of and adjacent to a city’s border that has been identified by the County Local Agency Formation Commission as a future logical extension of its jurisdiction. While the County of Riverside has land use authority over city sphere areas, development in these areas directly affects circulation, service provision, and community character within the cities.

Incorporated Cities

City of Lake Elsinore

The Elsinore Area Plan surrounds the incorporated City of Lake Elsinore. As of, the City of Lake Elsinore encompassed about 42.3 square miles, with an estimated population of 50,267, and 16,207 households. Lake Elsinore’s sphere of influence encompasses over 30.2 square miles and extends into the Horsethief Canyon, Warm Springs and Meadowbrook communities and southwest towards the communities of El Cariso and Rancho Capistrano near the Main Divide Road.

City of Riverside

A portion of the City of Riverside’s sphere of influence extends into the Warm Springs community. The City of Riverside’s predominantly rural land use designations for this area are consistent with this area plan’s direction.

City of Wildomar

Wildomar is located immediately south of the City of Lake Elsinore in a valley between the Santa Ana Mountains and the Gavilan and Sedco Hills. Wildomar City, incorporated on July 1, 2008, includes rural residential uses in the rolling hills and more intense concentration of residential, commercial and employment uses between Interstate 15 and Grand Avenue. The community is expanding easterly of Interstate 15, especially along Clinton Keith Road and Bundy Canyon Road.

City of Canyon Lake

Canyon Lake is a private, gated city located halfway between Lake Elsinore and Sun City, California. Canyon Lake began as a master-planned community developed by Corona Land Company in 1968. The “City of Canyon Lake” was incorporated on December 1, 1990. As of 2009, the city geographically spanned over 4.6 square miles. Originally formed in 1927 after Railroad Canyon Dam was built, the lake covers 383 acres and includes 14.9 miles of shoreline.

Land Use Plan

The Land Use Plan focuses on preserving the numerous unique features in the Elsinore area and, at the same time, guides the accommodation of future growth. To accomplish this, more detailed land use designations are applied than for the Countywide General Plan. Proposed uses represent a full spectrum of categories that relate the natural characteristics of the land and economic potential to a range of permitted uses.

The Elsinore Land Use Plan, Figure 3 depicts the geographic distribution of land uses within this area. The Plan is organized around ~~20~~ 21 Area Plan land use designations. These land uses derive from, and provide more detailed direction than, the five General Plan Foundation Component land uses: Open Space, Agriculture, Rural, Rural Community and Community Development. Table 1, Land Use Designations Summary, outlines the development intensity, density, typical allowable land uses, and general characteristics for each of the area plan land use designations within each Foundation Component. The General Plan Land Use Element contains more detailed descriptions and policies for the Foundation Components and each of the area plan land use designations.

Many factors led to the designation of land use patterns. Among the most influential were the Riverside County Vision and Planning Principles, both of which focused, in part, on preferred patterns of development within the County of Riverside; the Community Environmental Transportation Acceptability Process (CETAP) that focused on major transportation corridors; the Multiple Species Habitat Conservation Plan (MSHCP) that focused on opportunities and strategies for significant open space and habitat preservation; established patterns of existing uses and parcel configurations; current zoning; and the oral and written testimony of Riverside County residents, property owners, and representatives of cities and organizations at the many Planning Commission and Board of Supervisors hearings. The result of these considerations is shown in Figure 3, Land Use Plan, which portrays the location and extent of proposed land uses. Table 2, Statistical Summary of the Elsinore Area Plan, provides a summary of the projected development capacity of the plan if all uses are built as proposed. This table includes dwelling unit, population, and employment capacities.

Land Use Concept

The Elsinore Area Plan reflects the RCIP Vision for Riverside County in several ways. It does so by intensifying and mixing uses at nodes adjacent to transportation corridors, by more accurately reflecting topography and natural resources in land use designations, by avoiding high intensity development in natural hazard areas, and by considering compatibility with adjacent communities' land use plans as well as the desires of residents in the plan area.

The land use designations maintain the predominantly very low density character of the Meadowbrook and Warm Springs communities, the natural and recreational characteristics of the Cleveland National Forest, and

“

Communities should range in location and type from urban to suburban to rural, and in intensity from dense urban centers to small cities and towns to rural country villages to ranches and farms.

”

- RCIP General Plan Principles

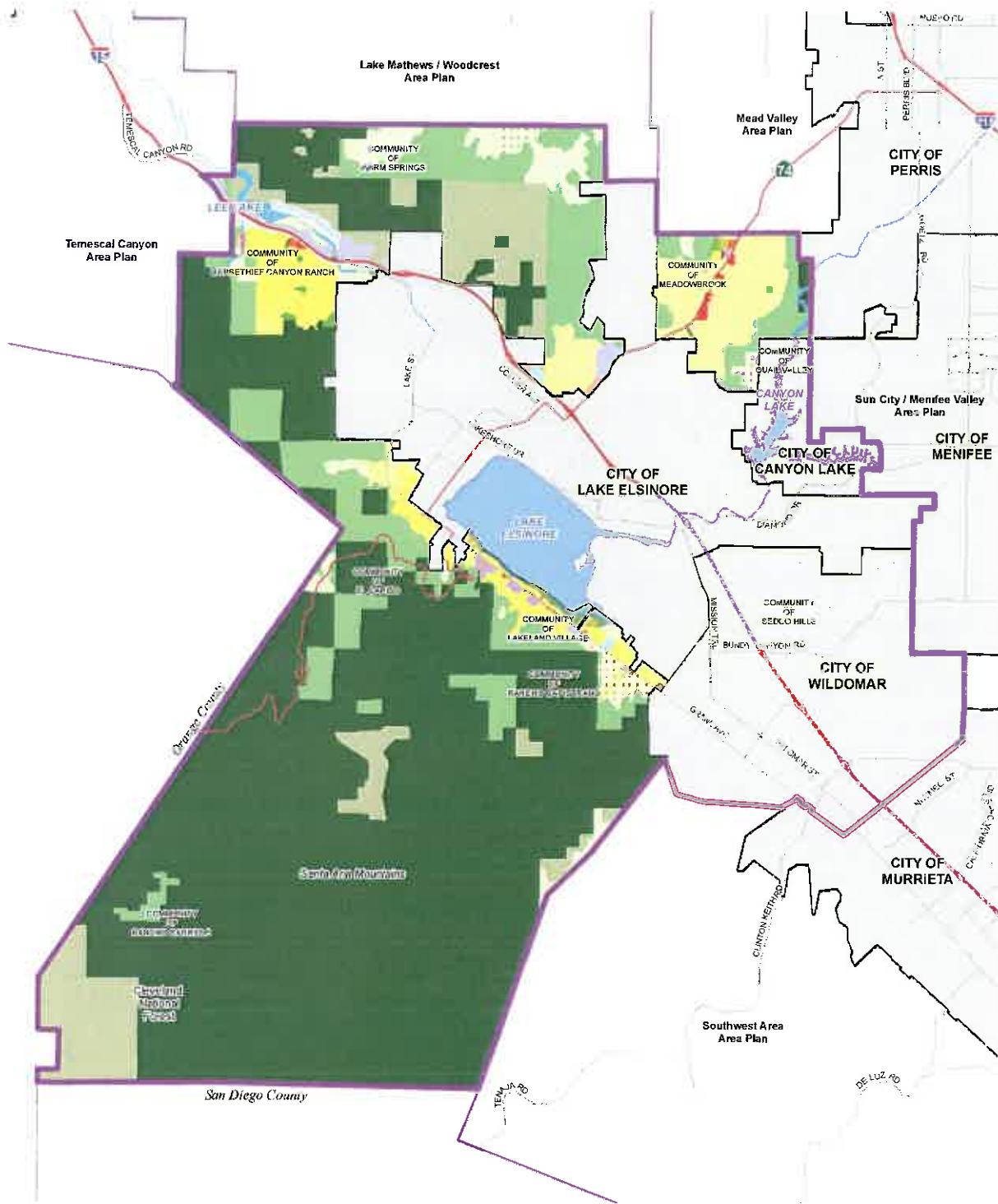
“

Our communities - both improvements to existing ones and newly emerging ones - are models for new ways to provide and manage infrastructure, deliver education, access jobs, apply new technology, and achieve greater efficiency in the use of land, structure, and public improvements.

”

- RCIP Vision

Community Development uses in *Lakeland Village and* Cleveland Ridge. Areas designated Conservation-Habitat and Rural Mountainous help provide a separation between communities and provide additional definition for existing communities.



Data Source: Riverside County Planning

- | | | | | | |
|---------------------------------|--|--------------------|-----------------------|--------------------|---------------|
| COMMUNITY DEVELOPMENT | | Commercial Tourist | RURAL | | Highways |
| Very Low Density Residential | Light Industrial | Business Park | Rural Residential | Area Plan Boundary | City Boundary |
| Low Density Residential | Public Facilities | Public Facilities | Rural Mountainous | Waterbodies | |
| Medium Density Residential | Mixed Use Area | | OPEN SPACE | | |
| Medium High Density Residential | | | Conservation | | |
| High Density Residential | RURAL COMMUNITY | | Conservation Habitat | | |
| Very High Density Residential | Rural Community - Estate Density Residential | | Open Space Recreation | | |
| Commercial Retail | Rural Community - Very Low Density Residential | | Open Space Rural | | |
| | | | Water | | |

Figure 3

June 1, 2016

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 other than party, accuracy, timeliness, or completeness of any of the data provided, and we make 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.



**ELSINORE AREA PLAN
LAND USE PLAN**

Table 1: Land Use Designations Summary

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) ^{1, 2, 3, 4}	Notes
Rural	Agriculture (AG)	10 ac min.	<ul style="list-style-type: none"> Agricultural land including row crops, groves, nurseries, dairies, poultry farms, processing plants, and other related uses. One single-family residence allowed per 10 acres except as otherwise specified by a policy or an overlay.
	Rural Residential (RR)	5 ac min.	<ul style="list-style-type: none"> Single-family residences with a minimum lot size of 5 acres. Allows limited animal keeping and agricultural uses, recreational uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses and governmental uses.
	Rural Mountainous (RM)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. Areas of at least 10 acres where a minimum of 70% of the area has slopes of 25% or greater. Allows limited animal keeping, agriculture, recreational uses, compatible resource development (which may include the commercial extraction of mineral resources with approval of a SMP) and associated uses and governmental uses.
	Rural Desert (RD)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. Allows limited animal keeping, agriculture, recreational, renewable energy uses including solar, geothermal and wind energy uses, as well as associated uses required to develop and operate these renewable energy sources, compatible resource development (which may include the commercial extraction of mineral resources with approval of SMP), and governmental and utility uses.
Rural Community	Estate Density Residential (RC-EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Very Low Density Residential (RC-VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Low Density Residential (RC-LDR)	0.5 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 0.5 to 1 acre. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
Open Space	Conservation (C)	N/A	<ul style="list-style-type: none"> The protection of open space for natural hazard protection, cultural preservation, and natural and scenic resource preservation. Existing agriculture is permitted.
	Conservation Habitat (CH)	N/A	<ul style="list-style-type: none"> Applies to public and private lands conserved and managed in accordance with adopted Multi Species Habitat and other Conservation Plans and in accordance with related Riverside County policies.
	Water (W)	N/A	<ul style="list-style-type: none"> Includes bodies of water and natural or artificial drainage corridors. Extraction of mineral resources subject to SMP may be permissible provided that flooding hazards are addressed and long term habitat and riparian values are maintained.
	Recreation (R)	N/A	<ul style="list-style-type: none"> Recreational uses including parks, trails, athletic fields, and golf courses. Neighborhood parks are permitted within residential land uses.
	Rural (RUR)	20 ac min.	<ul style="list-style-type: none"> One single-family residence allowed per 20 acres. Extraction of mineral resources subject to SMP may be permissible provided that scenic resources and views are protected.
	Mineral Resources (MR)	N/A	<ul style="list-style-type: none"> Mineral extraction and processing facilities. Areas held in reserve for future mineral extraction and processing.

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) ^{1, 2, 3, 4}	Notes
Community Development	Estate Density Residential (EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Very Low Density Residential (VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Low Density Residential (LDR)	0.5 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 0.5 to 1 acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Medium Density Residential (MDR)	2 - 5 du/ac	<ul style="list-style-type: none"> Single-family detached and attached residences with a density range of 2 to 5 dwelling units per acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged. Lot sizes range from 5,500 to 20,000 sq. ft., typical 7,200 sq. ft. lots allowed.
	Medium High Density Residential (MHDR)	5 - 8 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre. Lot sizes range from 4,000 to 6,500 sq. ft.
	High Density Residential (HDR)	8 - 14 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences, including townhouses, stacked flats, courtyard homes, patio homes, townhouses, and zero lot line homes.
	Very High Density Residential (VHDR)	14 - 20 du/ac	<ul style="list-style-type: none"> Single-family attached residences and multi-family dwellings.
	Highest Density Residential (HHDR)	20+ du/ac	<ul style="list-style-type: none"> Multi-family dwellings, includes apartments and condominium. Multi-storied (3+) structures are allowed.
	Commercial Retail (CR)	0.20 - 0.35 FAR	<ul style="list-style-type: none"> Local and regional serving retail and service uses. The amount of land designated for Commercial Retail exceeds that amount anticipated to be necessary to serve Riverside County's population at build out. Once build out of Commercial Retail reaches the 40% level within any Area Plan, additional studies will be required before CR development beyond the 40 % will be permitted.
	Commercial Tourist (CT)	0.20 - 0.35 FAR	<ul style="list-style-type: none"> Tourist related commercial including hotels, golf courses, and recreation/amusement activities.
	Commercial Office (CO)	0.35 - 1.0 FAR	<ul style="list-style-type: none"> Variety of office related uses including financial, legal, insurance and other office services.
	Light Industrial (LI)	0.25 - 0.60 FAR	<ul style="list-style-type: none"> Industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses.
	Heavy Industrial (HI)	0.15 - 0.50 FAR	<ul style="list-style-type: none"> More intense industrial activities that generate greater effects such as excessive noise, dust, and other nuisances.
	Business Park (BP)	0.25 - 0.60 FAR	<ul style="list-style-type: none"> Employee intensive uses, including research and development, technology centers, corporate offices, clean industry and supporting retail uses.
	Public Facilities (PF)	≤ 0.60 FAR	<ul style="list-style-type: none"> Civic uses such as County of Riverside administrative buildings and schools.
Community Center (CC)	5 - 40 du/ac 0.10 - 0.3 FAR	<ul style="list-style-type: none"> Includes combination of small-lot single family residences, multi-family residences, commercial retail, office, business park uses, civic uses, transit facilities, and recreational open space within a unified planned development area. This also includes Community Centers in adopted specific plans. 	
Mixed Use Planning Area		<ul style="list-style-type: none"> This designation is applied to areas outside of Community Centers. The intent of the designation is not to identify a particular mixture or intensity of land uses, but to designate areas where a mixture of residential, commercial, office, entertainment, educational, and/or recreational uses, or other uses is planned. 	

Overlays and Policy Areas

Overlays and Policy Areas are not considered a Foundation Component. Overlays and Policy Areas address local conditions and can be applied in any Foundation Component. The specific details and development characteristics of each Policy Area and Overlay are contained in the appropriate Area Plan.

Community Development Overlay (CDO)	<ul style="list-style-type: none"> Allows Community Development land use designations to be applied through General Plan Amendments within specified areas within Rural, Rural Community, Agriculture, or Open Space Foundation Component areas. Specific policies related to each Community Development Overlay are contained in the appropriate Area Plan.
Community Center Overlay (CCO)	<ul style="list-style-type: none"> Allows for either a Community Center or the underlying designated land use to be developed.
Rural Village Overlay (RVO) and Rural Village Overlay Study Area (RVOSA)	<ul style="list-style-type: none"> The Rural Village Overlay allows a concentration of residential and local-serving commercial uses within areas of rural character. The Rural Village Overlay allows the uses and maximum densities/intensities of the Medium Density Residential and Medium High Density Residential and Commercial Retail land use designations. In some rural village areas, identified as Rural Village Overlay Study Areas, the final boundaries will be determined at a later date during the consistency zoning program. (The consistency zoning program is the process of bringing current zoning into consistency with the adopted general plan.)
Historic District Overlay (HDO)	<ul style="list-style-type: none"> This overlay allows for specific protections, land uses, the application of the Historic Building Code, and consideration for contributing elements to the District.
Specific Community Development Designation Overlay	<ul style="list-style-type: none"> Permits flexibility in land uses designations to account for local conditions. Consult the applicable Area Plan text for details.
Policy Areas	<ul style="list-style-type: none"> Policy Areas are specific geographic districts that contain unique characteristics that merit detailed attention and focused policies. These policies may impact the underlying land use designations. At the Area Plan level, Policy Areas accommodate several locally specific designations, such as the Cherry Valley Policy Area (The Pass Area Plan), or the Highway 79 Policy Area (Sun City/Menifee Valley Area Plan). Consult the applicable Area Plan text for details.

NOTES:

1 FAR = Floor Area Ratio, which is the measurement of the amount of non-residential building square footage in relation to the size of the lot. Du/ac = dwelling units per acre, which is the measurement of the amount of residential units in a given acre.

2 The building intensity range noted is exclusive, that is the range noted provides a minimum and maximum building intensity.

3 Clustering is encouraged in all residential designations. The allowable density of a particular land use designation may be clustered in one portion of the site in smaller lots, as long as the ratio of dwelling units/area remains within the allowable density range associated with the designation. The rest of the site would then be preserved as open space or a use compatible with open space (e.g., agriculture, pasture or wildlife habitat). Within the Rural Foundation Component and Rural Designation of the Open Space Foundation Component, the allowable density may be clustered as long as no lot is smaller than 0.5 acre. This 0.5-acre minimum lot size also applies to the Rural Community Development Foundation Component. However, for sites adjacent to Community Development Foundation Component areas, 10,000 square foot minimum lots are allowed. The clustered areas would be a mix of 10,000-square-foot and 0.5-acre lots. In such cases, larger lots or open space would be required near the project boundary with Rural Community and Rural Foundation Component areas.

4 The minimum lot size required for each permanent structure with plumbing fixtures utilizing an onsite wastewater treatment system to handle its wastewater is 0.5 acre per structure.

Table 2: Statistical Summary of Elsinore Area Plan

LAND USE	AREA		STATISTICAL CALCULATIONS ¹		
	ACREAGE ²	D.U.	POP.	EMPLOY.	
LAND USE ASSUMPTIONS AND CALCULATIONS³					
LAND USE DESIGNATIONS BY FOUNDATION COMPONENTS					
AGRICULTURE FOUNDATION COMPONENT					
Agriculture (AG)	0	0	0	0	0
<i>Agriculture Foundation Sub-Total:</i>	0	0	0	0	0
RURAL FOUNDATION COMPONENT					
Rural Residential (RR)	2,442,241	366	4,107,106	NA	NA
Rural Mountainous (RM)	10,606,604	530	1,602	NA	NA
Rural Desert (RD)	0	0	0	NA	NA
<i>Rural Foundation Sub-Total:</i>	13,048,845	896	2,709,270	0	0
RURAL COMMUNITY FOUNDATION COMPONENT					
Estate Density Residential (RC-EDR)	686	240	725	NA	NA
Very Low Density Residential (RC-VLDR)	69	52	156	NA	NA
Low Density Residential (RC-LDR)	0	0	0	NA	NA
<i>Rural Community Foundation Sub-Total:</i>	755	292	881	0	0
OPEN SPACE FOUNDATION COMPONENT					
Open Space-Conservation (OS-C)	224,232	NA	NA	NA	NA
Open Space-Conservation Habitat (OS-CH)	51,907	NA	NA	NA	NA
Open Space-Water (OS-W)	341	NA	NA	NA	NA
Open Space-Recreation (OS-R)	88	NA	NA	NA	13
Open Space-Rural (OS-RUR)	6,407	160	484	NA	NA
Open Space-Mineral Resources (OS-MIN)	0	NA	NA	NA	0
<i>Open Space Foundation Sub-Total:</i>	58,967,58,975	160	484	13	13
COMMUNITY DEVELOPMENT FOUNDATION COMPONENT					
Estate Density Residential (EDR)	960	921	963	NA	NA
Very Low Density Residential (VLDR)	3,293	2,470	7,461	NA	NA
Low Density Residential (LDR)	571,453	856,680	2,585,053	NA	NA
Medium Density Residential (MDR) ⁸	2,732,751	8,784,850	26,537,26,965	NA	NA
Medium-High Density Residential (MHDR)	245,202	1,591,313	4,807,3,967	NA	NA
High Density Residential (HDR)	711	771,21	231,366	NA	NA
Very High Density Residential (VHDR)	4617	265,289	799,873	NA	NA
Highest Density Residential (HHDR)	0	0	0	NA	NA
Commercial Retail ² (CR)	120,28	NA	NA	1,805,421	NA
Commercial Tourist (CT)	17	NA	NA	282	NA
Commercial Office (CO)	0	NA	NA	0	NA
Light Industrial (LI)	825,820	NA	NA	10,609,10,542	NA
Heavy Industrial (HI)	0	NA	NA	0	NA
Business Park (BP)	56	NA	NA	915	NA
Public Facilities (PF)	4776	NA	NA	4776	NA
Community Center (CC) ³	0	0	0	0	NA
Mixed Use Planning Area (MUPA)	9139	9641	91,936	9725	NA
<i>Community Development Foundation Sub-Total:</i>	7,929,923	14,043,14,385	42,420,43,684	13,658,12,961	NA
SUB-TOTAL FOR ALL FOUNDATION COMPONENTS:	80,699,80,698	15,391,15,733	46,491,47,757	13,674,12,974	NA
NON-COUNTY JURISDICTION LAND USES					
OTHER LANDS NOT UNDER PRIMARY COUNTY JURISDICTION					
Cities	45,435	---	---	---	---
Indian Lands	0	---	---	---	---
Freeways	218	---	---	---	---
<i>Other Lands Sub-Total:</i>	45,653	---	---	---	---
TOTAL FOR ALL LANDS:	126,3512	15,39115,733	46,49147,757	13,67412,974	NA
SUPPLEMENTAL LAND USE PLANNING AREAS					

These SUPPLEMENTAL LAND USES are overlays, policy areas and other supplemental items that apply OVER and IN ADDITION to the base land use designations listed above. The acreage and statistical data below represent possible ALTERNATE land use or buildout scenarios.

LAND USE	AREA	STATISTICAL CALCULATIONS ¹		
	ACREAGE ⁷	D.U.	POP.	EMPLOY.
OVERLAYS AND POLICY AREAS				
OVERLAYS^{4,5}				
Rural Village Study Area Overlay	701	2,003	6,050	3,859
<i>Total Area Subject to Overlays:^{4,5}</i>	701	2,003	6,050	3,859
POLICY AREAS⁶				
Temescal Wash	460	---	---	---
Glen Eden	703	---	---	---
Warm Springs	13,834	---	---	---
Walker Canyon	1,248	---	---	---
Lake Elsinore Environs-Lakeland Village Policy Area	2342,626	---	---	---
March Joint Air Reserve Base Influence area	190	---	---	---
<i>Total Area Within Policy Areas:⁶</i>	16,669,061			
TOTAL AREA WITHIN SUPPLEMENTALS:⁷	17,370,762			

FOOTNOTES:

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

Overlays and Policy Areas

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

Overlays and Policy Areas

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



Warm Springs

Located in the northern portion of the plan area, Warm Springs includes a rural area set within the steep slopes of the Gavilan Hills. The ridge line and slopes of the Gavilan Hills are biological and visual assets to the region.

Policies:

- ELAP 1.1 Protect the life and property of residents and maintain the character of the Gavilan Hills through adherence to the Hillside Development and Slope section of the General Plan Land Use Element, the Environmentally Sensitive Lands section of the Multipurpose Open Space Element, and the Slope and Soil Instability Hazards and Fire Hazards sections of the General Plan Safety Element.
- ELAP 1.2 Require that development of contiguous areas designated as Light Industrial be designed in a coordinated manner.
- ELAP 1.3 Require that all commercial and industrial uses be sensitive to environmental hazards (i.e., flooding) and not substantially impact environmental resources (i.e., biological and water quality).
- ELAP 1.4 Require commercial and industrial uses to not substantially impact circulation systems.

Temescal Wash

Temescal Wash, extending 28 miles from Lake Elsinore to the Santa Ana River, is the principal drainage course within the Temescal Valley. The Wash also serves as an important component of the Western Riverside County MSHCP and has the potential for providing recreational amenities to serve the planning area. The preservation and enhancement of this feature is an important component of the Elsinore Area Plan land use plan. This policy area is synonymous with the 100 year flood zone for the Wash.

Policies:

- ELAP 2.1 Protect the multipurpose open space attributes of the Temescal Wash through adherence to policies in the Flood and Inundation Hazards section of the General Plan Safety Element; the Non-motorized Transportation section of the Circulation Element; the Multiple Species Habitat Conservation Plans and the Environmentally Sensitive Lands sections of the Multipurpose Open Space Element; and the Open Space, Habitat and Natural Resource Preservation section of the Land Use Element.
- ELAP 2.2 Encourage the maintenance of Temescal Wash in its natural state, with its ultimate use for recreational and open space purposes such as trails, habitat preservation, and groundwater recharge.

Walker Canyon Policy Area

The Walker Canyon Policy Area consists of 1,250 acres of land located northerly of Interstate 15 in the vicinity of Walker Canyon Road. The site is designated Open Space-Rural on the Elsinore Area Plan. However, a preferable alternative to extremely large lot rural land sales would be the master planning of this area to provide

for a limited amount of development, coupled with preservation of the majority of the site as open space and wildlife habitat.

Policies:

ELAP 3.1 Notwithstanding the Open Space -Rural designation of this property, any proposal to establish a master planned community within this area through the general plan amendment and specific plan process shall be exempt from the eight-year limit and other procedural requirements applicable to Foundation Component amendments as described in the Administration Element, provided that:

- a. A specific plan is submitted for a Community Center or mixed use village center development designed as a hillside village. Potential uses may include residential uses at a variety of densities (including community development foundation component densities), commercial retail and service uses, offices, and a hotel, as well as public facilities and recreational areas. In addition to the required components, the specific plan must address the unique requirements of hillside development, special hillside design guidelines, and the special nuances of integrating hillside development into the natural environment.
- b. Approximately 900 acres, or at least two-thirds of the site area, is set aside as Open Space - Conservation Habitat for inclusion in the Western Riverside County Multiple -Species Habitat Conservation Plan reserve system.
- c. The specific plan shall include special attention to the following concerns: (1) pedestrian circulation in a hillside context, including provision for ramps and paths as well as stairs in order to ensure full accessibility for all users; (2) provision for retail commercial uses so as to minimize the need for residents to travel outside the village for routine daily needs, such as groceries, banking, etc.; and (3) the buffering and protection of conserved open space, especially relating to the interface between riparian areas and development.
- d. Due to the unique character of this development, the area is hereby determined to be eligible for reductions in onsite street widths and an exemption from the prohibition on development on slopes over 25%. Such exemptions would be subject to official determination by the Board of Supervisors or its successor-in-interest at the time of its action on the specific plan.

The environmental impact report or other CEQA document prepared for any specific plan at this site shall address the site's access, soils, geology, hydrology, biology, and wildfire susceptibility in addition to issues of slope and topography.

- e. Any such amendment shall be deemed an Entitlement/Policy amendment and be subject to the procedural requirements applicable to that category of amendments.

Glen Eden Policy Area

The Glen Eden Policy Area consists of portions of Sections 17, 18, and 19 located southwesterly of Temescal Canyon Road and northerly, northeasterly, and westerly of the Horsethief Canyon community. Development within this Policy Area shall be subject to the following policies.

Policies:

- ELAP 4.1 Residential development shall comply with an average density of 2.5 dwelling units per acre. No individual project may have an overall density in excess of 2.5 dwelling units per acre, unless a permanent density transfer between two or more projects is approved by the County of Riverside, in which case the overall density of the projects together may not exceed 2.5 dwelling units per acre. The density of individual parcels or planning areas within a project may exceed 2.5 dwelling units per acre, as long as the overall project density does not exceed this level.
- ELAP 4.2 Clustering of dwelling units within an individual project is encouraged where such clustering would enable the conservation of open space in accordance with the Multipurpose Open Space Element.

Rural 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 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.

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 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 as designated in the overlay. Additionally, existing commercial and industrial uses may be relocated to this Rural Village Land Use Overlay as necessary in conjunction with the widening of State Highway Route 74.

Lake Elsinore Environs Lakeland Village Policy Area

The Lakeland Village Policy Area is located on the westerly side of the water body that is Lake Elsinore and is nestled against the easterly side of Cleveland Ridge along the eastern flank of the Santa Ana and Elsinore Mountains. The Lakeland Village Policy Area consists of approximately 2,626 acres and includes those portions of the community of Lakeland Village, in the unincorporated Riverside County areas, generally bounded by State Route 74, the Ortega Highway, and the City of Lake Elsinore limits on the northerly end and the City of Wildomar and Corydon Road on the southerly end. Grand Avenue runs the length of the community and is the only roadway access to the area from the north and the south. Existing uses in the community are primarily single-family residential with pockets of commercial uses scattered along Grand Avenue. Properties east of Grand

Avenue generally extend to the edge of the lake. The immediate lake edge has a land use designation of Open Space – Conservation as these areas are in a Special Flood Hazard Area due to the significant water level fluctuations of Lake Elsinore. Properties on the east side of Grand Avenue located south of the lakefront also extend into large Special Flood Hazard Areas at the south end of the lake into Rome Hill, and up to the limits of the City of Lake Elsinore. Properties on the westerly side of Grand Avenue extend up to the base of the hills and include pockets of vacant land, in addition to residential and commercial uses.

~~Following adoption of the General Plan in 2003, the County of Riverside reviewed and integrated the most accurate and updated flood mapping information in the 2008 update of the General Plan.~~

Policies:

- ELAP 6.1 To avoid potential flood hazards for future developments, use clustering and consolidation of parcels whenever feasible. (AI 25, AI 59-61)
- ELAP 6.2 *Through street design and streetscape develop, safe pedestrian crossings, travel and access, bicycle travel and access, landscaping, signage, lighting, traffic control, multi-modal transit areas, convenient and safe parking, iconic entry way design into the community and at significant community features, and trail connections with trailhead parking.*
- ELAP 6.3 *The Lakeland Village Policy Area includes land within the Special Flood Hazard Areas which is primarily located within the lakeshore areas adjacent to the edge of Lake Elsinore. Additionally, other areas in the Special Flood Hazard Areas include floodway areas that involve significant historic drainage courses that convey drainage from the mountains on the west to the lake on the east that are subject to flooding. These areas are generally located between Santa Rosa Drive and Magnolia Street, Deeble Entrance Street/Rose Avenue and Maiden Lane, and Blackwell Boulevard and Baldwin Boulevard. Development in the Special Flood Hazard Areas shall be constructed in accordance with all applicable County ordinances, including Ordinance No. 458, and may include, but is not limited to, open space, trails and passive recreation.*
- ELAP 6.4 *Encourage the formation of a County Service Area (CSA) or local Parks and Recreation District in the Lakeland Village Policy Area to develop adequate park services and facilities, including playfields, play equipment, sport courts, activity areas, picnic facilities, lakeshore facilities, trailheads, and recreation programs.*
- ELAP 6.5 *Development should facilitate a continuous Collector roadway along Union and Brightman Avenues between Blanchie Drive and Turner Street which will provide a parallel travel way to Grand Avenue. Additionally, Blanchie Drive and Turner Street connections to Grand Avenue should also be developed as Collector roadways.*
- ELAP 6.6 *The height, bulk and placement of buildings in the Gateway areas of the Lakeland Village Police Area should be visually compatible with the surrounding uses.*
- ELAP 6.7 *In consideration of mixed use projects in the Gateway areas, development in accordance with a Specific Plan or the Mixed Use Zone is encouraged so potential issues relating to the specific mix of uses, density, traffic, provision of transit services, compatibility with other nearby land uses, fiscal impacts, and other issues relating to the viability of the mixed-use project proposal may be considered and resolved.*

Lakeland Village Policy Area – Gateway Areas

The Lakeland Village Policy Area includes four Gateway Areas that are located along the westerly side of Grand Avenue. The Gateway Areas will include mixed use development that encourages a combination of business, office, retail, commercial use, community facilities and residential uses that are physically and functionally integrated. The intent of the Gateway Areas is not to

identify a particular mixture or intensity of land uses, but to designate areas where a mixture of residential, commercial, office, entertainment, educational, community, and recreational uses can be developed. Mixed use development provides the following community benefits:

- greater housing variety and density, more affordable housing, life-cycle housing (e.g. starter homes to larger family homes to senior housing), workforce housing, veterans housing, etc.;
- reduced distances between housing, workplaces, retail businesses and other amenities and destinations;
- better access to fresh, healthy foods (as food and retail and farmers markets can be accessed on foot/bike or by transit);
- more compact development, land use synergy (e.g. residents provide customers for retail which provide amenities for residents);
- stronger neighborhood character and sense of place;
- walkable, bicycle-friendly environments with increased accessibility via transit resulting in reduced transportation costs;
- encourage the assembly of small parcels into larger project areas that can be developed for mixed residential/commercial development without the requirement for general plan amendments, helping to revitalize the area, encourage new balanced economic development, and provide for new local infrastructure improvements; and,
- encourage commercial development to be near intersections and focused in nodes or village focus areas, as opposed to strip or piecemeal development spread along the Grand Avenue corridor.

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

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

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

Policies:

- ELAP 6.8 Varying residential densities are encouraged and may include ranges from 2 to 5 dwelling units per acre up to 20 to 25 dwelling units per acre.
- ELAP 6.9 The mixture of development should be internally integrated and generally consistent with the anticipated projections provided in Table E-9 of the General Plan's Appendix E-1 and limited to the extent that the uses do not cause any decrease in Level of Service on Grand Avenue below Level of Service D.
- ELAP 7.0 Commercial uses should be oriented towards Grand Avenue and away from residential areas located inside and outside the Gateway area. Additionally, residential uses, where feasible and appropriate, should be used as a transitional buffer between residential uses inside and outside the Community Center Gateway and commercial and non-residential uses inside the Community Center Gateway. Residential uses that may need buffering are located to the northwest across Blanchie Drive, to the south across Magnolia Street, and to the west across Union Avenue adjacent to the Community Center Gateway.
- ELAP 7.1 Residential uses located on the outer edges of the Community Center Gateway should include densities compatible to the adjacent residential densities located to the northwest on Blanchie Drive, to the south on Magnolia Street, and to the west off of Union Avenue, or there should be adequate buffers provided between new and existing

residential uses.

ELAP 7.2 *Pedestrian and non-vehicular access connections between development within the Community Center Gateway and adjacent uses should be utilized to create a network of paths, parks, plazas, public squares and open spaces, along Grand Avenue, Blanchie Drive, Union Avenue, Santa Rosa Drive, Magnolia Street, and public transit routes and stops.*

ELAP 7.3 *Aesthetic buildings features are encouraged to be varied and incorporate different types of wall textures and colors, architectural elements, landscaping and other features that provide for highly attractive and inviting facades for surrounding uses and streets, including Grand Avenue, Blanchie Drive, Union Avenue, Santa Rosa Drive, and Magnolia Street.*

ELAP 7.4 *Development should be coordinated to facilitate the extension of Union Avenue through the westerly portion of the Community Center Gateway as a Collector roadway between Blanchie Drive and Magnolia Street, and Blanchie Drive as a Collector roadway from Union Avenue to Grand Avenue.*

Grand Avenue Gateway: *The Grand Avenue Gateway is approximately 32 acres and is generally located in the 17101-17299 blocks on the west side of Grand Avenue between Evergreen Street and Adelfa Street. The area's large size and significant amount of vacant land presents opportunities for complimentary mixed uses to be developed including commercial uses, residential uses, recreational uses and service uses such as for care of children and seniors. Land within the Grand Avenue Gateway is designated as Mixed Use Area.*

Policies:

ELAP 7.5 *Varying residential densities are encouraged and may include ranges from 2 to 5 dwelling units per acre up to 14 to 20 dwelling units per acre.*

ELAP 7.6 *The mixture of development should be internally integrated and generally consistent with the anticipated projections provided in Table E-9 of the General Plan's Appendix E-1 and be limited to the extent that the uses do not cause any decrease in Level of Service on Grand Avenue below Level of Service D.*

ELAP 7.7 *Commercial uses should be oriented towards Grand Avenue and away from residential areas located inside and outside this Gateway area. Additionally, residential uses, where feasible and appropriate, should be used as a transitional buffer between residential uses outside the Grand Avenue Gateway and commercial and non-residential uses inside the Gateway. Residential uses that may need buffering are located to the northwest along Evergreen Street, to the south on Adelfa Street, and to the west across the future extension of Union Avenue adjacent to the Grand Avenue Gateway area.*

ELAP 7.8 *Residential uses located on the outer edges of the Grand Avenue Gateway should include densities compatible to the adjacent residential densities located to the northwest on Evergreen Street, to the south on Adelfa Street, and to the west across the future extension of Union Avenue, or there should be adequate buffers provided between new and existing residential uses.*

ELAP 7.9 *Pedestrian and non-vehicular access connections between development within the Grand Avenue Gateway and adjacent uses should be utilized to create a network of paths, parks, plazas, public squares and open spaces along Grand Avenue, the future extension of Union Avenue, and public transit routes and stops.*

ELAP 7.10 *Aesthetic buildings features are encouraged to be varied and incorporate different type of wall textures and colors, architectural elements, landscaping and other features that provide for highly attractive and inviting façades for*

surrounding uses and streets, including Grand Avenue, Evergreen Street, the future extension of Union Avenue, and Adelfa Street.

- ELAP 7.11 *Development should be coordinated to facilitate the extension of Union Avenue through the westerly portion of the Grand Avenue Gateway as a Collector roadway between Evergreen Street and Adelfa Street, and the development of a Collector roadway connecting Union Avenue to Grand Avenue through the northerly portion of this Gateway.*

Central Gateway: *The Central Gateway is approximately 24.5 acres and is generally located in the 17401-17645 blocks on the west side of Grand Avenue between Deeble Entrance Street and Blackwell Blvd. The Lakeland Village County Fire Station is located within this Gateway. The Central Gateway presents opportunities for complimentary mixed uses to be developed in this area, including commercial uses and medium to higher density residential uses. Land within the Central Gateway is designated Mixed Use Area.*

Policies:

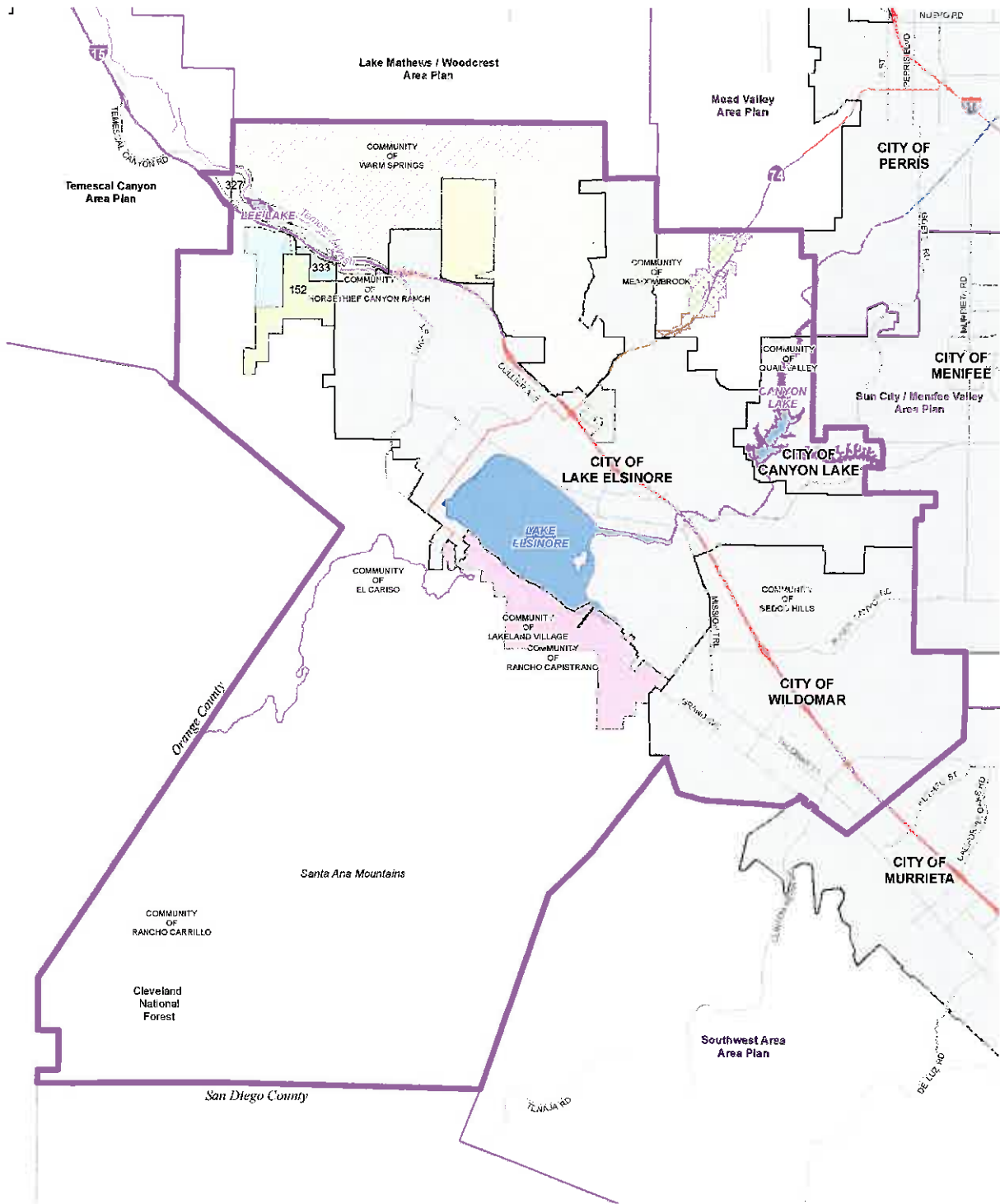
- ELAP 7.12 *Varying residential densities are encouraged and may include ranges from 2 to 5 dwelling units per acre to 14 to 20 dwelling units per acre.*
- ELAP 7.13 *The mixture of development should be internally integrated and generally consistent with the anticipated projections provided in Table E-9 of the General Plan's Appendix E-1 and limited to the extent that the uses do not cause any decrease in Level of Service on Grand Avenue below Level of Service D.*
- ELAP 7.14 *Commercial uses should be oriented towards Grand Avenue and away from residential areas located outside this Gateway area. Additionally, residential uses, where feasible and appropriate, should be used as a transitional buffer between residential uses outside the Central Gateway and commercial and non-residential uses inside the Gateway area. Residential uses that may need buffering are located to the northwest on Kniffin Avenue and Curtis Avenue, to the south on Raley Avenue, Sutherland Avenue and Brightman Avenue, to the west on Akley Street, and to west across what is to be the future extension Union Avenue and Brightman Avenue adjacent to the Central Gateway area.*
- ELAP 7.15 *Residential uses located on the outer edge of the Central Gateway should include densities compatible to the adjacent residential densities located to the northwest on Kniffin Avenue and Curtis Avenue, to the south on Raley Avenue, Sutherland Avenue and Brightman Avenue, to the west on Akley Street, and to the west across what is to be the future extension Union Avenue and Brightman Avenue, or there should be adequate buffers provided between new and existing residential uses.*
- ELAP 7.16 *Pedestrian and non-vehicular access connections between development within the Central Gateway and adjacent uses should be utilized to create a network of paths, parks, plazas, public squares and open spaces along Grand Avenue, from Kniffin Avenue and Curtis Avenue to the northwest, from Raley Avenue, Sutherland Avenue and Brightman Avenue to the south, and what is to be the future extension Union Avenue and Brightman Avenue on the west, and public transit routes and stops.*
- ELAP 7.17 *Aesthetic buildings features are encouraged to be varied and incorporate different types of wall textures and colors, architectural elements, landscaping and other features that provide for highly attractive and inviting facades for surrounding uses and streets, including Grand Avenue, from Kniffin Avenue and Curtis Avenue to the northwest, from Raley Avenue, Sutherland Avenue and Brightman Avenue to the south, and along what is to be the future extension Union Avenue and Brightman Avenue to the west.*
- ELAP 7.18 *Development should be coordinated to facilitate the extension of Union Avenue (also listed as Akley St. in this*

area) across the westerly side of the Central Gateway as a Collector roadway between Deeble Entrance Street and Blackwell Blvd., connecting with Brightman Avenue to south, which also is to be developed as a Collector roadway.

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

Policies:

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



Data Source: Riverside County Planning


-  Warm Springs Policy Area
-  Temescal Wash Policy Area
-  Glen Eden Policy Area
-  Walker Canyon Policy Area
-  Lake Elsinore Environs Policy Area
-  Lakeland Village Policy Area
-  Meadowbrook Rural Village Land Use Overlay
-  Specific Plans
-  Area Plan Boundary
-  Highways
-  Waterbodies
-  City Boundary

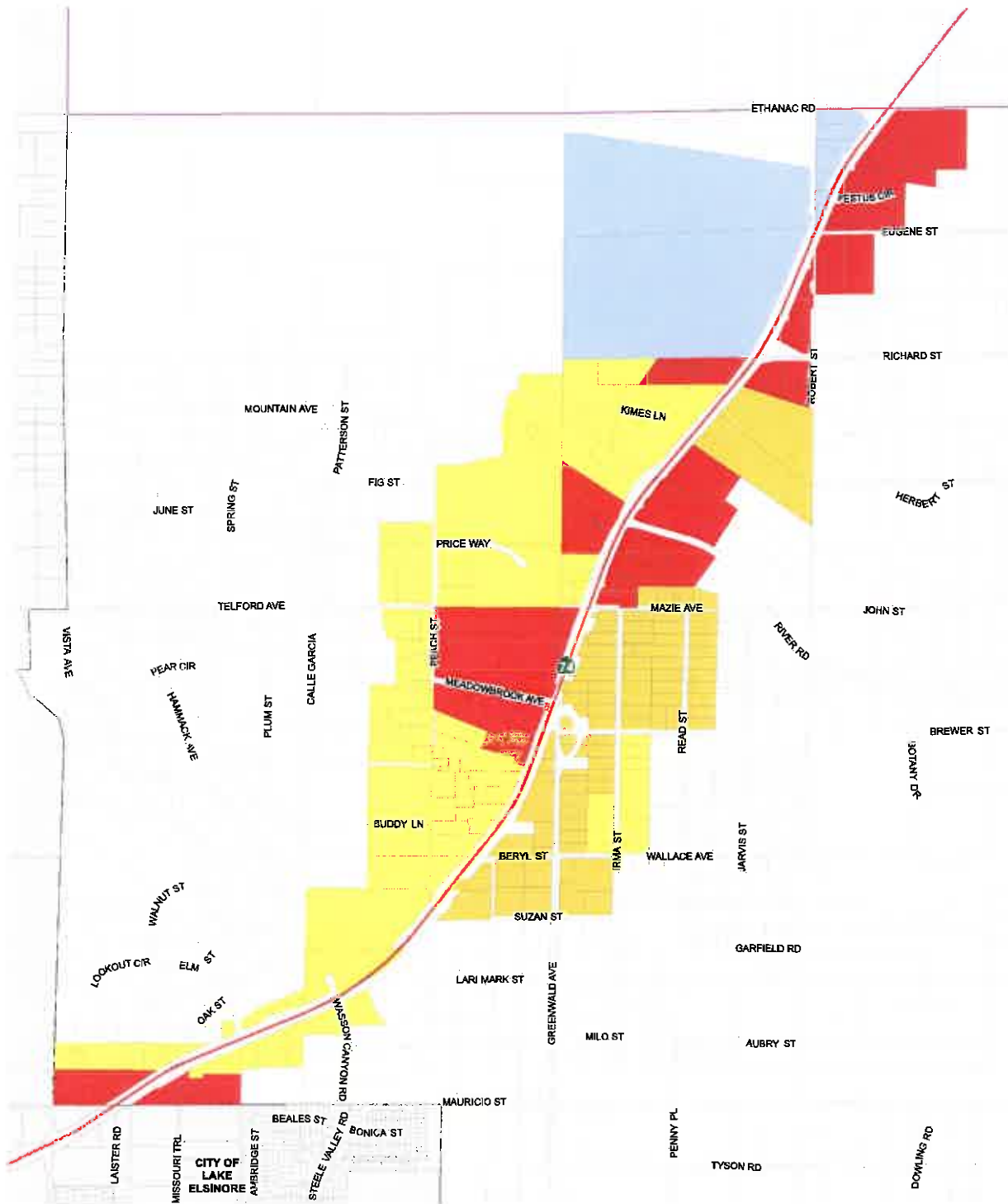
Figure 4

 June 1, 2016
 Miles

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 source (the source is other than this 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 will respect the accuracy and precision that is the sole responsibility of the user.



**ELSINORE AREA PLAN
OVERLAYS AND
POLICY AREAS**



Data Source: Riverside County Planning

- COMMUNITY DEVELOPMENT**
- Medium Density Residential
 - Medium High Density Residential
 - Commercial Retail
 - Light Industrial
- Other Symbols:**
- Highways
 - Area Plan Boundary
 - Waterbodies
 - City Boundary

Figure 5

Specific Plans

Specific Plans are highly customized policy or regulatory tools that provide a bridge between the General Plan and individual projects in a more area-specific manner than is possible with community-wide zoning ordinances. The specific plan is a tool that provides land use and development standards that are tailored to respond to special conditions and aspirations unique to the area being proposed for development and conservation. These tools are a means of addressing detailed concerns that conventional zoning cannot accomplish.



The authority for preparation of Specific Plans is found in the California Government Code, Sections 65450 through 65457.

Specific Plans are identified in this section as Policy Areas because detailed study and development direction is provided in each plan. Policies related to any listed specific plan can be reviewed at the Riverside County Planning Department. The four specific plans located in the Elsinore planning area are listed in Table 3, Adopted Specific Plans in the Elsinore Area Plan. Each of these specific plans is determined to be a Community Development Specific Plan.

Table 3: Adopted Specific Plans in the Elsinore Area Plan

Specific Plan	Specific Plan #
Horsethief Canyon Ranch	152
Toscana ¹	327
Renaissance Ranch	333
Colinas del Oro	364

Source: County of Riverside Planning Department.

¹ Portions of this specific plan extend into a neighboring Area Plan

Land Use

While the General Plan Land Use Element and Area Plan Land Use Map guide future development patterns in the Elsinore Area Plan, additional policy guidance is often necessary to address local land use issues that are unique to the area or that require special policies that go above and beyond those identified in the General Plan. These policies may reinforce County of Riverside regulatory provisions, preserve special lands or historic structures, require or encourage particular design features or guidelines, or restrict certain activities, among others. The intent is to enhance and/or preserve the identity, character and features of this unique area. The Local Land Use Policies section provides policies to address those land use issues relating specifically to the Elsinore area.

Local Land Use Policies

Mt. Palomar Nighttime Lighting

The Mount Palomar Observatory, located in San Diego County, requires darkness so that the night sky can be viewed clearly. The presence of the observatory necessitates unique nighttime lighting standards throughout the Elsinore Area Plan as shown on Figure 6, Mt. Palomar Nighttime Lighting Policy. The following policies are intended to limit light leakage and spillage that may obstruct or hinder the view. This is an excellent example of a valuable public resource that requires special treatment far beyond its immediate locale.

Policies:

- ELAP ~~7.48.1~~ Adhere to the lighting requirements of Riverside County for standards that are intended to limit light leakage and spillage that may interfere with the operations of the Palomar Observatory.

Circulation

The circulation system is vital to the prosperity of a community. It provides for the movement of goods and people within and outside of the community and includes motorized and non-motorized travel modes such as bicycles, trains, aircraft, automobiles and trucks. In Riverside County, the circulation system is also intended to accommodate a pattern of concentrated growth, providing both a regional and local linkage system between unique communities. This system is multi-modal, which means that it provides numerous alternatives to the automobile, such as transit, pedestrian systems, and bicycle facilities so that Riverside County citizens and visitors can access the region and move around within it by a number of transportation options.

As stated in the Vision and the Land Use Element, Riverside County is moving away from a growth pattern of random sprawl toward a pattern of concentrated growth and increased job creation. The intent of the new growth patterns and the new mobility systems is to accommodate the transportation demands created by future growth and to provide mobility options that help reduce the need to utilize the automobile. The circulation system is designed to fit into the fabric of the land use patterns and accommodate the open space systems.

While the following section describes the circulation system as it relates to the Elsinore Area Plan, it is important to note that the programs and policies are supplemental to, and coordinated with, the policies of the General Plan Circulation Element. In other words, the circulation system of the Elsinore Area Plan is tied to the countywide system and its long range direction. As such, successful implementation of the policies in the Elsinore Area Plan will help to create an interconnected and efficient circulation system for the entire County of Riverside.

Local Circulation Policies

Vehicular Circulation System

Environmental features both water oriented and topographic impose substantial obstacles to circulation routes; however, the Elsinore Area Plan proposes a circulation system to handle these challenges. The area is served by Railroad Canyon Road, Bundy Canyon Road, and Clinton Keith Road from the east. Temescal Canyon Road is the main arterial serving the area from the north. State Route 74 also traverses the Area Plan in an east-west orientation.

Policies:

- ELAP ~~8.1~~ ~~9.1~~ Design and develop the vehicular roadway system per Figure 7, Circulation, and in accordance with the functional classifications and standards specified in the Planned Circulation Systems section of the General Plan Circulation Element.
- ELAP ~~8.2~~ ~~9.2~~ Maintain Riverside County's roadway Level of Service standards as described in the Level of Service section of the General Plan Circulation Element.

Trails System

A multi-purpose trails system is a critical part of this area plan because of the concentration of critical linkages centered here. In this sense, the trails for human use parallel the connectivity required for habitat linkages. An extensive system of proposed trails and bikeways exists within the planning area connecting the various neighborhoods with the recreational resources of the Cleveland National Forest and the regional trail system. The Elsinore Area Plan trail system is mapped in Figure 8, Trails and Bikeway System.

Policies:

ELAP ~~9.4~~ **10.1** Implement the Trails and Bikeway System, Figure 8, through such means as dedication or purchase, as discussed in the Non-motorized Transportation section of the General Plan Circulation Element.

Scenic Highways

Certain roadways are not only functional; they are a part of the public's ability to experience an area, especially one that offers important scenic vistas. That is the case with Interstate 15 from Corona south to the San Diego County line. It has been designated as an Eligible State Scenic Highway. State Route 74 has also been designated as an Eligible State Scenic Highway. The western segment is a secondary County entrance road and will serve as a link to Orange County's system of scenic routes. The scenic highways designated within the Elsinore Area Plan are depicted on Figure 9, Scenic Highways.

Policies:

ELAP ~~10.4~~ **11.1** Protect Interstate 15 and State Route 74 from change that would diminish the aesthetic value of adjacent properties through adherence to the Scenic Corridors sections of the General Plan Land Use and Circulation Elements.

Community Environmental Transportation Acceptability Process (CETAP) Corridors

The population and employment of Riverside County are expected to significantly increase over the next twenty years. The CETAP was established to evaluate the need and the opportunities for the development of new or expanded transportation corridors in western Riverside County to accommodate increased growth and preserve quality of life. These transportation corridors include a range of transportation options such as highways or transit, and are developed with careful consideration for potential impacts to habitat requirements, land use plans, and public infrastructure. CETAP has identified four priority corridors for the movement of people and goods: Winchester to Temecula Corridor, East-West CETAP Corridor, Moreno Valley to San Bernardino Corridor, and Riverside County - Orange County Corridor.

The East-West CETAP Corridor may pass through the Elsinore Area Plan along State Route 74, or to the north of it. This corridor could accommodate a number of transportation options, including vehicular traffic and high occupancy vehicle lanes. The Riverside County- Orange County Corridor is currently under study, but is envisioned to connect from Interstate 15 in Riverside to State Route 241 in Orange County, somewhere in the range between State Route 91 and State Route 74.



The California Scenic Highways program was established in 1963 to Preserve and protect scenic highway corridors from change which would diminish the aesthetic value of lands adjacent to highways.

Policies:

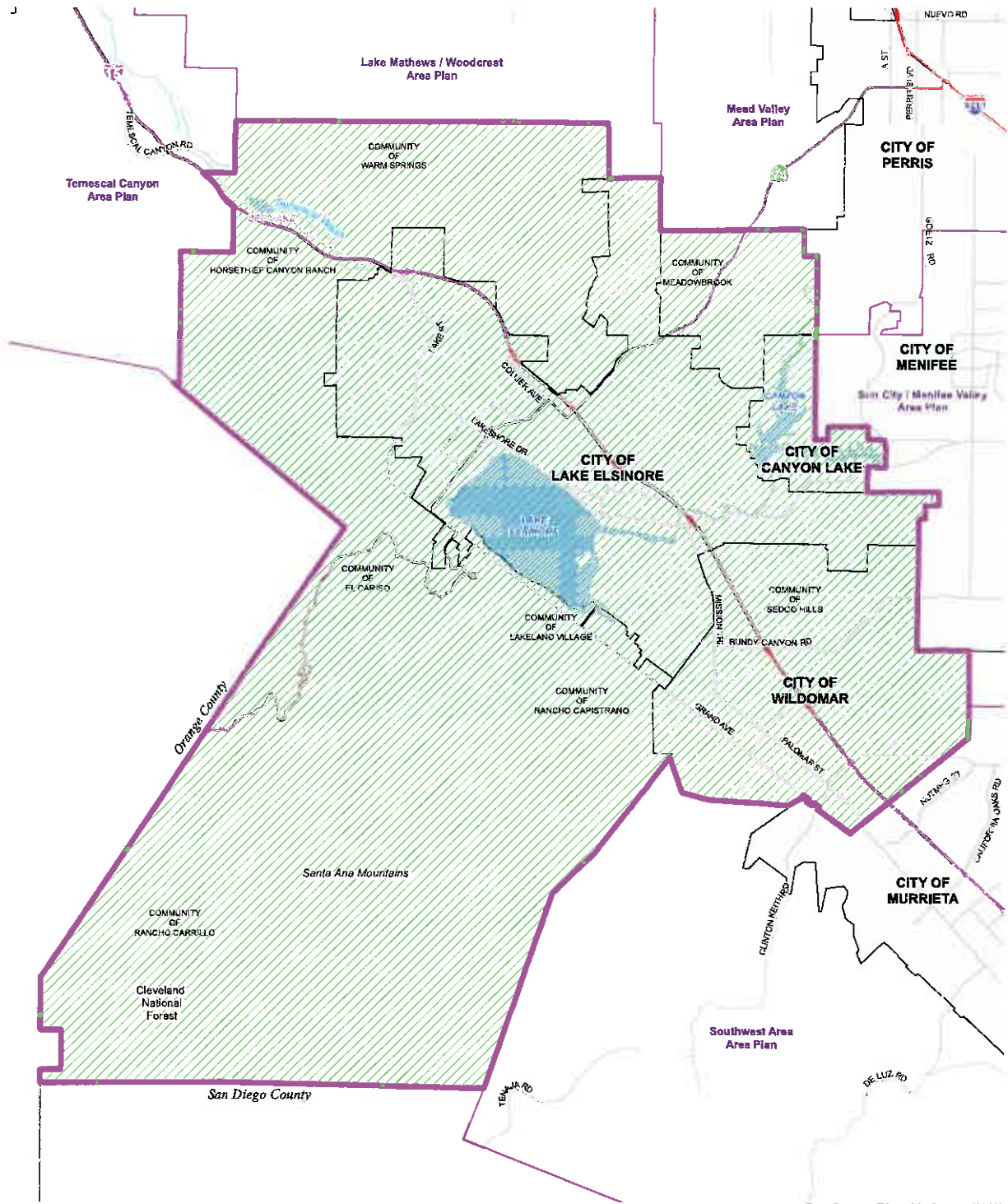
- ELAP ~~41.1~~ **12.1** Accommodate the East-West CETAP Corridor in accordance with the CETAP section of the General Plan Circulation Element.
- ELAP ~~41.2~~ **12.2** Accommodate the direction of the Riverside County-Orange County Corridor study, once it is complete.

I-15 Corridor

Interstate 15 is a major connector between the Corona/Riverside area and San Diego. This corridor could be enhanced, especially by connecting transit links, to provide a critical north-south link for transit, automobile and truck trips within and outside the County of Riverside. The capacity of this critical corridor could be expanded through such strategies as widening, high-occupancy vehicle lanes, dedicated truck lanes, and transit improvements, such as exclusive express buses. Infrastructure put in place along with development in this area plan should support all modes of transit along this corridor.

Policies:

- ELAP ~~42.1~~ **13.1** Require projects to be reviewed for the provision of transit support facilities (including bus turnouts, signage, benches, shelters, etc.) along arterial streets and local transit service routes.
- ELAP ~~42.2~~ **13.2** Consider the following regional and community wide transportation options when developing transportation improvements in the Elsinore Area Plan:
- a. Construct a new interchange on Interstate 15 at Horsethief Canyon Road.
 - b. Develop regional transportation facilities and services (such as high-occupancy vehicle lanes and express bus service), which will encourage the use of public transportation and ridesharing for longer-distance trips.
- ELAP ~~42.3~~ **13.3** Require each proposed Specific Plan, and major commercial and industrial projects consisting of 20 acres or larger, to be evaluated for the provision of a park-and-ride facility.


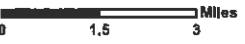


Data Source: Riverside County (2010)

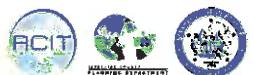
-  Zone B
-  Highways
-  Area Plan Boundary
-  City Boundary
-  Waterbodies

Figure 6

December 8, 2015

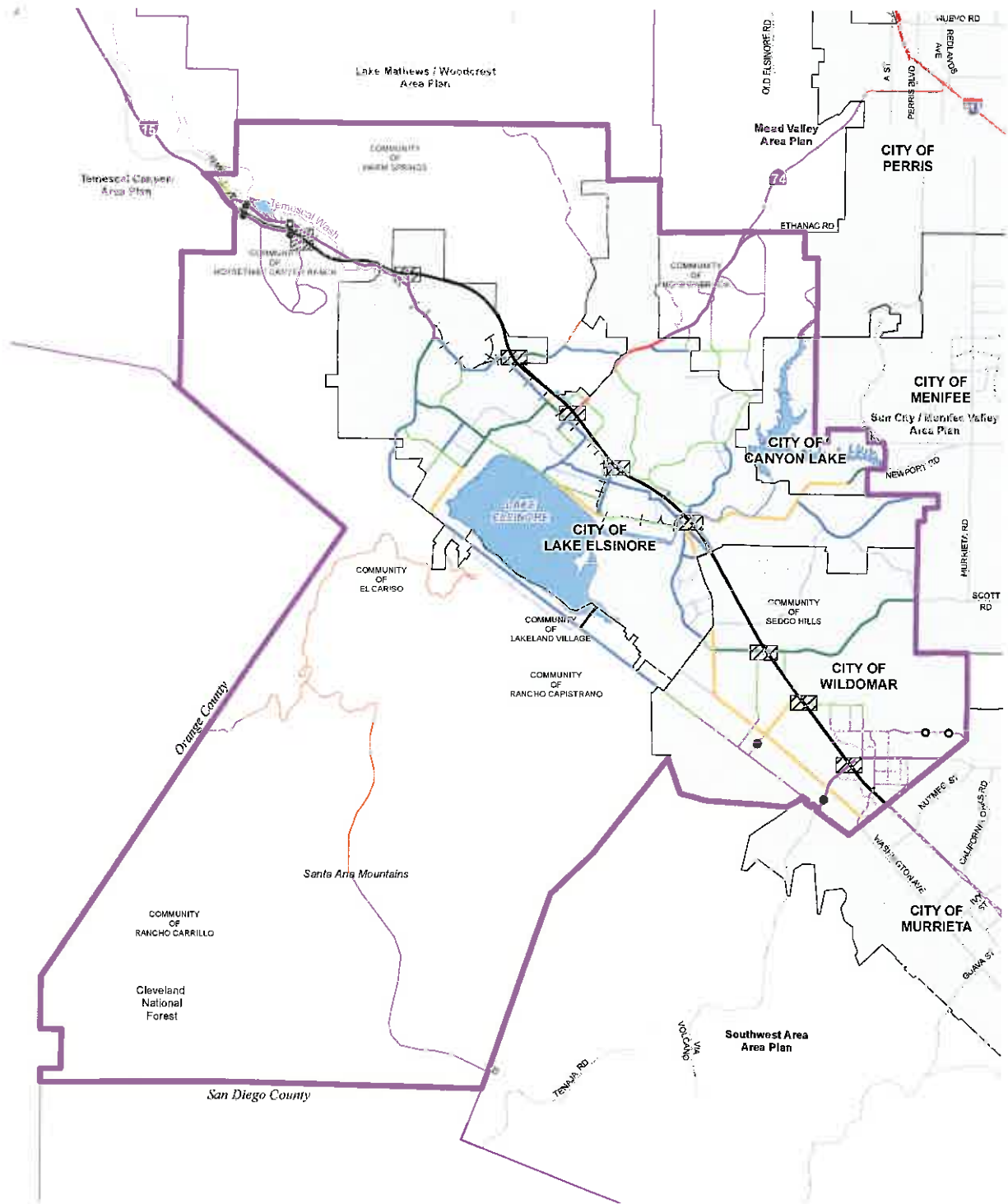



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**ELSINORE AREA PLAN
MT PALOMAR NIGHT TIME
LIGHTING POLICY AREA**

Path: X:\p\specif\mnp\area\p\rcit\elnsore\2015\01\p\palomar.aprx



Data Source: Riverside County Transportation

- Freeway (Variable ROW)
- Expressway (128' to 220' ROW)
- Urban Arterial (152' ROW)
- Arterial (128' ROW)
- Major (118' ROW)
- Secondary (100' ROW)
- Mountain Arterial 2 Ln (110' ROW)
- Collector (74' ROW)
- Existing Interchange
- Proposed Interchange
- Existing Bridge
- Proposed Bridge
- Railroads Amended
- Highways
- Area Plan Boundary
- City Boundary
- Waterbodies

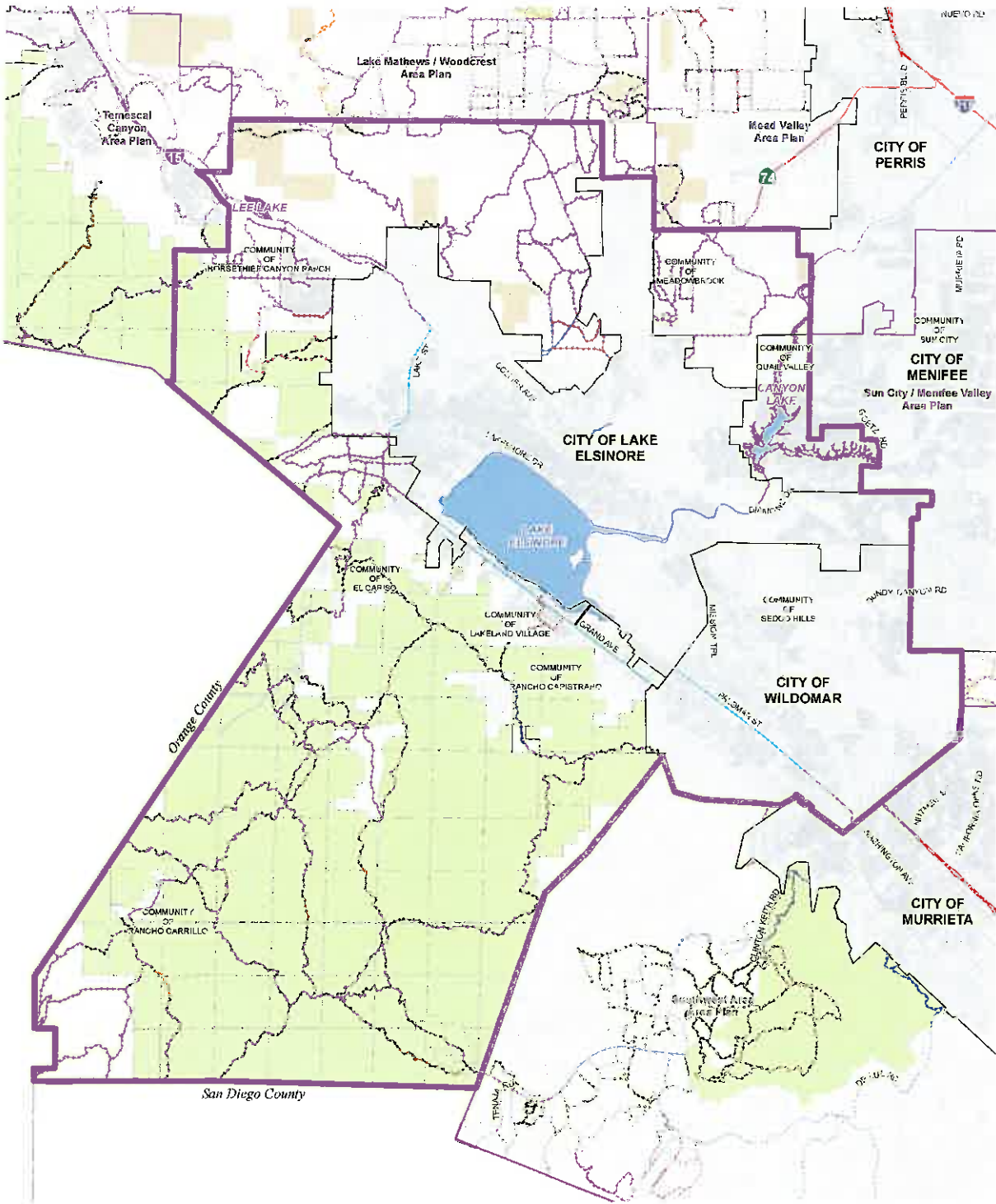
Figure 7

December 8, 2015

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ELSINORE AREA PLAN CIRCULATION



Data Source: Riverside County Parks

- Regional Trail: Urban/Suburban
- Community Trail
- Combination Trail (Regional Trail / Class I Bike Path)
- Regional Trail: Open Space
- Design Guidelines Trail
- Historic Trail (Southern Immigrant Trail, Juan Bautista De Anza National Historic Trail)
- Non-County Trail (Public and Quasi-Public Lands)
- Private Trail
- Bureau of Land Management (BLM) Lands
- Miscellaneous Public Lands
- Highways
- Area Plan Boundary
- City Boundary
- Waterbodies

Note: Trails shown in this county include those for information and/or planning purposes only.
 Data Source: Primarily Riverside County Regional Park and Open Space District with assistance from Riverside County Transportation and Planning Department, Riverside County Economic Development Agency, and other local, state, and federal recreational agencies.
 Note: Trails and bikeway maps are a general representation identifying the general location and identified or proposed trails and bikeways in the unincorporated areas of the County. All questions regarding trail alignment and the proposed standards should be referred to the Riverside County Regional Park and Open Space District.
 Note: Except for major regional facilities, trails and bikeways systems located within cities are generally not shown. Where trails and bikeway exist or are planned for the unincorporated areas in such a manner that they are opportunities for connections with existing or planned trails and bikeway within adjacent cities, an arrow symbol is used to show the approximate location of the intended connection opportunity. This arrow should express the approximate city for all information about that city's existing or planned trails and bikeway systems.

Figure 8

June 1, 2016

0 1.5 3 Miles

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**ELSINORE AREA PLAN
 TRAILS AND BIKEWAY
 SYSTEM**

Multipurpose Open Space

The Elsinore area contains an unusually rich concentration of open space resources, for habitat, recreation and scenic purposes, hence the label of multipurpose. The point is that open space is really a part of the public infrastructure and should have the capability of serving a variety of needs and diversity of users. The importance of the resources here means that they require thoughtful preservation and, in some cases, restoration. In many cases, the focus here must be on establishing and maintaining vital linkages, without which the vital habitat and recreational potential of this area would be severely compromised. This Multipurpose Open Space section is a critical component of the character of the County of Riverside and of the Elsinore Area Plan. Preserving the scenic background and natural resources here gives meaning to the remarkable environmental setting portion of the overall Riverside County Vision. Not only that: these open spaces also help define the edges of and separation between communities, which is another important aspect of the Vision.

In this area plan, the natural characteristics are quite dominant. In addition to their extensive basic supply value, they offer design opportunities for quality development. Achieving a desirable end state of valued local open space to benefit residents and visitors will require sensitive design attention in laying out development proposals and linkages to make the open space system work to its optimum.

Local Open Space Policies

Watersheds, Floodplains, and Watercourse Policies

The Elsinore Area Plan contains a major portion of the Santa Margarita River watershed, which includes Murrieta Creek. This watershed, and its included watercourses, provide a truly unique habitat for flora and fauna of statewide significance. The watercourses provide corridors through developed land as well as linking open spaces outside of development areas. This allows wildlife the ability to move from one locale to another without crossing developed land. The following policies preserve and protect these important watershed functions.

Policies:

ELAP ~~13.1~~ **14.1** Protect the Santa Margarita watershed and habitat, and provide recreational opportunities and flood protection through adherence to the policies found in the Open Space, Habitat, and Natural Resource Preservation section of the General Plan Land Use Element and the Environmentally Sensitive Lands, Floodplain and Riparian Area Management,

“

The open space system and the methods for its acquisition, maintenance, and operation are calibrated to its many functions: visual relief, natural resources protection, habitat preservation, passive and active recreation, protection from natural hazards, and various combinations of these purposes. This is what is meant by a multipurpose open space system.

”

- RCIP Vision



A watershed is the entire region drained by a waterway that flows into a lake or reservoir or the ocean. It is the total area above a given point on a stream that contributes water to the flow at that point, and the topographic dividing line from which surface streams flow in two different directions. Clearly, watersheds are not just water. A single watershed may include a wide variety of resources and environments.

Wetlands, and Open Space, Parks and Recreation sections of the Multipurpose Open Space Element.

Mineral Extraction

There are significant areas of mineral resource extraction within the Elsinore Area Plan. The area contains regionally important aggregate and clay resources, as well as non-regionally important mineral resources. Most of these resources are currently being extracted or are being held in reserve for future extraction. Compatibility with surrounding land uses, potential noxious impacts, surface runoff management, and the future reclamation of the sites must be considered for all existing and proposed mineral extraction areas.

Policies:

ELAP ~~14.1~~ 15.1 Protect the economic viability of mineral resources as well as the life and property of Elsinore Area Plan residents through adherence to the Mineral Resources section of the General Plan Multipurpose Open Space Element.

ELAP ~~14.2~~ 15.2 Avoid mineral resource extraction within the Temescal Wash Policy Area, which contains viable riparian habitat, in favor of areas containing very sparse or non-existent riparian habitat.

ELAP ~~14.3~~ 15.3 Require a biologically designed and professionally implemented revegetation program as part of reclamation plans, where avoidance is not feasible.

ELAP ~~14.4~~ 15.4 Require hydrologic studies by a qualified consultant as part of the environmental review process for all proposed surface mining permits within or adjacent to the Temescal Wash Policy Area. This shall include proper management of surface run-off.

Oak Tree Preservation

The Elsinore Area Plan contains significant oak woodland areas. Oak woodlands should be protected to preserve habitat and the character of the area.

Policies:

ELAP ~~15.1~~ 16.1 Protect viable oak woodlands through adherence to the Oak Tree Management Guidelines adopted by Riverside County and the Vegetation section of the Multipurpose Open Space Element of the General Plan.



For further information on the MSHCP please see the Multipurpose Open Space Element of the General Plan.

Multiple Species Habitat Conservation Plan

Regional resource planning to protect individual species such as the Stephens Kangaroo Rat has occurred in Riverside County for many years. Privately owned reserves and publicly owned land have served as habitat for many different species. This method of land and wildlife preservation proved to be piecemeal and disjointed, resulting in islands of reserve land without corridors for species migration and access. To address these issues of wildlife health and habitat sustainability, the Western Riverside County Multiple

Species Habitat Conservation Plan (WRC MSHCP) was developed by the County of Riverside and adopted by the County of Riverside and other plan participants in 2003. Permits were issued by the Wildlife Agencies in 2004. The WRC MSHCP comprises a reserve system that encompasses core habitats, habitat linkages, and wildlife corridors outside of existing reserve areas and existing private and public reserve lands into a single comprehensive plan that can accommodate the needs of species and habitat in the present and future.

WRC MSHCP Program Description

The Endangered Species Act prohibits the “taking” of endangered species. Taking is defined as “to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect” listed species. The Wildlife Agencies have authority to regulate this take of threatened and endangered species. The intent of the WRC MSHCP is for the Wildlife Agencies to grant a take authorization for otherwise lawful actions that may incidentally take or harm species outside of reserve areas, in exchange for supporting assembly of a coordinated reserve system. Therefore, the WRC MSHCP allows the County of Riverside to take plant and animal species within identified areas through the local land use planning process. In addition to the conservation and management duties assigned to the County of Riverside, a property owner-initiated habitat evaluation and acquisition negotiation process has also been developed. This process is intended to apply to property that may be needed for inclusion in the WRC MSHCP Reserve or subjected to other WRC MSHCP criteria.



The Wildlife Agencies include The United States Fish and Wildlife Service (USFWS) and the California Department of Fish and Wildlife (CDFW)



The following sensitive, threatened and endangered species, covered under the MSHCP, may be found within this area plan:

- Bell's sage sparrow
- California gnatcatcher
- Orange-throated whiptail
- Loggerhead shrike
- San Diego ambrosia
- Bobcat
- Quino checkerspot butterfly
- Munz's onion
- Many-stemmed dudleya
- Southwestern willow flycatcher
- Least Bell's vireo
- Slender-horned spineflower

Key Biological Issues

The habitat requirements of the sensitive and listed species, combined with sound habitat management practices, have shaped the following policies. These policies provide general conservation direction.

Policies:

- ELAP ~~16.1~~ 17.1 Protect sensitive biological resources in the Elsinore Area Plan through adherence to policies found in the Multiple Species Habitat Conservation Plans, Environmentally Sensitive Lands, Wetlands, and Floodplain and Riparian Area Management sections of the General Plan Multipurpose Open Space Element.
- ELAP ~~16.2~~ 17.2 Provide for connection between Santa Ana Mountains, Temescal Wash and foothills north of Lake Elsinore; existing connections are at Indian Truck Trail (buffer along Canyon Creek), Horsethief Canyon, and open upland areas southwest of Alberhill.
- ELAP ~~16.3~~ 17.3 Provide northwest-southeast connection along hills between Estelle Mountain and Sedco Hills, primarily for California gnatcatchers, but also other sage scrub species.

- ELAP ~~16.4~~ 17.4 Conserve clay soils supporting sensitive plants such as Munz's onion, many-stemmed dudleya, small-flowered morning glory and Palmer's grapplinghook. (There is a Munz's onion population of approximately 7,500 heads in Alberhill.)
- ELAP ~~16.5~~ 17.5 Conserve wetlands including Temescal Wash, Collier Marsh, Alberhill Creek, Wasson Creek, and the lower San Jacinto River, (including marsh habitats and maintaining water quality).
- ELAP ~~16.6~~ 17.6 Maintain upland habitat connection between North Peak Conservation Bank, Steele Peak, and Bureau of Land Management (BLM) lands.
- ELAP ~~16.7~~ 17.7 Conserve Engelmann Oak Woodlands.
- ELAP ~~16.8~~ 17.8 Conserve sensitive plants, including Parry's spineflower, prostrate spineflower, Payson's jewelflower, smooth tarplant, slender-horned spineflower, Couldte's matijila poppy, Palomar monkeyflower, little mousetail, vernal barley, San Jacinto Valley crownscale, Coulter's goldfields, heart-leaved pitcher sage, and the Quino checkerspot butterfly.
- ELAP ~~16.9~~ 17.9 Conserve Travers-Willow-Domino soil series.
- ELAP ~~16.10~~ 17.10 Conserve foraging habitat adjacency for raptors, sage scrubbed-grassland ecotone.
- ELAP ~~16.11~~ 17.11 Conserve habitat in Sedco Hills to maintain connection between Granite Hills and Bundy Canyon Road.
- ELAP ~~16.12~~ 17.12 Provide for connection across State Route 74 for birds and land species.
- ELAP ~~16.13~~ 17.13 For Wasson Creek, maintain north-south linkage at least 750 feet wide from Wasson Creek to North Peak.
- ELAP ~~16.14~~ 17.14 South of Wasson Creek, development should be limited to western and eastern slopes.

Hazards

Hazards are natural and manmade conditions that must be respected if life and property are to be protected as growth and development occur. As the ravages of wildland fires, floods, dam failures, earthquakes and other disasters become clearer through the news, public awareness and sound public policy combine to require serious attention to these conditions. Portions of the Elsinore Area Plan may be subject to hazards such as flooding, dam inundation, seismic occurrences, and wildland fire. These hazards are depicted on the hazards maps, Figure 10 to Figure 14. These hazards are located throughout the Elsinore area and produce varying degrees of risk and danger. Some hazards must be avoided entirely while the potential impacts of others can be mitigated by special building techniques. The following policies provide additional direction for relevant issues specific to the Elsinore Area Plan.

Local Hazard Policies

Flooding and Dam Inundation

Temescal Wash, Murrieta Creek, and the San Jacinto River, as well as Lake Elsinore, pose significant flood hazards within the Elsinore Area Plan. Dam failure of the Railroad Canyon Dam at Canyon Lake would cause flooding in the plan area. Refer to Figure 10, Flood Hazards for a depiction of flood hazards in the Elsinore area.

Policies:

- ELAP ~~17.4~~ **18.1** Adhere to the flood proofing and flood protection requirements of the Riverside County Flood Control and Water Conservation District.
- ELAP ~~17.2~~ **18.2** Protect proposed development projects that are subject to flood hazards, surface ponding, high erosion potential or sheet flow by requiring submittal to the Riverside County Flood Control and Water Conservation District for review.
- ELAP ~~17.3~~ **18.3** When possible, create flood control projects that maximize multi-recreational use and water recharge.
- ELAP ~~17.4~~ **18.4** Protect life and property from the hazards of potential dam failures and flood events through adherence to the Flood and Inundation Hazards section of the General Plan Safety Element.

Wildland Fire Hazard

The plan area contains a number of unique features and communities that are subjected to a high risk of fire hazards, including the Cleveland National Forest, Cleveland Ridge, Warm Springs and Meadowbrook. Methods to address this hazard include techniques such as avoidance of building in high-risk areas, creating setbacks that buffer development from hazard areas, maintaining brush clearance to reduce potential fuel, establishing low fuel landscaping, and utilizing fire-resistant building techniques. In still other cases, safety oriented organizations such as the Fire Safe Council can provide assistance in educating the public and promoting practices that contribute to improved public safety. Refer to Figure 11, Wildfire Susceptibility.

Policies:

- ELAP ~~18.1~~ **19.1** Protect life and property from wildfire hazards through adherence to the Fire Hazards section of the General Plan Safety Element.



Fire Fact:

Santa Ana winds create a special hazard. Named by the early settlers at Santa Ana, these hot, dry winds heighten the fire danger throughout Southern California.



Liquefaction occurs primarily in saturated, loose, fine to medium- grained soils in areas where the groundwater table is within about 50 feet of the surface. Shaking causes the soils to lose strength and behave as liquid. Excess water pressure is vented upward through fissures and soil cracks and a water-soil slurry bubbles onto the ground surface. The resulting features are known as “sand boils, sand blows” or “sand volcanoes.”

Liquefaction-related effects include loss of bearing strength, ground oscillations, lateral spreading, and flow failures or slumping.

Seismic

The Elsinore fault runs north-south through the middle of the plan area. Threats from seismic events include ground shaking, fault rupture, liquefaction, and landslides. The use of specialized building techniques, the enforcement of setbacks from faults, and practical avoidance measures will help to mitigate the potentially dangerous circumstances. Refer to Figure 12, Seismic Hazards, for the location of faults within the Elsinore Area.

Policies:

ELAP ~~19.4~~ **20.1** Protect life and property from seismic-related incidents through adherence to the Seismic Hazards section of the General Plan Safety Element.

Slope

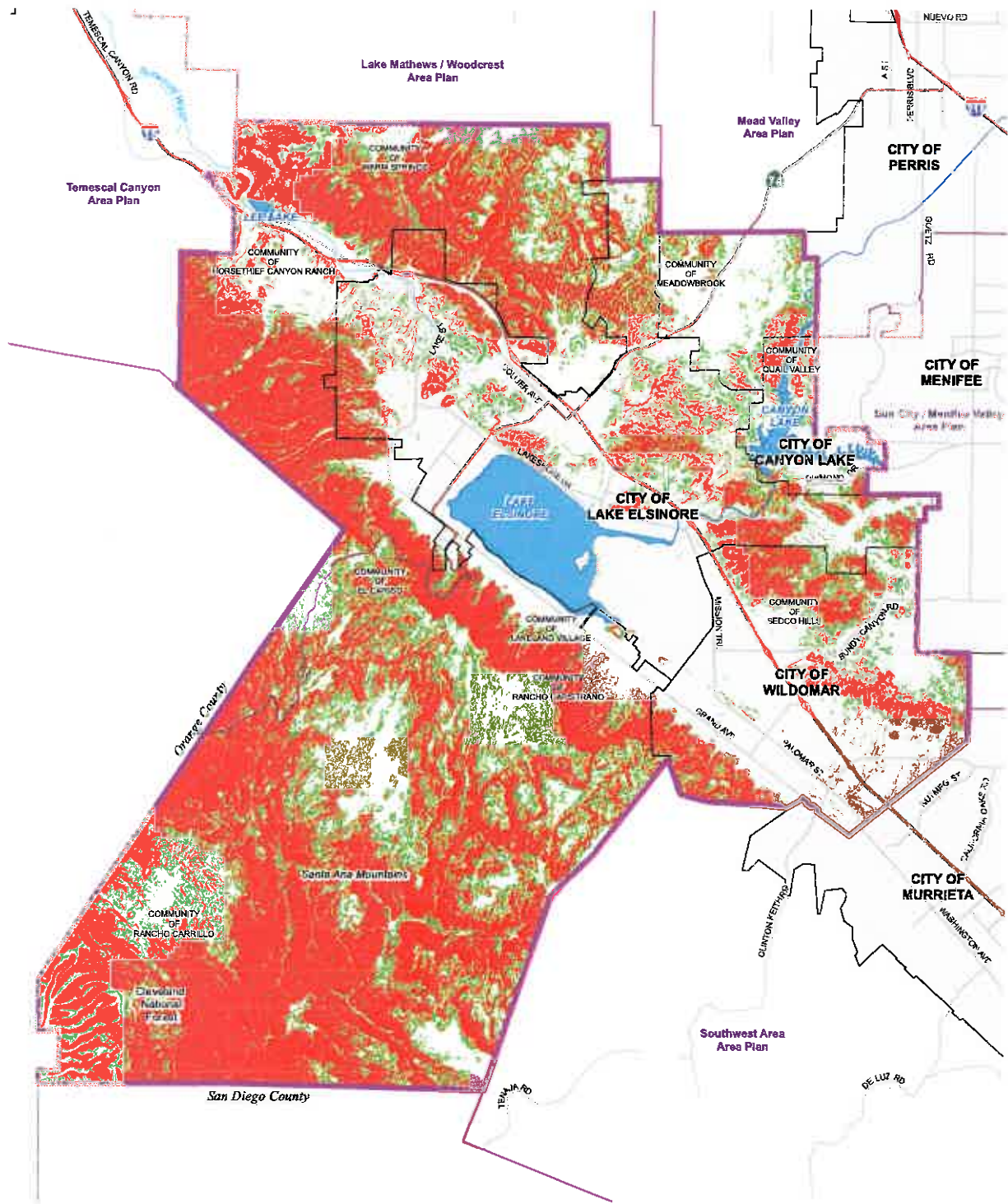
Many areas within the Elsinore Area Plan, depicted on Figure 13, Steep Slope, contain steep slopes that require special development standards and care to prevent erosion and landslides, preserve significant views and minimize grading and scarring. Additionally, the ridgelines of the Santa Ana Mountains and Gavilan and Sedco Hills provide a significant visual resource for users of the Interstate 15 corridor and occupants of the valley floor.

Policies:

ELAP ~~20.4~~ **21.1** Identify and preserve the ridgelines that provide a significant visual resource for Elsinore through adherence to the Hillside Development and Slope section of the General Plan Land Use Element and the Scenic Resources section of the Multipurpose Open Space Element.

ELAP ~~20.2~~ **21.2** Prohibit building sites on the Gavilan Hills Ridgeline. Projects proposed within this area shall be evaluated on a case by case basis to ensure that building pad sites are located so that buildings and roof tops do not project above the ridgeline as viewed from Interstate 15.

ELAP ~~20.3~~ **21.3** Protect life and property and maintain the character of the Elsinore area through adherence to the Slope and Soil Instability Hazards section of the General Plan Safety Element, the Hillside Development and Slope section of the General Plan Land Use Element, and the Rural Mountainous land use designation.



Data Source: Riverside County (2007)

- Slope Angle**
- Less Than 15%
 - 15%-25%
 - 25%-30%
 - 30% and Greater
 - Highways
 - Area Plan Boundary
 - City Boundary
 - Waterbodies

Figure 13

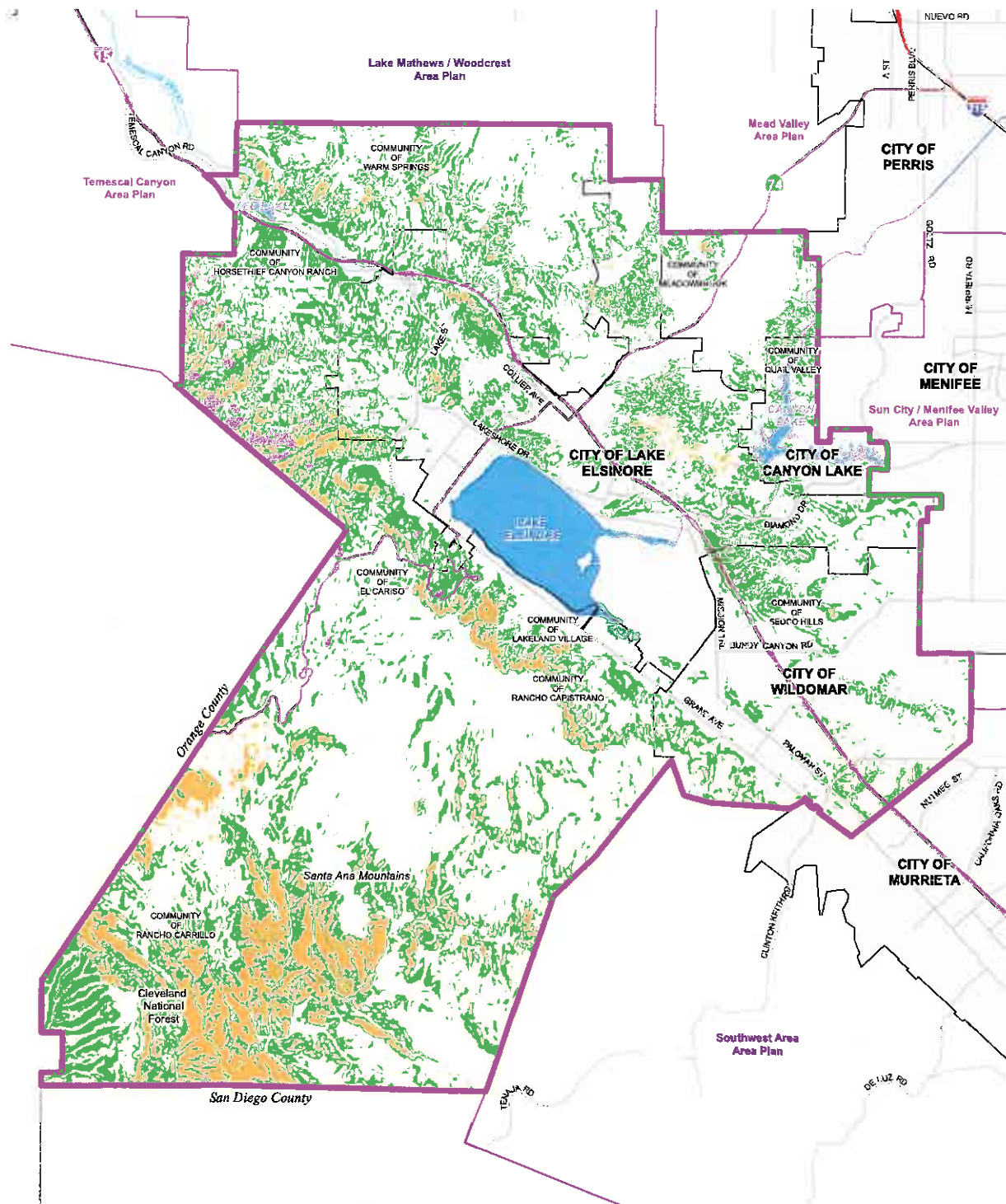
File: X:\Projects\CityofElsinore\GIS\MapServer\MapServer_Slope.aprx

December 8, 2015

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**ELSINORE AREA PLAN
STEEP SLOPE**



Data Source: California Geological Survey (2008)

Slope Instability

- Existing Landslides
- High susceptibility to seismically induced landslides and rockfalls.
- Low to locally moderate susceptibility to seismically induced landslides and rockfalls.
- Highways
- Area Plan Boundary
- City Boundary
- Waterbodies

Refer to Riverside County Land Information System for parcel level detail (<http://www3.sims.co.riverside.ca.us/pa/relie/index.html>)
 Data Source: California Geological Survey (2008)

Figure 14



December 8, 2015



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**ELSINORE AREA PLAN
 SLOPE INSTABILITY**

A-2: Updates to the Land Use Element

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

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

NOTES:

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

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

	Western County	%	Eastern County	%	Total
Population	937,784	53%	824,959	47%	1,762,743
	936,647				1,761,606
Dwelling Units	305,958	58%	224,460	42%	530,418
	305,854				530,314
Employment	314,870	56%	251,563	44%	566,433
	314,172				565,735

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

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

Area Plan System

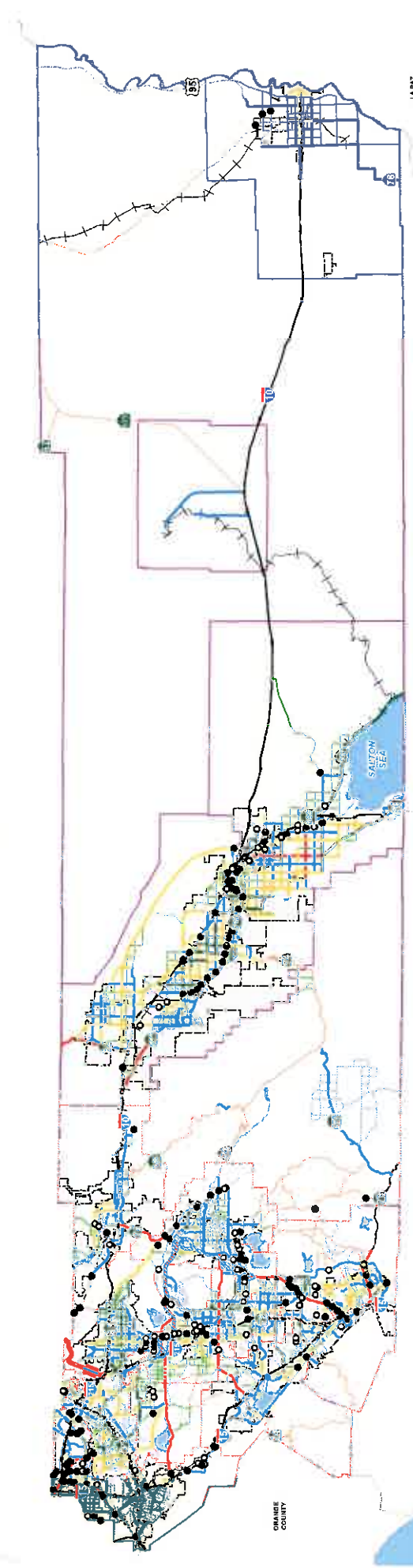


For a detailed discussion of the land use system, see the **Land Use Designation Policies Section**.

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

A-3: Updates to the Circulation Element

SAN BERNARDINO COUNTY

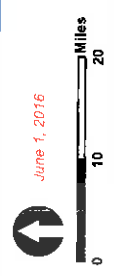


- Circulation Designations**
- Freeway (Variable ROW)
 - Expressway (128' to 220' ROW)
 - Urban Arterial (152' ROW)
 - Arterial (128' ROW)
 - Major (118' ROW)
 - Secondary (100' ROW)
 - Mountain Arterial 4 Ln (110' ROW)
 - Mountain Arterial 2 Ln (110' ROW)
 - Collector (74' ROW)
- Interchanges**
- Existing Interchange
 - Proposed Interchange
 - Existing Overpass/Underpass
 - Proposed Overpass/Underpass
- Bridges**
- Existing Bridge
 - Proposed Bridge
- CETAP Corridors**
- Moreno Valley to San Bernardino CETAP
 - East-West CETAP Corridor
 - Winchester to Temecula CETAP
 - SR-73 Re-alignment Study Area
- Railroads Amended**
- Proposed Tunnel Section
 - Area Plan Boundary
 - City Boundary
 - Waterbodies
- Data Sources: Riverside County Transportation

Figure C-1



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CIRCULATION PLAN

A-4: Updates to General Plan Appendix E-1



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

Table E-8: Community Center Land Use Factors

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

*Factors used for planning estimates.

For example, in a 100-acre Village Center, 30 acres (30%) would be designated as Commercial Retail and 10 acres (10%) as Commercial Office. Gross acres would be converted to net acres ($30 \times .75 = 22.5$ net acres and $10 \times 0.75 = 7.5$ net acres). Next, to calculate net square footage, FARs would be applied to the net square feet (22.5 net acres $\times 43,560$ sf $\times .30 = 294,030$ net sf and 7.5 net acres $\times 43,560$ sf $\times .50 = 163,350$ net sf, or a total of 457,380 net sf). To calculate estimated employment, net square footage is divided by the SF per employee factor for each land use ($294,030$ net sf $\div 500 = 588$ employees and $163,350$ net sf $\div 300 = 546$ employees, for a total estimated employment of 1,134).

Mixed Use Planning Areas

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

Table E-9: Mixed Use Planning Area Assumptions

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



Lakeland Village: South Gateway					50%				50%
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B. Land Use Overlays

Community Center Overlays

The Community Center overlay provides an option for development at the densities and intensities permitted by the underlying land use or at the densities and intensities permitted by the Community Center designation. While these areas may ultimately build out at the underlying land use densities, projections for these areas reflect the more intense uses allowed within Community Center to avoid underestimating the numbers of residents and employees that could occur. Build-out estimates for Community Center Overlays will be calculated using the same method as Community Centers.

Table E-10: Community Center Overlays in the General Plan

Community Center Overlay	
Area Plan – Community	Community Center Type for Land Use Assumption
Eastvale- Mira Loma	Job Center (JC)
Eastvale- Eastvale (Archibald Avenue)	Village Center (VC)
Eastern Coachella Valley	Village Center (VC)
Harvest Valley/Winchester- Winchester	Town Center (TC)
Harvest Valley/Winchester- French Valley	Village Center (VC)
Jurupa- Mira Loma	Village Center (VC)
Jurupa- Rubidoux	Village Center (VC)
Southwest- French Valley	Village Center (VC)
Mead Valley – I215	Job Center (JC)
The Pass- Cabazon	Underlying Land Use

Rural Village Land Use Overlays (RVLUO) and Rural Village Overlays (RVO)

The Rural Village Land Use Overlay and Rural Village Overlays allows a concentration of residential and commercial uses over and above what is permitted by the underlying land use designation. While these areas may ultimately build out at the underlying land use densities, socio-economic build out for these areas reflect the more intense uses allowed within Rural Villages to avoid underestimating the numbers of residents and employees that could occur within the Rural Village.

Table E-11: Rural Village Factors and Planning Assumptions

RURAL VILLAGE OVERLAY	
Area Plan - Community	Land Use Assumption
Western Coachella Valley – Sky Valley	EDR-RC and CR (5 acres only)
RURAL VILLAGE LAND USE OVERLAY	
Area Plans - Community	Land Use Assumption
Elsinore – Meadowbrook	Alternate Land Use (See Figure ELAP-5)
Mead Valley – Good Hope	Alternate Land Use (See Figure MVAP-5)

*EDR-RC: 2.5 AC Minimum (0.3 DU/AC = Midpoint)

For example, a 50-acre Rural Residential parcel with a Rural Village Overlay would be comprised of 25 acres of Medium and Medium High Density Residential and 25 acres of Commercial Retail. For residential uses, the 50-acre parcel would yield a range of 50, 125, and 200 DUs (25 ac x 2 du/ac, 25 ac x 5 du/ac, and 25 ac x 8 du/ac) and a population range of 150, 376, and 602 (50 du x 3.01, 125 du x 3.01, 200 du x 3.01). Employment would be calculated by multiplying the number of acres by the gross to net factor (25 x .75 = 18.75 net acres) then

Appendix B

Lakeland Village – Parcel List

Lakeland Village - Parcel List

APN	Existing Land Use	Existing Land Use	Proposed Land Use	Proposed Land Use
370180001	MDR	1.21	MUPA	1.21
370180022	MDR	2.29	MUPA	2.29
370180023	MDR	2.14	MUPA	2.14
370180024	MDR	2.11	MUPA	2.11
370190001	MDR	2.28	MUPA	2.28
370310002	CR	0.27	MDR	0.26
370310002	LDR	0.11	MDR	0.11
370310002	MHDR	4.62	MDR	4.62
370310012	MHDR	4.56	MDR	4.56
370421001	MHDR	0.20	MDR	0.20
370421002	MHDR	0.21	MDR	0.21
370421003	MHDR	0.25	MDR	0.25
370421004	MHDR	0.27	MDR	0.27
370421005	MHDR	0.22	MDR	0.22
370421006	MHDR	0.21	MDR	0.21
370421007	MHDR	0.21	MDR	0.21
370421008	MHDR	0.22	MDR	0.22
370421009	MHDR	0.27	MDR	0.27
370421010	MHDR	0.28	MDR	0.28
370421011	MHDR	0.21	MDR	0.21
370421012	MHDR	0.21	MDR	0.21
370422001	MHDR	0.17	MDR	0.17
370422002	MHDR	0.18	MDR	0.18
370422003	MHDR	0.18	MDR	0.18
370422004	MHDR	0.18	MDR	0.18
370422005	MHDR	0.18	MDR	0.18
370422006	MHDR	0.18	MDR	0.18
370422007	MHDR	0.18	MDR	0.18
370422008	MHDR	0.17	MDR	0.17
370422009	MHDR	0.18	MDR	0.18
370422010	MHDR	0.17	MDR	0.17
370422011	MHDR	0.19	MDR	0.19
370423001	MHDR	0.17	MDR	0.17
370423002	MHDR	0.17	MDR	0.17
370423003	MHDR	0.20	MDR	0.20

Lakeland Village - Parcel List

370423004	MHDR	0.33	MDR	0.33
370423005	MHDR	0.22	MDR	0.22
370423006	MHDR	0.17	MDR	0.17
370423007	MHDR	0.17	MDR	0.17
370423008	MHDR	0.17	MDR	0.17
370423009	MHDR	0.17	MDR	0.17
370423010	MHDR	0.17	MDR	0.17
370423011	MHDR	0.17	MDR	0.17
370423012	MHDR	0.18	MDR	0.18
370424001	MHDR	0.19	MDR	0.19
370424002	MHDR	0.18	MDR	0.18
370424003	MHDR	0.17	MDR	0.17
370424004	MHDR	0.18	MDR	0.18
370424005	MHDR	0.17	MDR	0.17
370424006	MHDR	0.18	MDR	0.18
370424007	MHDR	0.18	MDR	0.18
370424008	MHDR	0.21	MDR	0.21
370424009	MHDR	0.20	MDR	0.20
370424010	MHDR	0.15	MDR	0.15
370424011	MHDR	0.16	MDR	0.16
370424012	MHDR	0.16	MDR	0.16
370424013	MHDR	0.15	MDR	0.15
370424014	MHDR	0.17	MDR	0.17
370424015	MHDR	0.18	MDR	0.18
370424016	MHDR	0.17	MDR	0.17
370424017	MHDR	0.17	MDR	0.17
370424018	MHDR	0.17	MDR	0.17
370424019	MHDR	0.17	MDR	0.17
370424020	MHDR	0.20	MDR	0.20
370424021	MHDR	0.22	MDR	0.22
370424022	MHDR	0.17	MDR	0.17
370424023	MHDR	0.16	MDR	0.16
370424024	MHDR	0.16	MDR	0.16
370424025	MHDR	0.16	MDR	0.16
370424026	MHDR	0.16	MDR	0.16
370424027	MHDR	0.19	MDR	0.19
370424028	MHDR	0.22	MDR	0.22

Lakeland Village - Parcel List

370424029	MHDR	0.22	MDR	0.22
370424030	MHDR	0.19	MDR	0.19
370424031	MHDR	0.16	MDR	0.16
370424032	MHDR	0.17	MDR	0.17
370424033	MHDR	0.16	MDR	0.16
370424034	MHDR	0.17	MDR	0.17
370424035	MHDR	0.18	MDR	0.18
370424036	MHDR	0.17	MDR	0.17
370424037	MHDR	0.18	MDR	0.18
370424038	MHDR	0.17	MDR	0.17
370424039	MHDR	0.17	MDR	0.17
370424040	MHDR	0.17	MDR	0.17
370424041	MHDR	0.18	MDR	0.18
370424042	MHDR	0.15	MDR	0.15
371090009	LDR	14.89	EDR	7.68
371090009	LDR	14.89	OS-C	7.21
371090010	LDR	2.90	EDR	2.17
371090010	LDR	2.90	OS-C	0.73
371090011	LDR	3.46	EDR	2.95
371090011	LDR	3.46	OS-C	0.51
371090012	LDR	0.16	EDR	0.15
371090014	MDR	0.30	EDR	0.06
371090014	MDR	0.30	MDR	0.24
371090017	MDR	0.16	EDR	0.16
371090017	OS-C	1.45	OS-C	1.45
371090018	MDR	0.17	EDR	0.17
371110001	LDR	1.87	EDR	1.71
371110001	LDR	1.87	OS-C	0.16
371110002	LDR	34.99	EDR	34.81
371110002	LDR	34.99	OS-C	0.17
371110003	LDR	0.97	EDR	0.97
371110009	MDR	8.59	EDR	8.59
371141023	LI	3.70	MDR	3.70
371150004	CR	0.62	MDR	0.62
371150012	CR	0.88	MDR	0.88
371150014	CR	0.40	MDR	0.40
371150015	CR	0.66	MDR	0.66

Lakeland Village - Parcel List

371190007	LDR	8.97	PF	8.97
371190008	LDR	18.58	PF	18.57
371221001	LDR	0.33	MDR	0.33
371221002	LDR	0.17	MDR	0.17
371221003	LDR	0.17	MDR	0.17
371221006	LDR	0.25	MDR	0.25
371221007	LDR	0.25	MDR	0.25
371221008	LDR	0.25	MDR	0.25
371221009	LDR	0.16	MDR	0.16
371221010	LDR	0.21	MDR	0.21
371221011	LDR	0.20	MDR	0.20
371221012	LDR	0.17	MDR	0.17
371221013	LDR	0.17	MDR	0.17
371221018	LDR	0.16	MDR	0.16
371221019	LDR	0.17	MDR	0.17
371221020	LDR	0.33	MDR	0.33
371221021	LDR	0.16	MDR	0.16
371221022	LDR	0.33	MDR	0.33
371221023	LDR	0.17	MDR	0.17
371221024	LDR	0.17	MDR	0.17
371221025	LDR	0.17	MDR	0.17
371221026	LDR	0.17	MDR	0.17
371221028	LDR	0.20	MDR	0.20
371221029	LDR	0.21	MDR	0.21
371221030	LDR	0.17	MDR	0.17
371221031	LDR	0.42	MDR	0.42
371221032	LDR	0.25	MDR	0.25
371221033	LDR	0.17	MDR	0.17
371221034	LDR	0.17	MDR	0.17
371221035	LDR	0.17	MDR	0.17
371221037	LDR	0.17	MDR	0.17
371221038	LDR	0.16	MDR	0.16
371221039	LDR	0.25	MDR	0.25
371221040	LDR	0.17	MDR	0.17
371221041	LDR	0.17	MDR	0.17
371221042	LDR	0.16	MDR	0.16
371221043	LDR	0.16	MDR	0.16

Lakeland Village - Parcel List

371221044	LDR	0.16	MDR	0.16
371221046	LDR	0.17	MDR	0.17
371221047	LDR	0.16	MDR	0.16
371221049	LDR	0.17	MDR	0.17
371221050	LDR	0.16	MDR	0.16
371221051	LDR	0.17	MDR	0.17
371221052	LDR	0.16	MDR	0.16
371221053	LDR	0.16	MDR	0.16
371221055	LDR	0.15	MDR	0.15
371221056	LDR	0.13	MDR	0.13
371222003	LDR	0.16	MDR	0.16
371222004	LDR	0.17	MDR	0.17
371222007	LDR	0.17	MDR	0.17
371222008	LDR	0.16	MDR	0.16
371222009	LDR	0.16	MDR	0.16
371222010	LDR	0.17	MDR	0.17
371222011	LDR	0.16	MDR	0.16
371222012	LDR	0.16	MDR	0.16
371222013	LDR	0.21	MDR	0.21
371222014	LDR	0.20	MDR	0.20
371222015	LDR	0.17	MDR	0.17
371222016	LDR	0.17	MDR	0.17
371222017	LDR	0.16	MDR	0.16
371222018	LDR	0.17	MDR	0.17
371222019	LDR	0.17	MDR	0.17
371222020	LDR	0.17	MDR	0.17
371222026	LDR	0.33	MDR	0.33
371222027	LDR	0.17	MDR	0.17
371222028	LDR	0.16	MDR	0.16
371222029	LDR	0.17	MDR	0.17
371222032	LDR	0.17	MDR	0.17
371222033	LDR	0.17	MDR	0.17
371222034	LDR	0.17	MDR	0.17
371222035	LDR	0.17	MDR	0.17
371222036	LDR	0.17	MDR	0.17
371222037	LDR	0.17	MDR	0.17
371222038	LDR	0.17	MDR	0.17

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371222039	LDR	0.20	MDR	0.20
371222042	LDR	0.17	MDR	0.17
371222043	LDR	0.17	MDR	0.17
371222044	LDR	0.17	MDR	0.17
371222045	LDR	0.16	MDR	0.16
371222046	LDR	0.17	MDR	0.17
371222049	LDR	0.33	MDR	0.33
371222050	LDR	0.17	MDR	0.17
371222051	LDR	0.33	MDR	0.33
371222053	LDR	0.33	MDR	0.33
371222054	LDR	0.34	MDR	0.34
371222056	LDR	0.33	MDR	0.33
371222060	LDR	0.17	MDR	0.17
371222061	LDR	0.33	MDR	0.33
371222062	LDR	0.17	MDR	0.17
371222063	LDR	0.20	MDR	0.20
371222068	LDR	0.17	MDR	0.17
371222069	LDR	0.16	MDR	0.16
371231001	MHDR	0.17	MDR	0.17
371231002	MHDR	0.17	MDR	0.17
371231003	MHDR	0.17	MDR	0.17
371231004	MHDR	0.17	MDR	0.17
371231005	MHDR	0.17	MDR	0.17
371231006	MHDR	0.17	MDR	0.17
371231007	MHDR	0.17	MDR	0.17
371231008	MHDR	0.17	MDR	0.17
371231009	MHDR	0.17	MDR	0.17
371231010	LDR	1.83	MDR	1.83
371231011	LDR	1.56	MDR	1.56
371231012	LDR	0.99	MDR	0.99
371231013	LDR	1.02	MDR	1.02
371232001	MHDR	0.17	MDR	0.17
371232002	MHDR	0.17	MDR	0.17
371232003	MHDR	0.17	MDR	0.17
371232004	MHDR	0.17	MDR	0.17
371232005	MHDR	0.17	MDR	0.17
371232006	MHDR	0.17	MDR	0.17

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371232007	MHDR	0.17	MDR	0.17
371232008	MHDR	0.17	MDR	0.17
371232009	MHDR	0.18	MDR	0.18
371232010	MHDR	0.17	MDR	0.17
371232011	MHDR	0.17	MDR	0.17
371232012	MHDR	0.17	MDR	0.17
371232013	MHDR	0.17	MDR	0.17
371232014	MHDR	0.17	MDR	0.17
371232015	MHDR	0.16	MDR	0.16
371232016	MHDR	0.17	MDR	0.17
371232017	MHDR	0.17	MDR	0.17
371232018	MHDR	0.17	MDR	0.17
371233001	MHDR	0.17	MDR	0.17
371233002	MHDR	0.17	MDR	0.17
371233003	MHDR	0.17	MDR	0.17
371233004	MHDR	0.17	MDR	0.17
371233005	MHDR	0.16	MDR	0.16
371233006	MHDR	0.17	MDR	0.17
371233007	MHDR	0.16	MDR	0.16
371233008	MHDR	0.17	MDR	0.17
371233009	MHDR	0.17	MDR	0.17
371233010	MHDR	0.18	MDR	0.18
371233011	MHDR	0.17	MDR	0.17
371233012	MHDR	0.17	MDR	0.17
371233013	MHDR	0.17	MDR	0.17
371233014	MHDR	0.17	MDR	0.17
371233015	MHDR	0.17	MDR	0.17
371233016	MHDR	0.17	MDR	0.17
371233017	MHDR	0.17	MDR	0.17
371233018	MHDR	0.17	MDR	0.17
371234001	MHDR	0.18	MDR	0.18
371234002	MHDR	0.18	MDR	0.18
371234003	MHDR	0.18	MDR	0.18
371234004	MHDR	0.18	MDR	0.18
371234005	MHDR	0.18	MDR	0.18
371234006	MHDR	0.18	MDR	0.18
371234007	MHDR	0.18	MDR	0.18

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371234008	MHDR	0.19	MDR	0.19
371234009	MHDR	0.19	MDR	0.19
381061001	CR	0.09	MDR	0.09
381061002	CR	0.06	MDR	0.06
381061003	CR	0.06	MDR	0.06
381061027	CR	0.06	MDR	0.06
381061028	CR	0.07	MDR	0.07
381061029	CR	0.10	MDR	0.10
381062001	CR	0.10	MDR	0.10
381062002	CR	0.06	MDR	0.06
381062003	CR	0.06	MDR	0.06
381062030	CR	0.07	MDR	0.07
381062031	CR	0.10	MDR	0.10
381062032	CR	0.06	MDR	0.06
381063001	CR	0.10	MDR	0.10
381063004	CR	0.03	MDR	0.03
381063025	CR	0.06	MDR	0.06
381063026	CR	0.07	MDR	0.07
381063027	CR	0.10	MDR	0.10
381063028	CR	0.10	MDR	0.10
381064008	CR	0.10	MDR	0.10
381064009	CR	0.07	MDR	0.07
381064010	CR	0.07	MDR	0.07
381071035	HDR	0.02	MDR	0.02
381071036	HDR	0.02	MDR	0.02
381071038	HDR	0.03	MDR	0.03
381080001	HDR	0.88	MHDR	0.88
381100013	CR	0.57	MDR	0.57
381100016	CR	0.81	MDR	0.81
381110001	CR	0.14	MDR	0.14
381110002	CR	0.12	MDR	0.12
381110003	CR	0.06	MDR	0.06
381110004	CR	0.06	MDR	0.06
381110005	CR	0.06	MDR	0.06
381110006	CR	0.07	MDR	0.07
381110007	CR	0.06	MDR	0.06
381110008	CR	0.07	MDR	0.07

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381110009	CR	0.13	MDR	0.13
381110010	CR	0.13	MDR	0.13
381110011	CR	0.06	MDR	0.06
381110012	CR	0.06	MDR	0.06
381110013	CR	0.12	MDR	0.12
381110014	CR	0.05	MDR	0.05
381110015	CR	0.08	MDR	0.08
381110017	CR	0.90	MDR	0.90
381110018	CR	0.48	MDR	0.48
381110019	CR	0.30	MDR	0.30
381110020	CR	0.46	MDR	0.46
381110021	CR	0.24	MDR	0.24
381110022	CR	0.28	MDR	0.28
381110023	CR	0.11	MDR	0.11
381110024	CR	0.15	MDR	0.15
381110025	CR	0.15	MDR	0.15
381110027	CR	0.52	MDR	0.52
381110033	CR	0.14	MDR	0.14
381120001	CR	0.12	MDR	0.12
381120002	CR	0.25	MDR	0.25
381120003	CR	0.15	MDR	0.15
381120006	CR	0.19	MDR	0.19
381120007	CR	0.20	MDR	0.20
381152013	MDR	0.09	CR	0.09
381152017	CR	0.23	MDR	0.23
381152021	MDR	0.44	CR	0.13
381162015	MDR	1.54	CR	1.54
381174063	MDR	0.13	CR	0.13
381174064	MDR	0.05	CR	0.05
381174065	MDR	0.06	CR	0.06
381210011	MDR	0.50	CR	0.49
381210013	MDR	0.50	CR	0.49
381221001	CR	0.48	MDR	0.48
381222002	CR	0.09	MDR	0.09
381222005	CR	0.10	MDR	0.10
381222035	CR	0.19	MDR	0.19
381223001	CR	0.13	MDR	0.13

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381223005	CR	0.09	MDR	0.09
381223006	CR	0.10	MDR	0.10
381231002	CR	0.09	MDR	0.09
381231003	CR	0.09	MDR	0.09
381231004	CR	0.09	MDR	0.09
381231005	CR	0.09	MDR	0.09
381232001	CR	0.10	MDR	0.10
381232002	CR	0.09	MDR	0.09
381232003	CR	0.09	MDR	0.09
381232004	CR	0.09	MDR	0.09
381232005	CR	0.09	MDR	0.09
381241003	CR	0.06	MUPA	0.06
381241004	CR	0.21	MUPA	0.21
381241005	CR	0.11	MUPA	0.11
381241006	CR	0.09	MUPA	0.09
381241007	CR	0.09	MUPA	0.09
381241008	CR	0.09	MUPA	0.09
381241011	CR	0.45	MUPA	0.45
381242001	CR	0.22	MDR	0.01
381242001	CR	0.22	MUPA	0.21
381242002	CR	0.06	MUPA	0.06
381242003	CR	0.05	MUPA	0.05
381242006	CR	0.06	MUPA	0.06
381242007	CR	0.05	MUPA	0.05
381242009	CR	0.12	MUPA	0.12
381242010	CR	0.11	MUPA	0.10
381242011	CR	0.06	MDR	0.06
381242012	CR	0.06	MDR	0.06
381242013	CR	0.05	MDR	0.05
381242014	CR	0.17	MDR	0.17
381242015	CR	0.11	MDR	0.11
381242025	CR	0.09	MDR	0.09
381242028	CR	0.09	MDR	0.09
381242029	CR	0.09	MDR	0.09
381242030	CR	0.09	MDR	0.09
381242031	CR	0.09	MDR	0.09
381242032	CR	0.10	MDR	0.10

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381242033	CR	0.09	MDR	0.09
381242034	CR	0.09	MDR	0.09
381242035	CR	0.09	MDR	0.09
381242036	CR	0.09	MDR	0.09
381242037	CR	0.09	MDR	0.09
381242038	CR	0.10	MDR	0.10
381242039	CR	0.11	MDR	0.11
381242040	CR	0.06	MUPA	0.06
381242041	CR	0.09	MDR	0.09
381242042	CR	0.08	MDR	0.08
381242043	CR	0.11	MUPA	0.11
381242046	CR	0.02	MDR	0.02
381243005	CR	0.08	CR	0.02
381243005	CR	0.08	MDR	0.06
381243011	CR	0.12	MDR	0.12
381243013	CR	0.12	MDR	0.12
381251004	CR	0.07	MDR	0.07
381251005	CR	0.07	MDR	0.07
381251006	CR	0.06	MDR	0.06
381251024	CR	8.65	MUPA	8.65
381252003	MDR	6.28	MUPA	6.28
381252009	CR	1.11	MUPA	1.11
381252010	CR	1.14	MUPA	1.14
381252011	CR	0.97	MUPA	0.97
381252012	CR	1.01	MUPA	1.01
381261001	CR	12.80	MUPA	12.80
381261002	CR	0.02	MUPA	0.02
381261003	CR	0.18	MUPA	0.18
381261004	CR	0.16	MUPA	0.16
381261005	CR	0.15	MUPA	0.15
381262002	CR	0.14	MUPA	0.14
381262006	CR	0.16	MDR	0.16
381262007	CR	0.14	MDR	0.14
381262008	CR	0.08	MDR	0.08
381262009	CR	0.07	MDR	0.07
381262052	CR	0.13	MUPA	0.13
381262057	CR	0.14	MUPA	0.14

Lakeland Village - Parcel List

381262061	CR	0.32	MDR	0.32
381271001	CR	0.10	MDR	0.10
381271002	CR	0.11	MDR	0.11
381271008	CR	0.10	MDR	0.10
381273023	CR	0.88	MUPA	0.88
381273029	CR	1.48	MUPA	1.48
381273037	CR	0.39	MUPA	0.39
381273039	CR	4.35	MUPA	4.35
381273040	CR	9.27	MUPA	9.27
381281001	CR	0.08	MDR	0.08
381281002	CR	0.09	MDR	0.09
381281003	CR	0.08	MDR	0.08
381281004	CR	0.08	MDR	0.08
381281005	CR	0.09	MDR	0.09
381281007	CR	0.16	MDR	0.16
381281033	CR	0.15	MDR	0.15
381282038	CR	0.09	MDR	0.09
381282039	CR	0.09	MDR	0.09
381282040	CR	0.09	MDR	0.09
381282041	CR	0.28	MDR	0.28
381282042	CR	0.10	MDR	0.10
381282043	CR	0.18	MDR	0.18
381284001	CR	0.32	MDR	0.32
381284002	CR	0.37	MDR	0.37
381284004	CR	0.01	MDR	0.01
381290004	CR	0.02	MUPA	0.02
381290004	MDR	5.79	MUPA	5.79
381290005	CR	5.54	MUPA	5.54
381290005	MDR	0.15	MUPA	0.15
381290010	MDR	0.45	MUPA	0.45
381290012	MDR	0.40	MUPA	0.40
381290015	MDR	0.42	MUPA	0.41
381290016	MDR	0.42	MUPA	0.42
381290018	MDR	1.23	VHDR	1.23
381290020	MDR	0.44	MUPA	0.44
381290021	MDR	0.44	MUPA	0.44
381290023	MDR	0.41	MUPA	0.41

Lakeland Village - Parcel List

381290031	MDR	1.77	MUPA	1.77
381290033	MDR	1.74	MUPA	1.74
381290034	MDR	1.74	MUPA	1.74
381290035	MDR	0.43	MUPA	0.43
381290036	MDR	0.43	MUPA	0.43
381300004	MDR	8.29	MUPA	8.29
381300005	MDR	2.65	HDR	2.65
381300006	MDR	0.43	MUPA	0.43
381300008	MDR	1.53	MUPA	1.53
381300009	MDR	1.65	MUPA	1.65
381300014	MDR	0.23	MUPA	0.23
381300015	MDR	1.31	MUPA	1.31
381300016	MDR	2.03	MUPA	2.03
381300017	MDR	0.85	MUPA	0.85
381300018	MDR	1.42	MUPA	1.42
381300019	MDR	0.59	MUPA	0.59
381341007	CR	1.25	MUPA	1.25
381341026	CR	0.73	MUPA	0.73
381341027	CR	0.10	MUPA	0.10
381341027	MDR	0.89	MUPA	0.89
381341028	CR	0.06	MUPA	0.06
381341029	CR	0.24	MUPA	0.24
381341030	CR	0.23	MUPA	0.23
381344023	CR	1.23	MUPA	1.23
383121005	CR	0.12	MDR	0.12
383124001	CR	0.09	MDR	0.09
383124002	CR	0.09	MDR	0.09
386120037	CR	3.06	MDR	3.06
386120037	RM	5.31	MDR	0.32
386120037	RM	5.31	RM	4.99
386140004	MDR	6.94	MUPA	6.94
386140007	MDR	1.63	MUPA	1.63
386140008	MDR	5.00	MUPA	5.00
386140009	MDR	0.97	MUPA	0.97
386140010	MDR	1.00	MUPA	1.00
386140011	MDR	0.03	MUPA	0.03
386140014	MDR	6.09	MDR	0.06

Lakeland Village - Parcel List

386140014	MDR	6.09	MUPA	6.03
386190014	CR	0.03	MDR	0.03
386190015	CR	0.05	MDR	0.05
386190016	CR	0.10	MDR	0.10
386202005	CR	0.01	MDR	0.01
386202005	RM	0.05	MDR	0.05
386202006	CR	0.13	MDR	0.13
386202006	RM	0.02	MDR	0.02
386202007	CR	0.04	MDR	0.04
386202008	CR	0.13	MDR	0.07
386202008	CR	0.13	RM	0.06
386210014	CR	1.91	MDR	1.91
386210014	RM	1.92	MDR	0.34
386210014	RM	1.92	RM	1.58

Appendix C

Noise Measurement Data

Site Number: 1			
Recorded By: Ryan Chiene			
Job Number: 141573			
Date: 4/21/16			
Time: 10:21 a.m.			
Location: In residential neighborhood, at the intersection of Rigatta Drive and Lighthouse Lane.			
Source of Peak Noise: HVAC system running, birds chirping, people talking.			
Noise Data			
Leq (dB)	Lmin (dB)	Lmax (dB)	Peak (dB)
45.3	31.2	66.5	75.0

Equipment						
Category	Type	Vendor	Model	Serial No.	Cert. Date	Note
Sound	Sound Level Meter	Brüel & Kjær	2250	2548189	1/4/2016	
	Microphone	Brüel & Kjær	4189	2543364	1/4/2016	
	Preamp	Brüel & Kjær	ZC 0032	4265	1/4/2016	
	Calibrator	Brüel & Kjær	4231	2545667	1/4/2016	
Weather Data						
Est.	Duration: 10minutes			Sky: Sunny		
	Note: dBA Offset = 0.01			Sensor Height (ft): 5 ft		
	Wind Ave Speed (mph / m/s)		Temperature (degrees Fahrenheit)		Barometer Pressure (hPa)	
	0.5		80.0		29.76	

Photo of Measurement Location





2250

Instrument:		2250
Application:		BZ7225 Version 4.4
Start Time:		04/21/2016 10:21:17
End Time:		04/21/2016 10:31:17
Elapsed Time:		00:10:00
Bandwidth:		1/3-octave
Max Input Level:		138.72

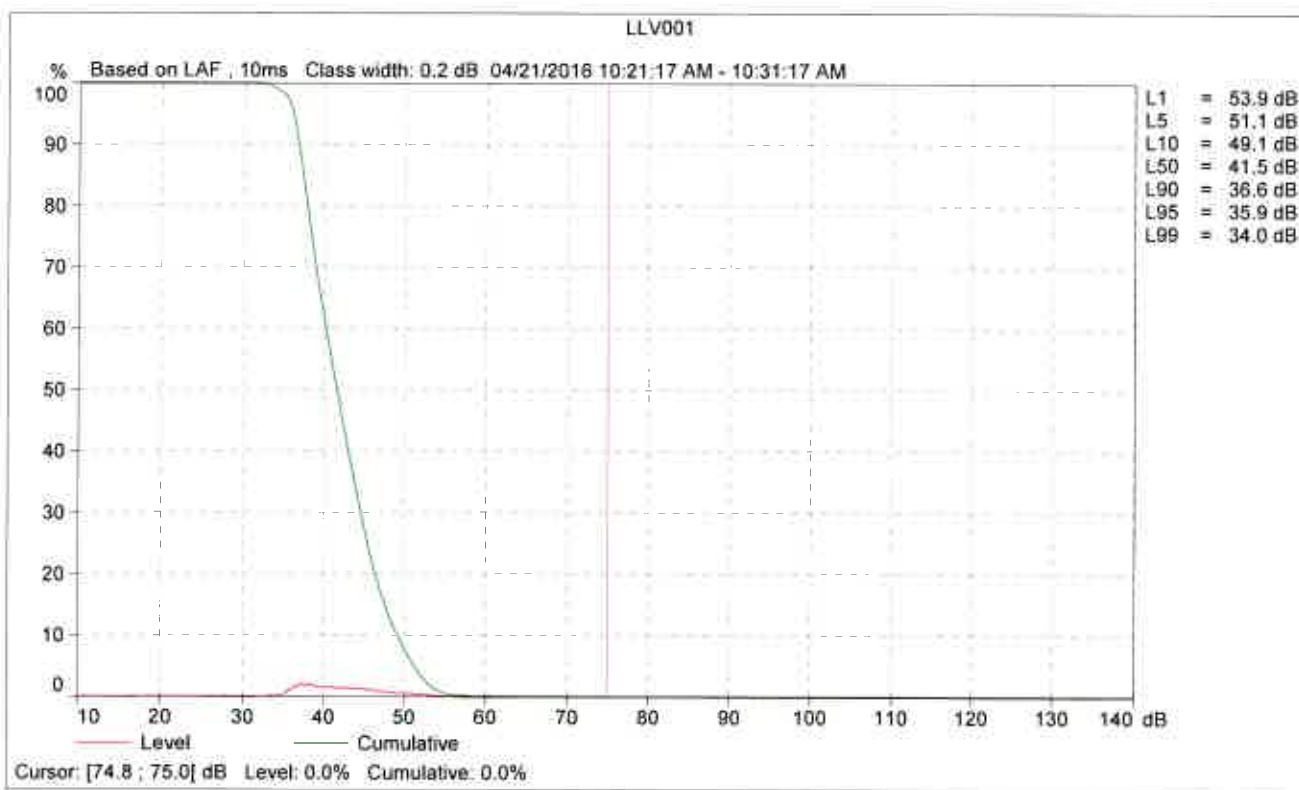
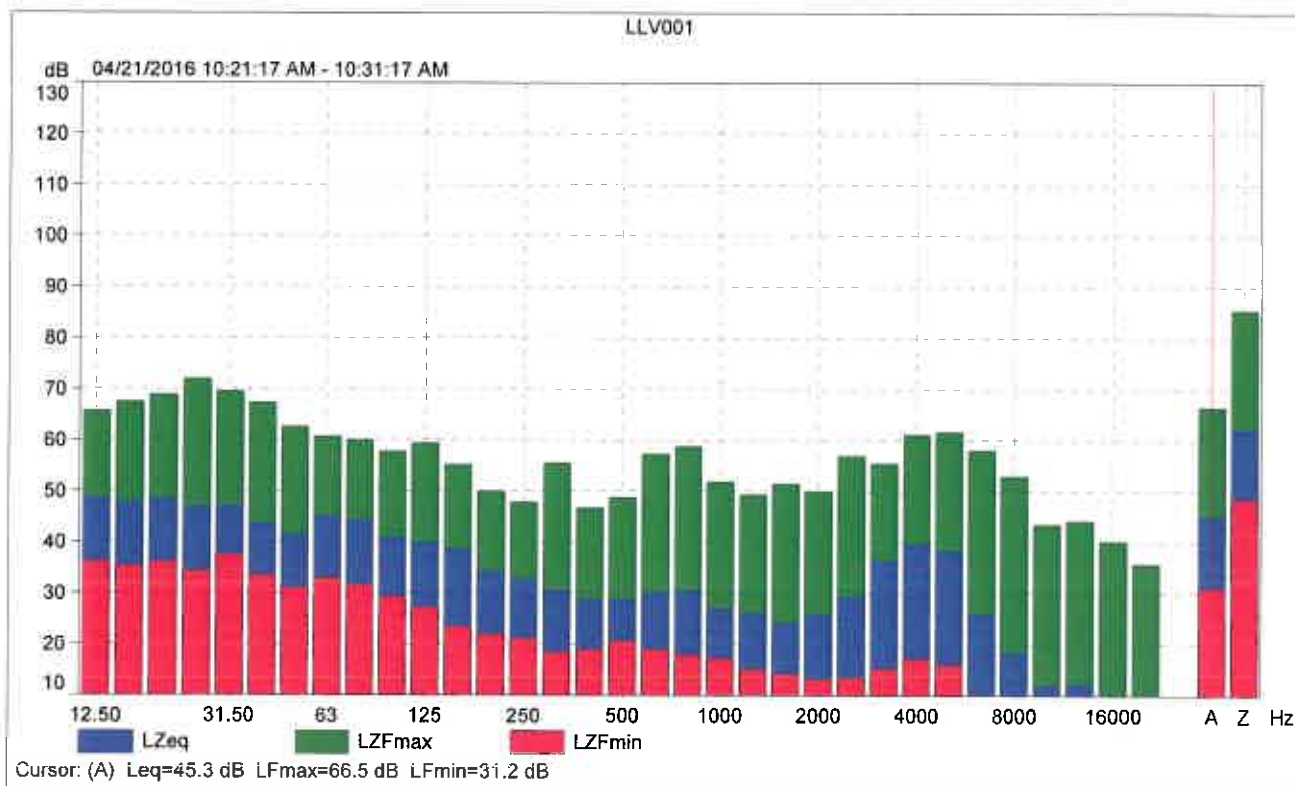
	Time	Frequency
Broadband (excl. Peak):	FSI	AZ
Broadband Peak:		C
Spectrum:	FS	Z

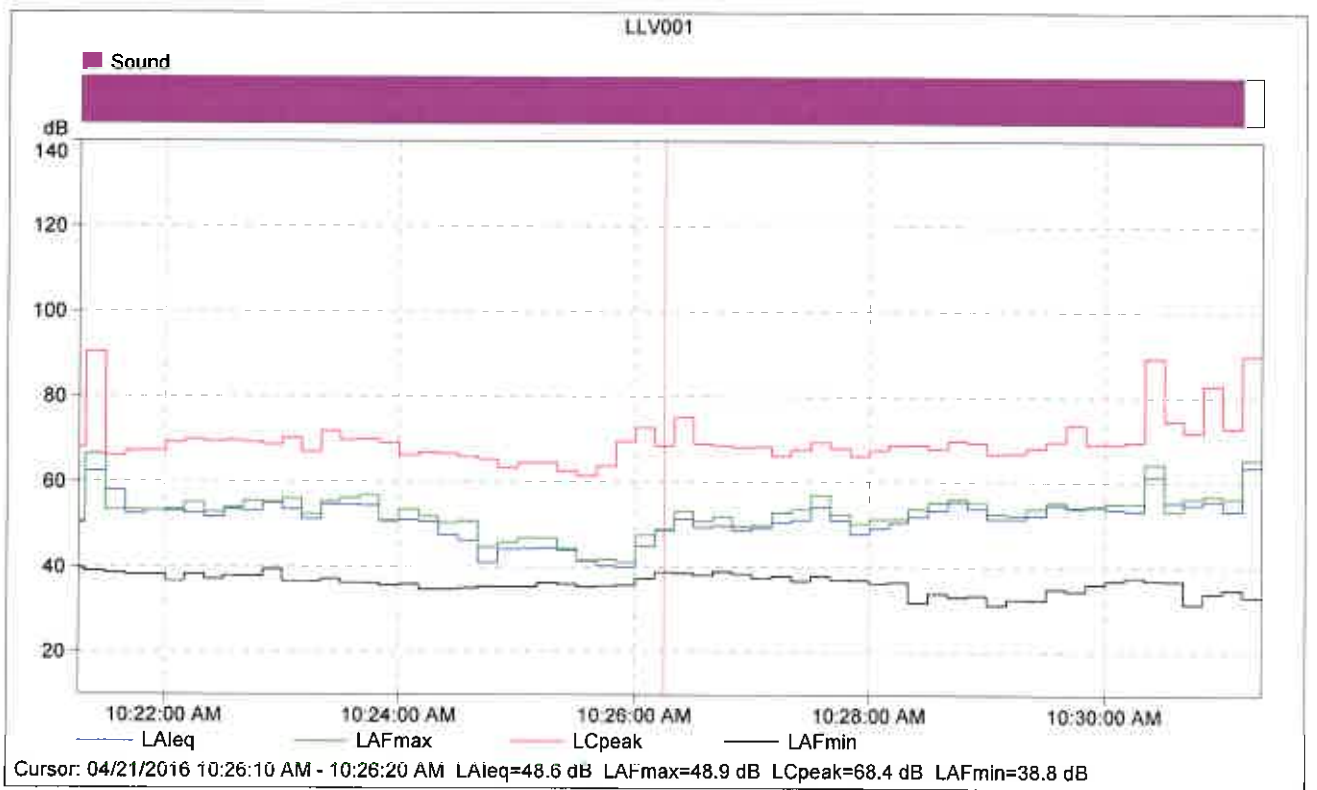
Instrument Serial Number:		2548189
Microphone Serial Number:		2543364
Input:		Top Socket
Windscreen Correction:		None
Sound Field Correction:		Free-field

Calibration Time:		04/20/2016 16:21:44
Calibration Type:		External reference
Sensitivity:		64.6385550498962 mV/Pa

LLV001

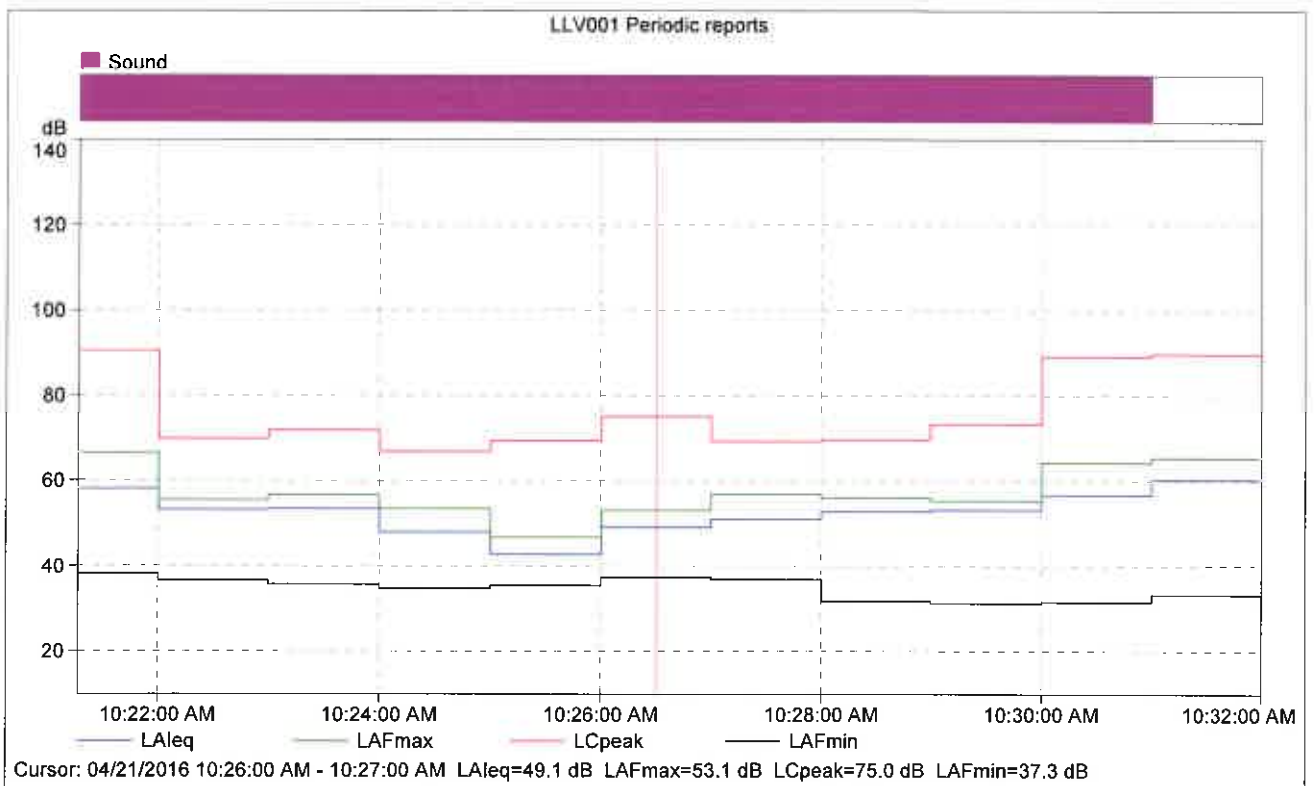
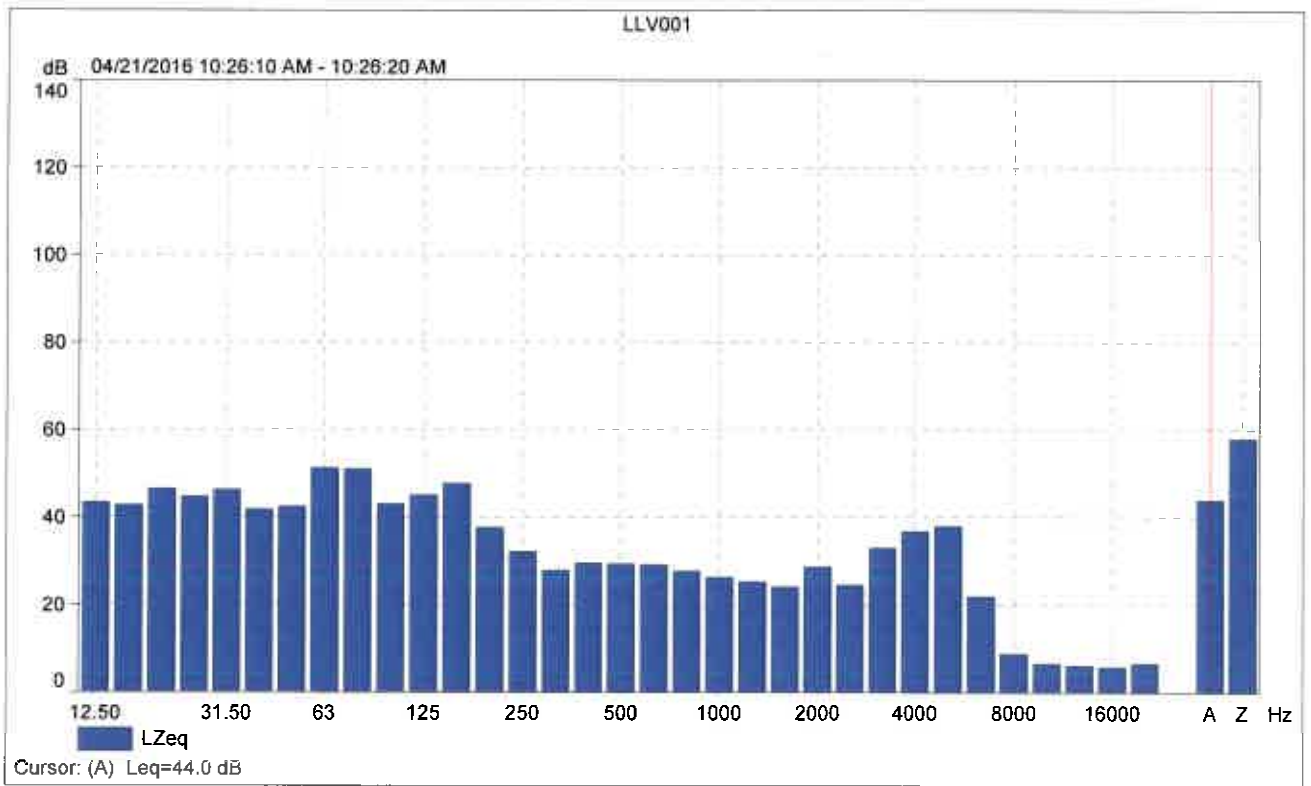
	Start time	End time	Elapsed time	Overload [%]	LAeq [dB]	LAFmax [dB]	LAFmin [dB]
Value				0.00	45.3	66.5	31.2
Time	10:21:17 AM	10:31:17 AM	0:10:00				
Date	04/21/2016	04/21/2016					





LLV001

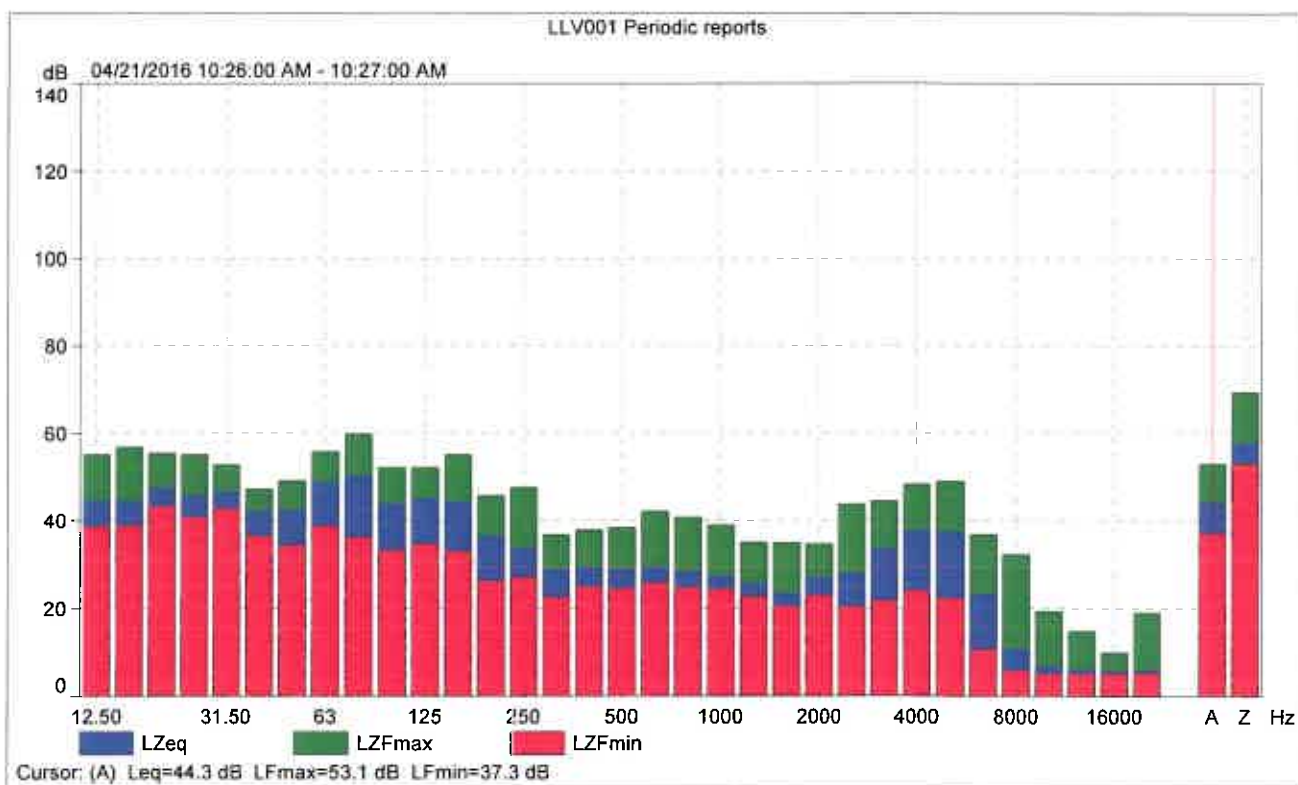
	Start time	Elapsed time	LAeq [dB]	LAFmax [dB]	LAFmin [dB]
Value			48.6	48.9	38.8
Time	10:26:10 AM	0:00:10			
Date	04/21/2016				

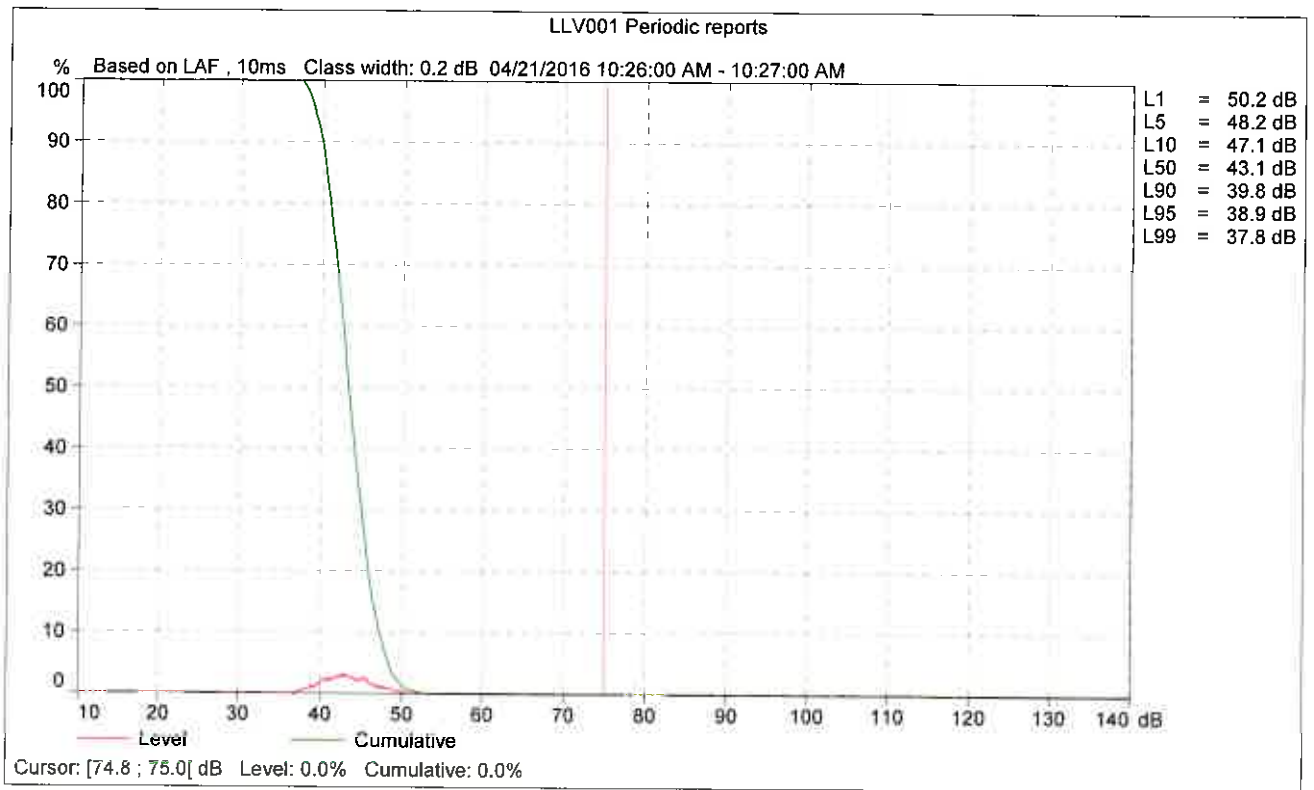




LLV001 Periodic reports

	Start time	Elapsed time	Overload [%]	LALeq [dB]	LAFmax [dB]	LAFmin [dB]
Value			0.00	49.1	53.1	37.3
Time	10:26:00 AM	0:01:00				
Date	04/21/2016					





Site Number: 2			
Recorded By: Ryan Chiene			
Job Number: 141573			
Date: 4/21/16			
Time: 10:44 a.m.			
Location: In residential neighborhood, on vacant lot at the northeast corner of the Zellar Street and Coleman Avenue intersection.			
Source of Peak Noise: Dogs barking, leaf blower, cars driving by, plane flying overhead, people talking.			
Noise Data			
Leq (dB)	Lmin (dB)	Lmax (dB)	Peak (dB)
59.6	38.9	79.9	75.2

Equipment						
Category	Type	Vendor	Model	Serial No.	Cert. Date	Note
Sound	Sound Level Meter	Brüel & Kjær	2250	2548189	1/4/2016	
	Microphone	Brüel & Kjær	4189	2543364	1/4/2016	
	Preamp	Brüel & Kjær	ZC 0032	4265	1/4/2016	
	Calibrator	Brüel & Kjær	4231	2545667	1/4/2016	
Weather Data						
Est.	Duration: 10 minutes			Sky: Sunny		
	Note: dBA Offset = 0.01			Sensor Height (ft): 5 ft		
	Wind Ave Speed (mph / m/s)		Temperature (degrees Fahrenheit)		Barometer Pressure (hPa)	
	3.2		81.0		29.76	

Photo of Measurement Location





2250

Instrument:		2250
Application:		BZ7225 Version 4.4
Start Time:		04/21/2016 10:44:53
End Time:		04/21/2016 10:54:53
Elapsed Time:		00:10:00
Bandwidth:		1/3-octave
Max Input Level:		138.72

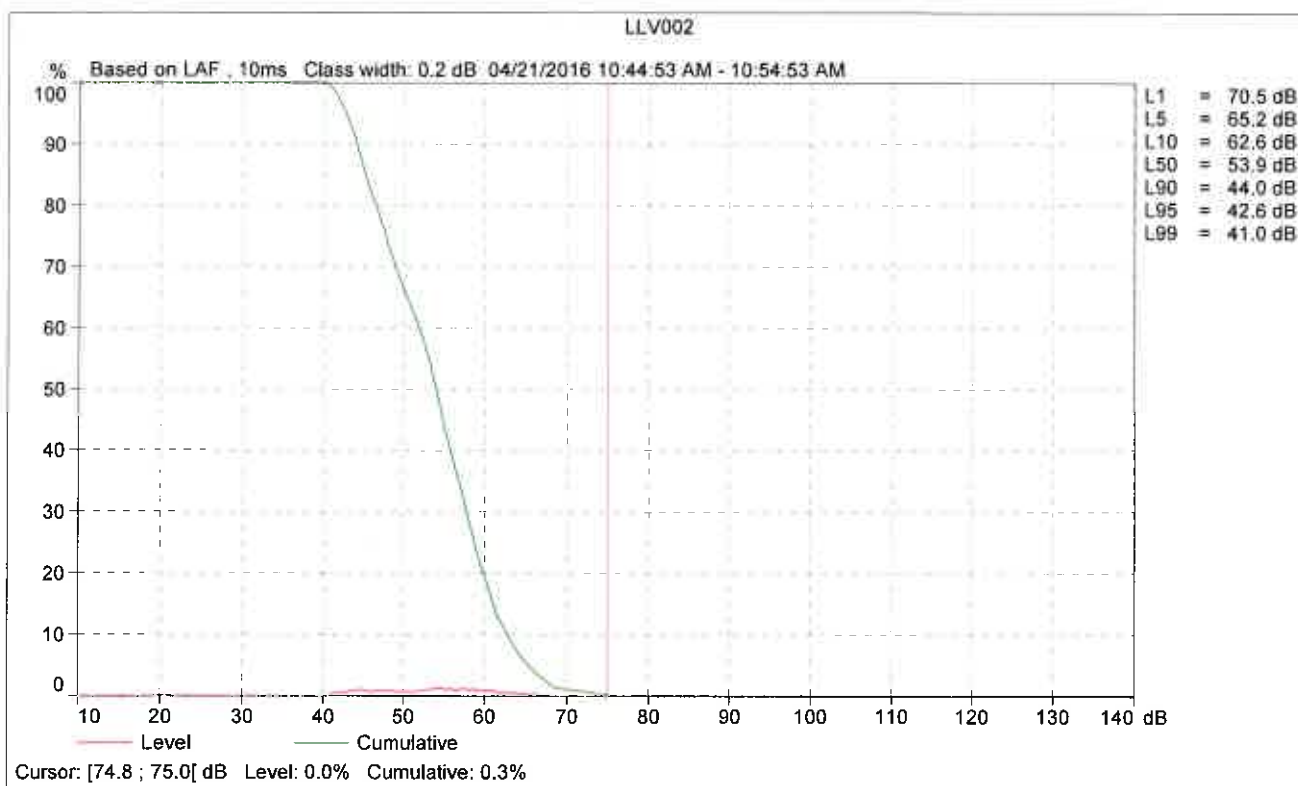
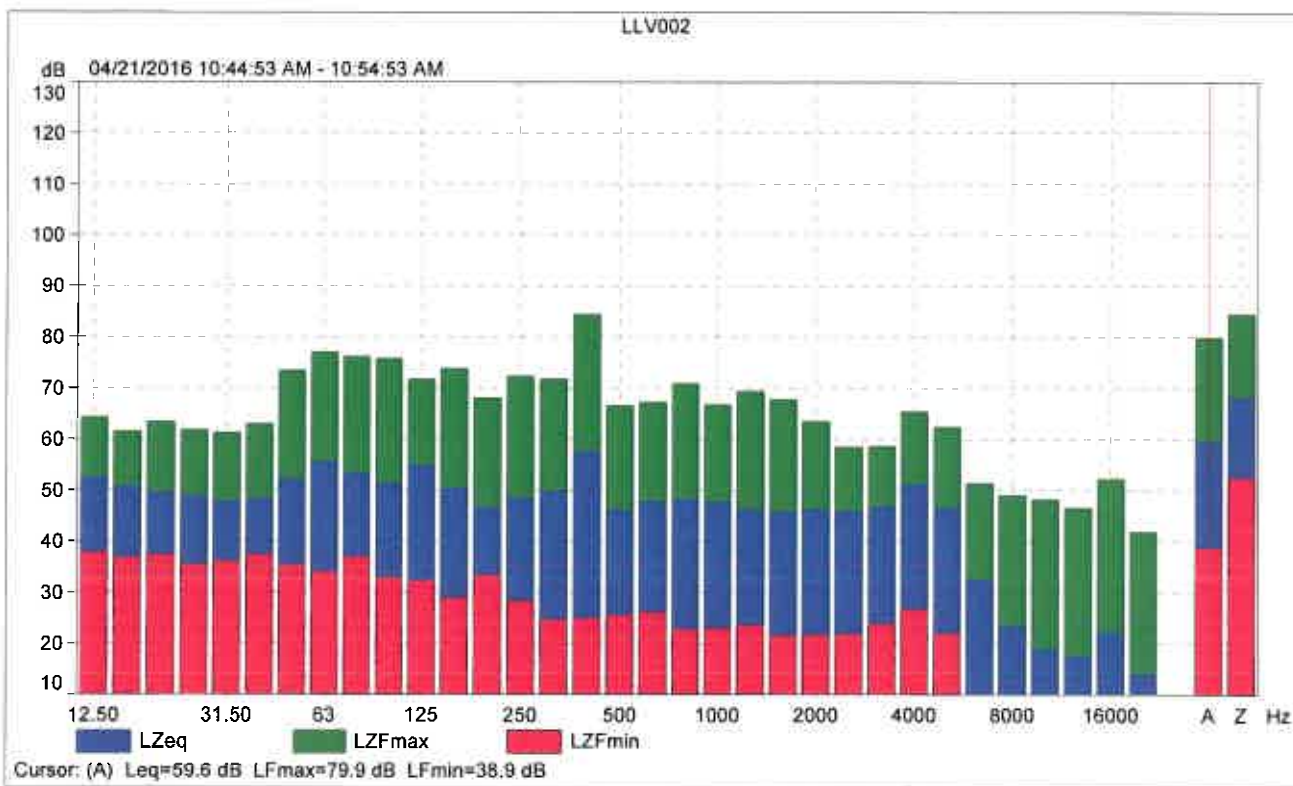
	Time	Frequency
Broadband (excl. Peak):	FSI	AZ
Broadband Peak:		C
Spectrum:	FS	Z

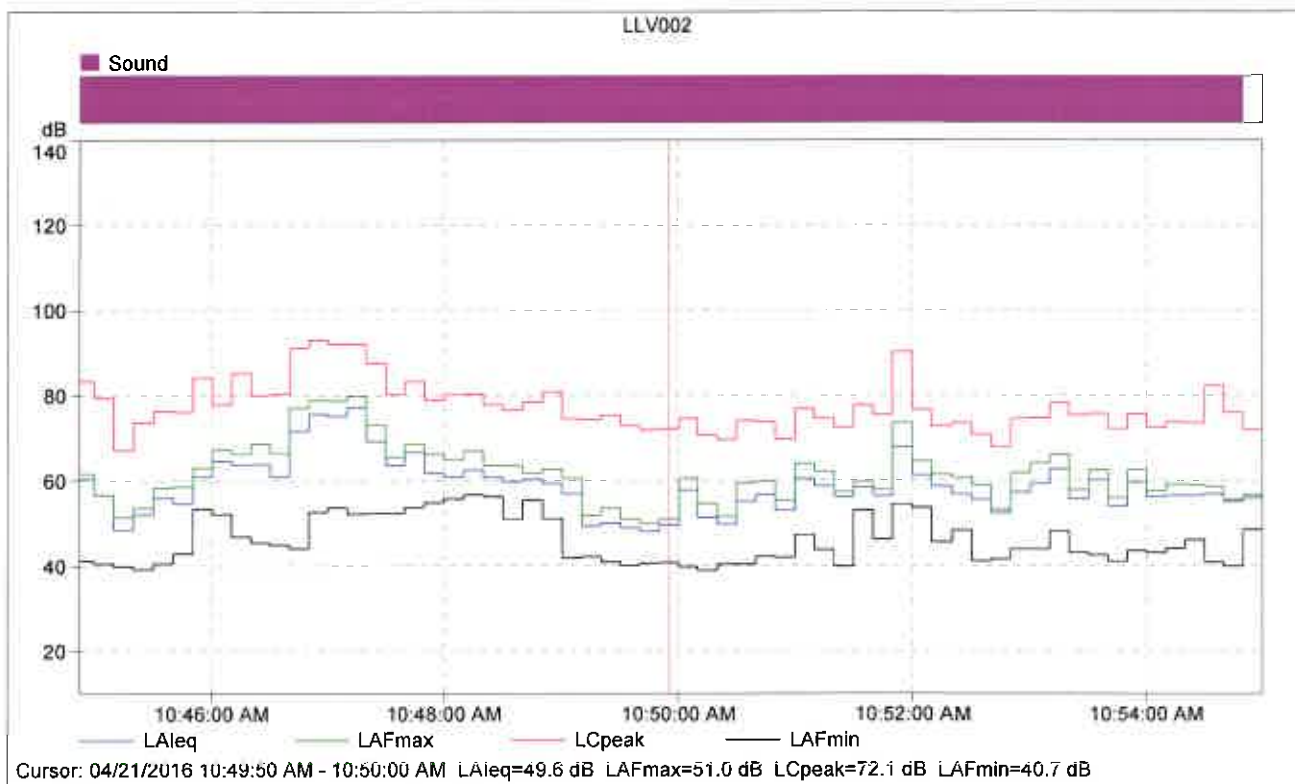
Instrument Serial Number:		2548189
Microphone Serial Number:		2543364
Input:		Top Socket
Windscreen Correction:		None
Sound Field Correction:		Free-field

Calibration Time:		04/20/2016 16:21:44
Calibration Type:		External reference
Sensitivity:		64.6385550498962 mV/Pa

LLV002

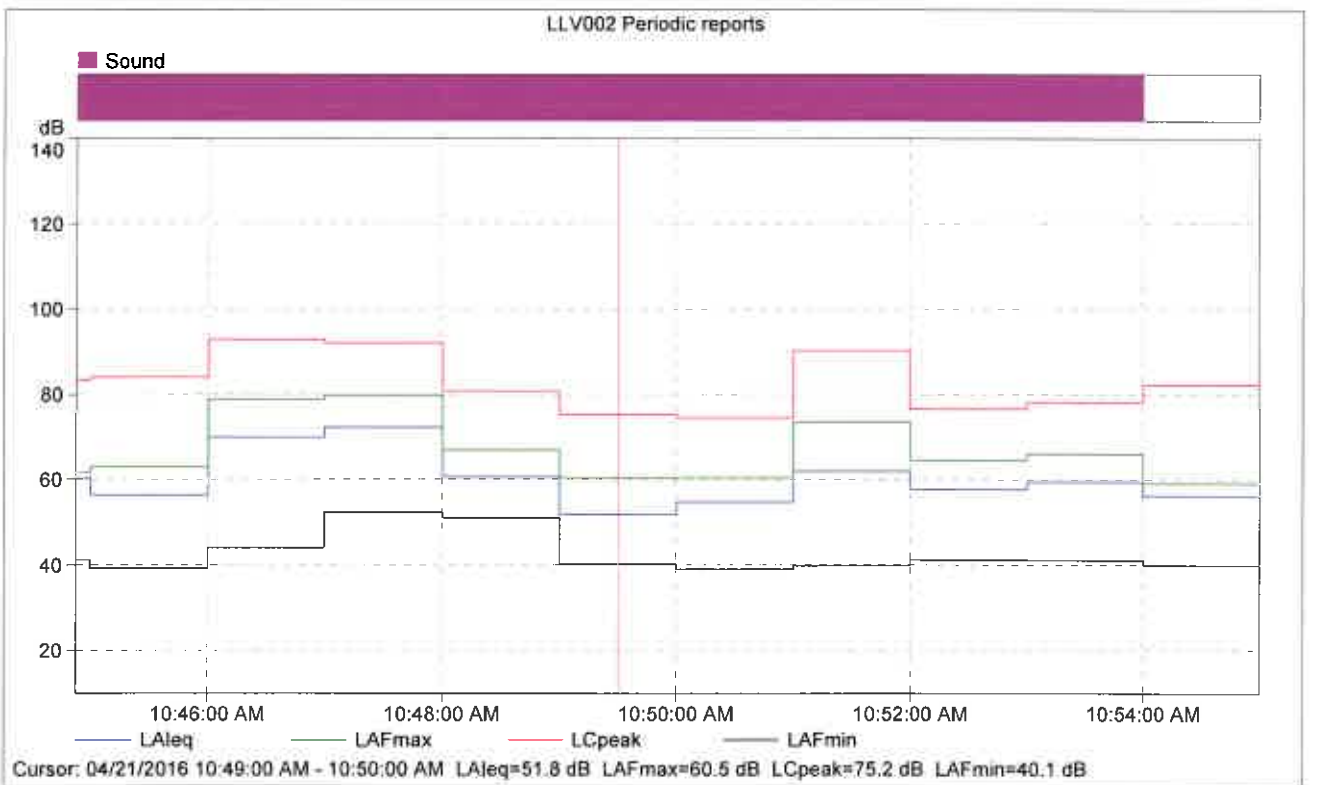
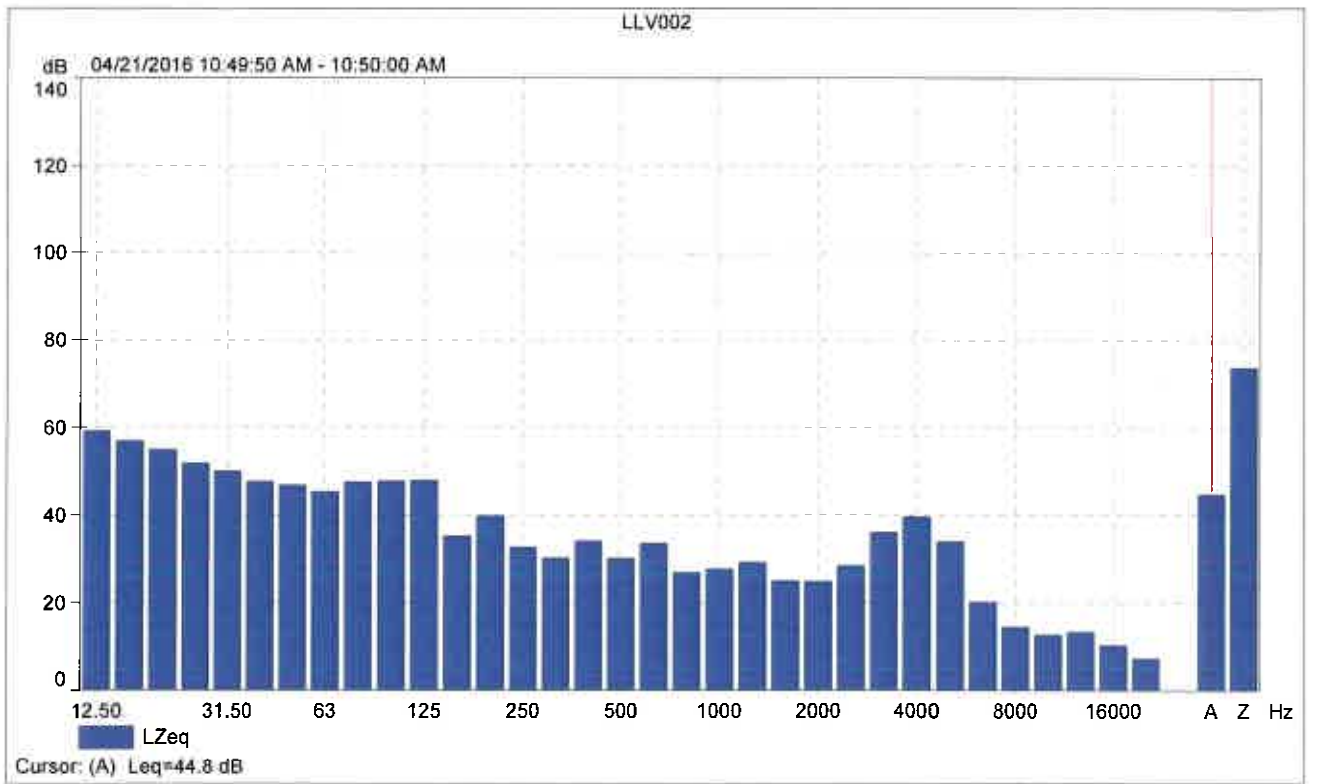
	Start time	End time	Elapsed time	Overload [%]	LAeq [dB]	LAFmax [dB]	LAFmin [dB]
Value				0.00	59.6	79.9	38.9
Time	10:44:53 AM	10:54:53 AM	0:10:00				
Date	04/21/2016	04/21/2016					





LLV002

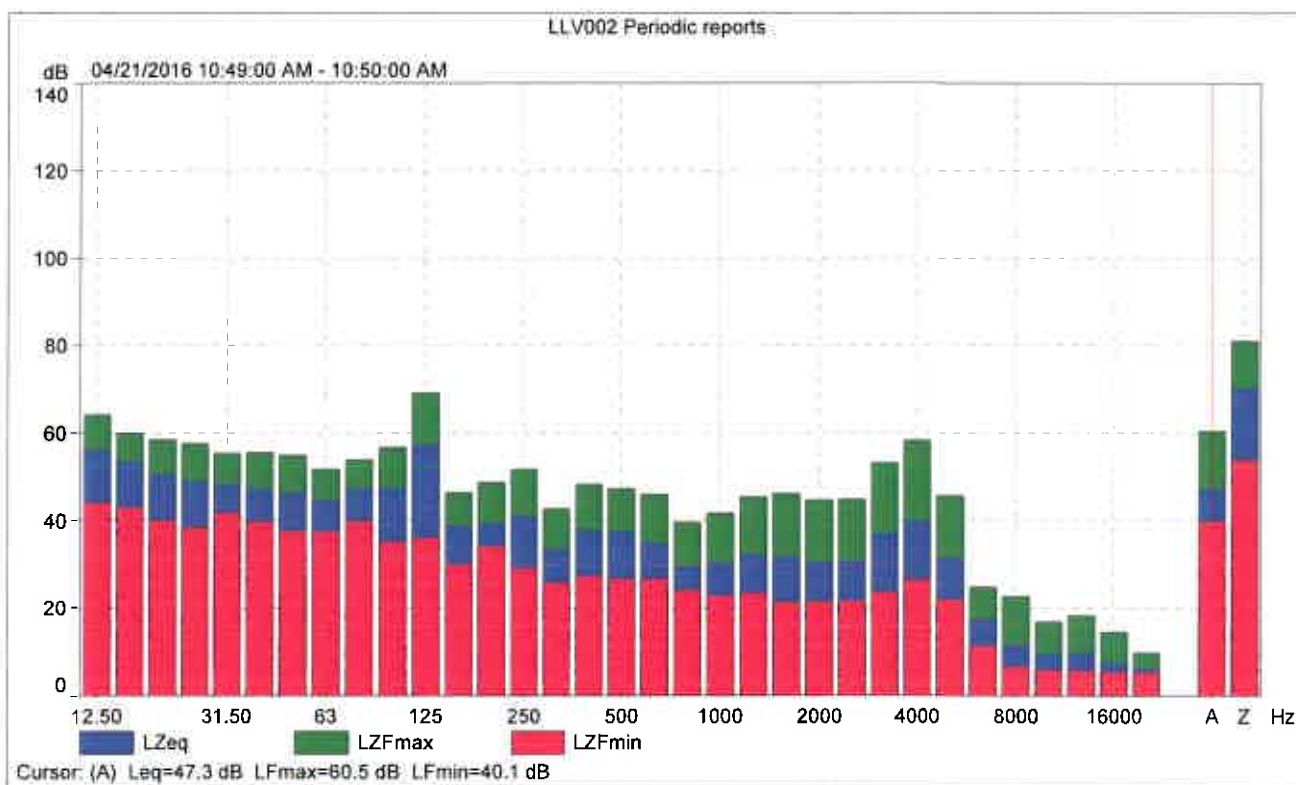
	Start time	Elapsed time	LAeq [dB]	LAFmax [dB]	LAFmin [dB]
Value			49.6	51.0	40.7
Time	10:49:50 AM	0:00:10			
Date	04/21/2016				

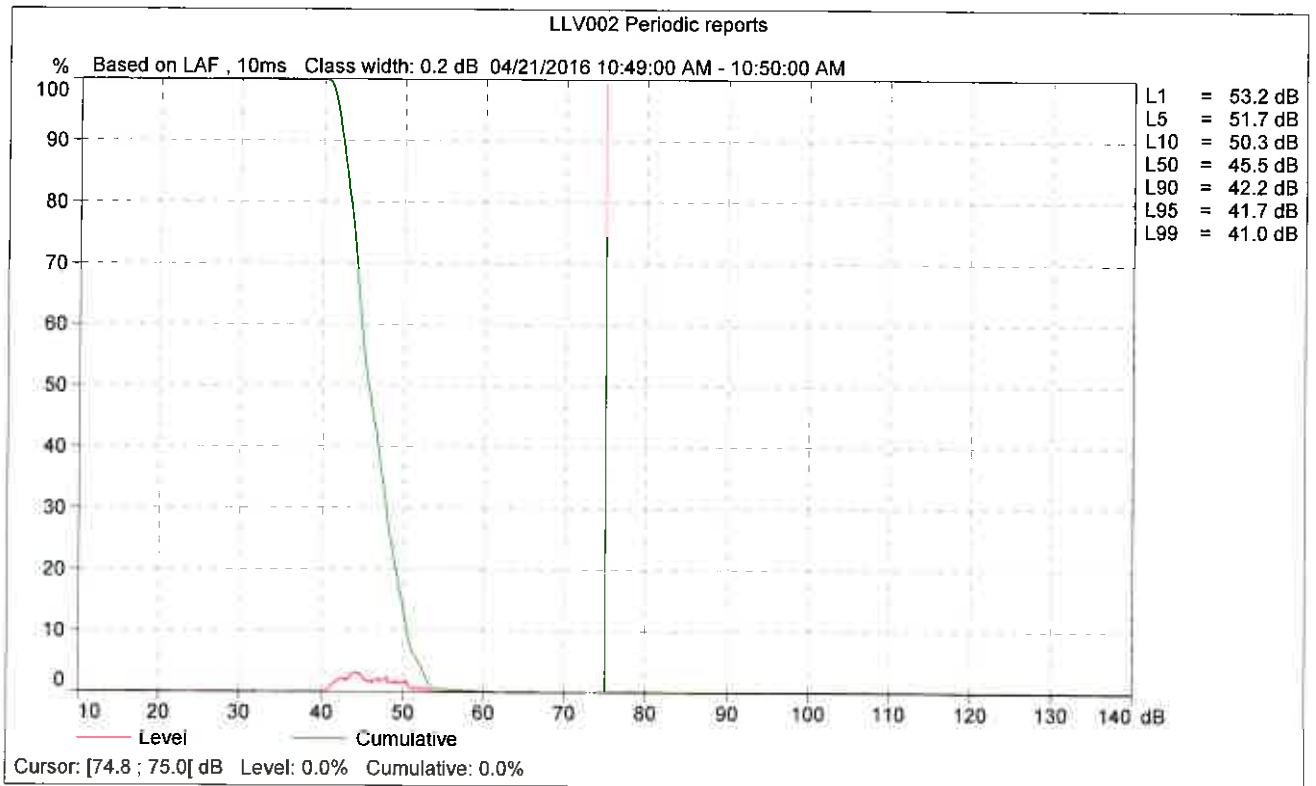




LLV002 Periodic reports

	Start time	Elapsed time	Overload [%]	LALeq [dB]	LAFmax [dB]	LAFmin [dB]
Value			0.00	51.8	60.5	40.1
Time	10:49:00 AM	0:01:00				
Date	04/21/2016					





Site Number: 3			
Recorded By: Ryan Chiene			
Job Number: 141573			
Date: 4/21/16			
Time: 11:02 a.m.			
Location: Near western boundary of Lakehills Community Church, along Wood Street.			
Source of Peak Noise: Traffic on Grand Avenue, birds chirping, cars and heavy trucks on Wood Street, plane flying overhead.			
Noise Data			
Leq (dB)	Lmin (dB)	Lmax (dB)	Peak (dB)
65.2	43.0	88.4	110.5

Equipment						
Category	Type	Vendor	Model	Serial No.	Cert. Date	Note
Sound	Sound Level Meter	Brüel & Kjær	2250	2548189	1/4/2016	
	Microphone	Brüel & Kjær	4189	2543364	1/4/2016	
	Preamp	Brüel & Kjær	ZC 0032	4265	1/4/2016	
	Calibrator	Brüel & Kjær	4231	2545667	1/4/2016	
Weather Data						
Est.	Duration: 10 minutes			Sky: Sunny		
	Note: dBA Offset = 0.01			Sensor Height (ft): 5 ft		
	Wind Ave Speed (mph / m/s)		Temperature (degrees Fahrenheit)		Barometer Pressure (hPa)	
	2.6		82.0		29.76	

Photo of Measurement Location





2250

Instrument:		2250
Application:		BZ7225 Version 4.4
Start Time:		04/21/2016 11:02:32
End Time:		04/21/2016 11:12:32
Elapsed Time:		00:10:00
Bandwidth:		1/3-octave
Max Input Level:		138.72

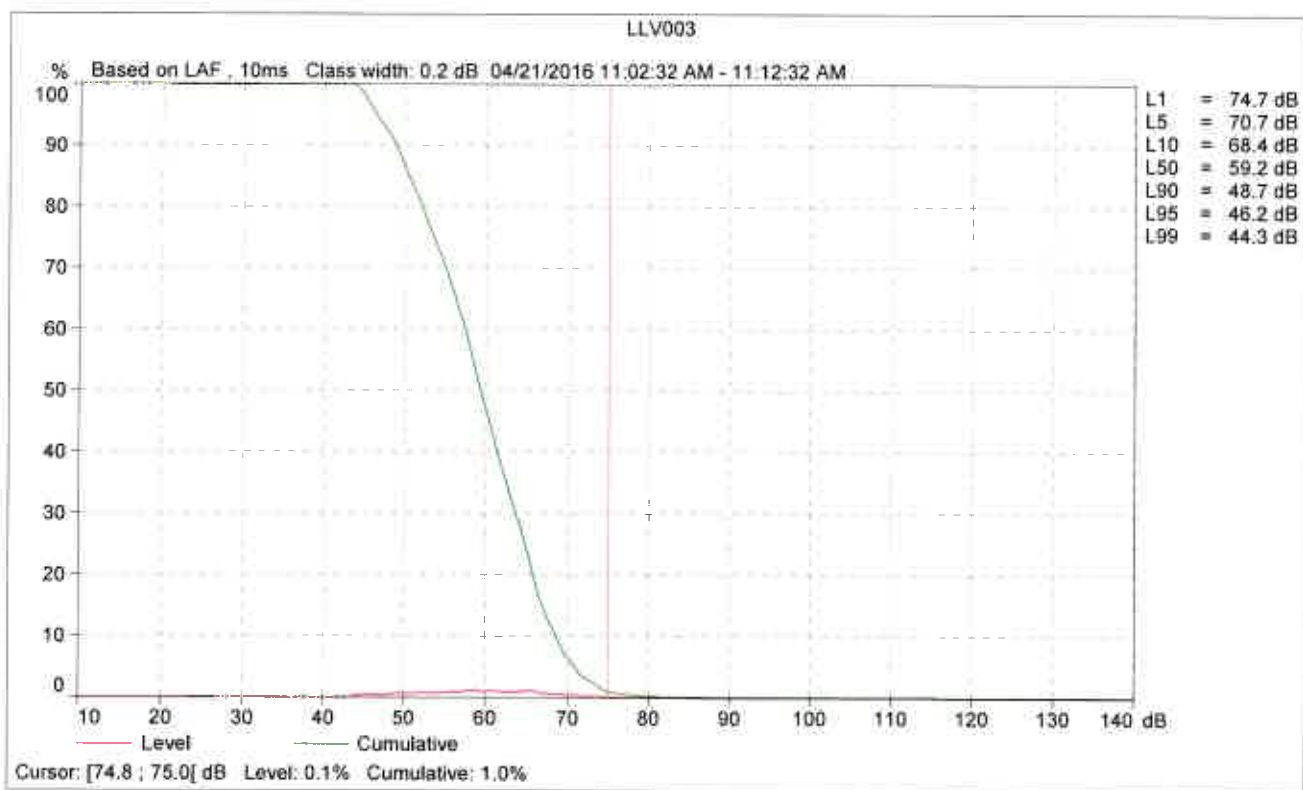
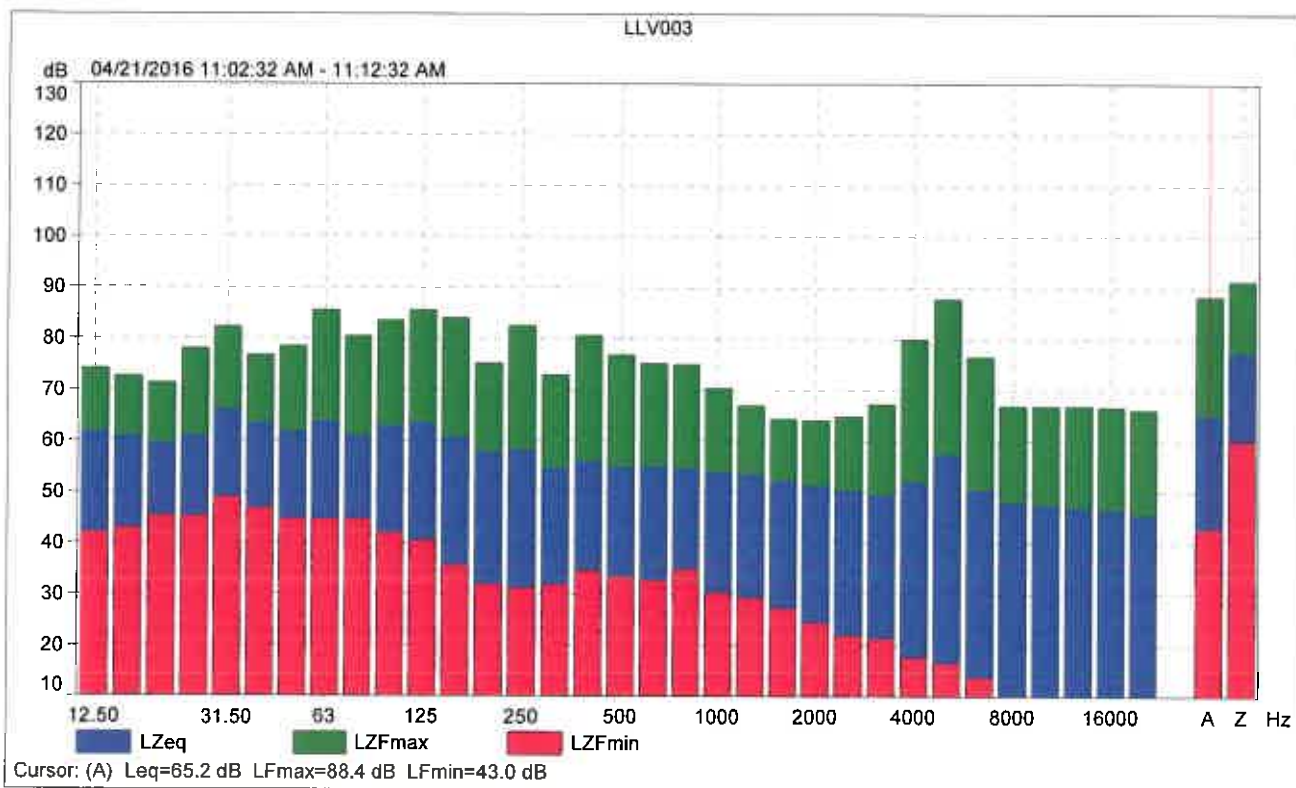
	Time	Frequency
Broadband (excl. Peak):	FSI	AZ
Broadband Peak:		C
Spectrum:	FS	Z

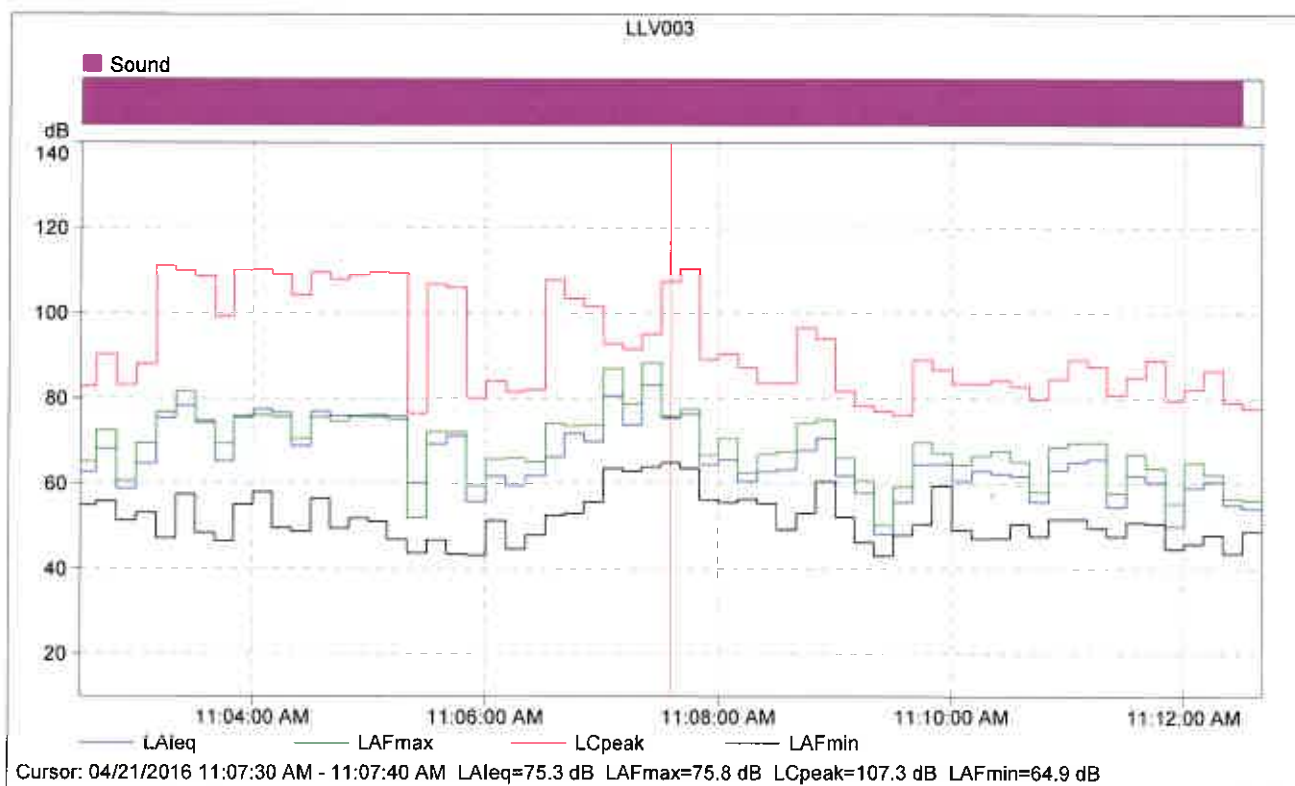
Instrument Serial Number:		2548189
Microphone Serial Number:		2543364
Input:		Top Socket
Windscreen Correction:		None
Sound Field Correction:		Free-field

Calibration Time:		04/20/2016 16:21:44
Calibration Type:		External reference
Sensitivity:		64.6385550498962 mV/Pa

LLV003

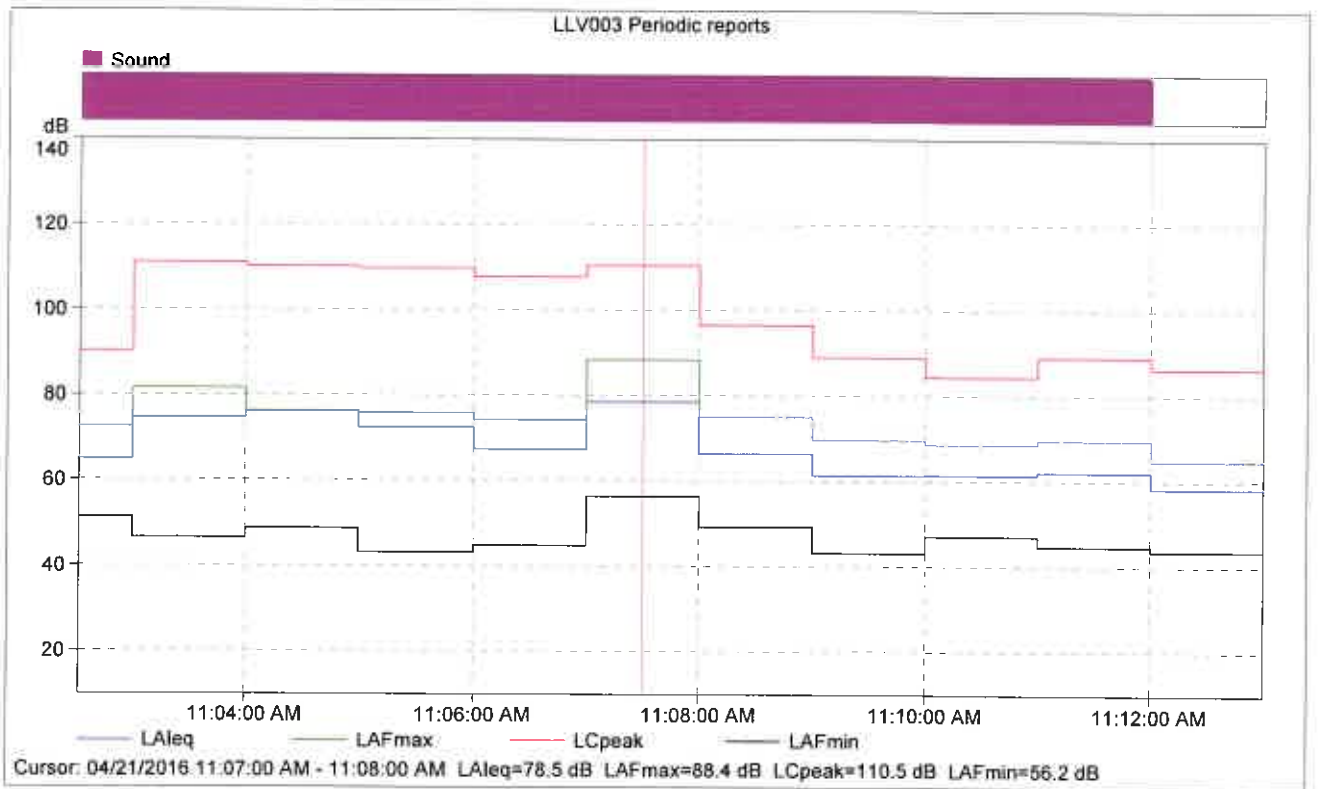
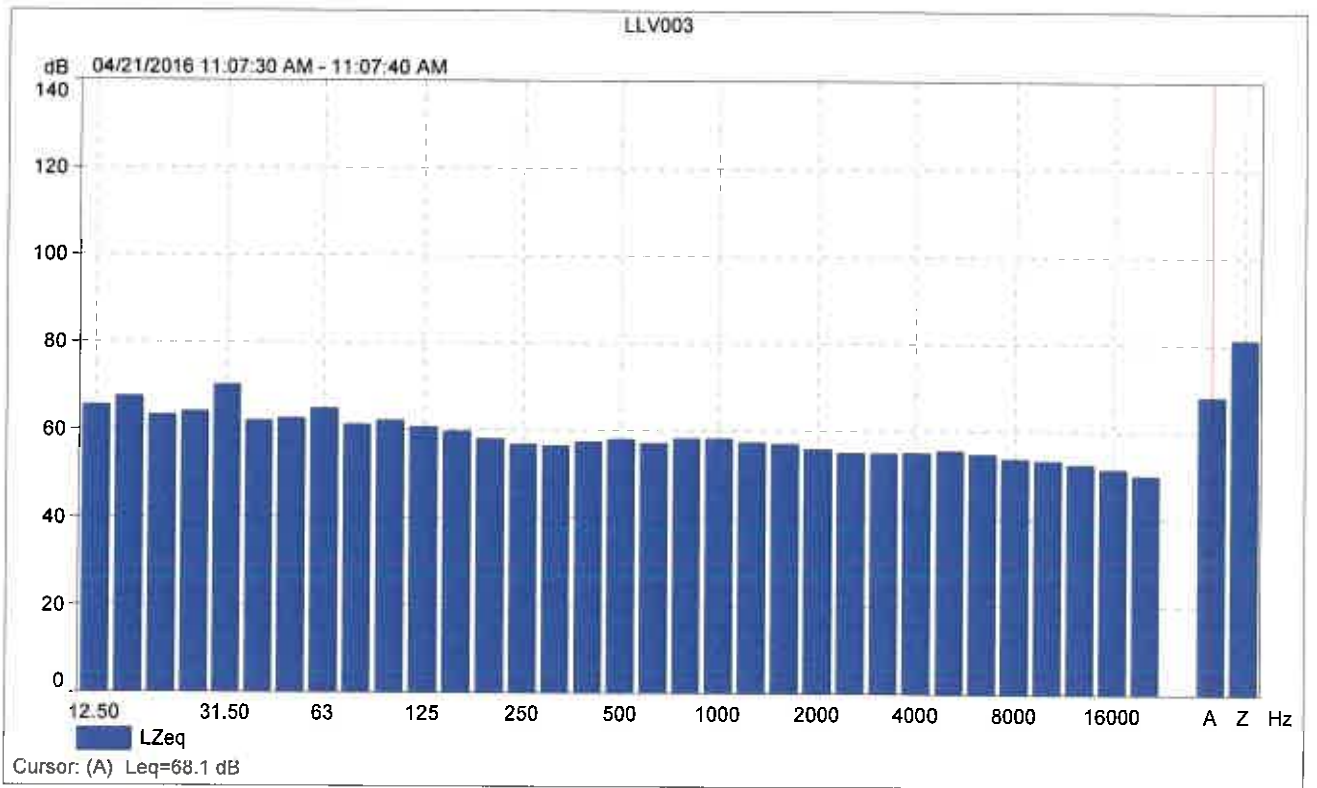
	Start time	End time	Elapsed time	Overload [%]	LAeq [dB]	LAFmax [dB]	LAFmin [dB]
Value				0.00	65.2	88.4	43.0
Time	11:02:32 AM	11:12:32 AM	0:10:00				
Date	04/21/2016	04/21/2016					





LLV003

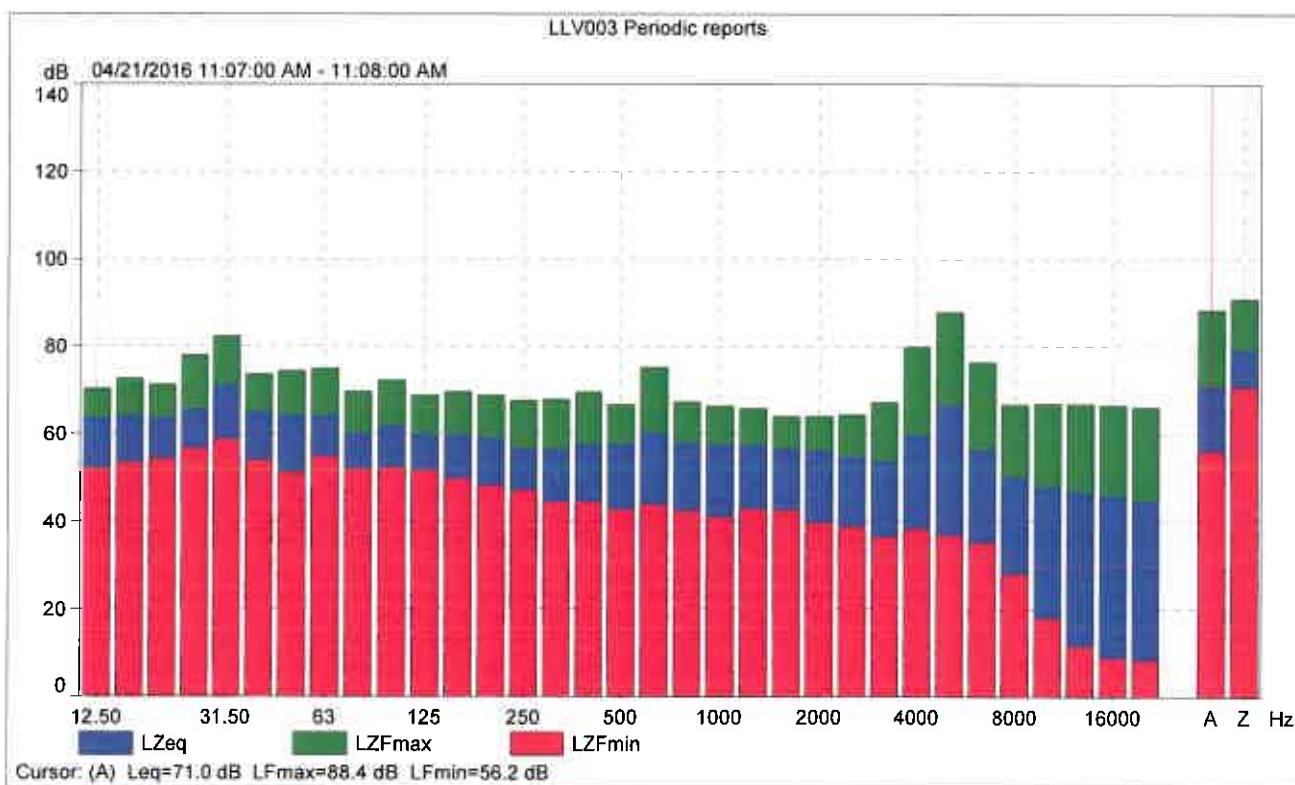
	Start time	Elapsed time	LAFeq [dB]	LAFmax [dB]	LAFmin [dB]
Value			75.3	75.8	64.9
Time	11:07:30 AM	0:00:10			
Date	04/21/2016				

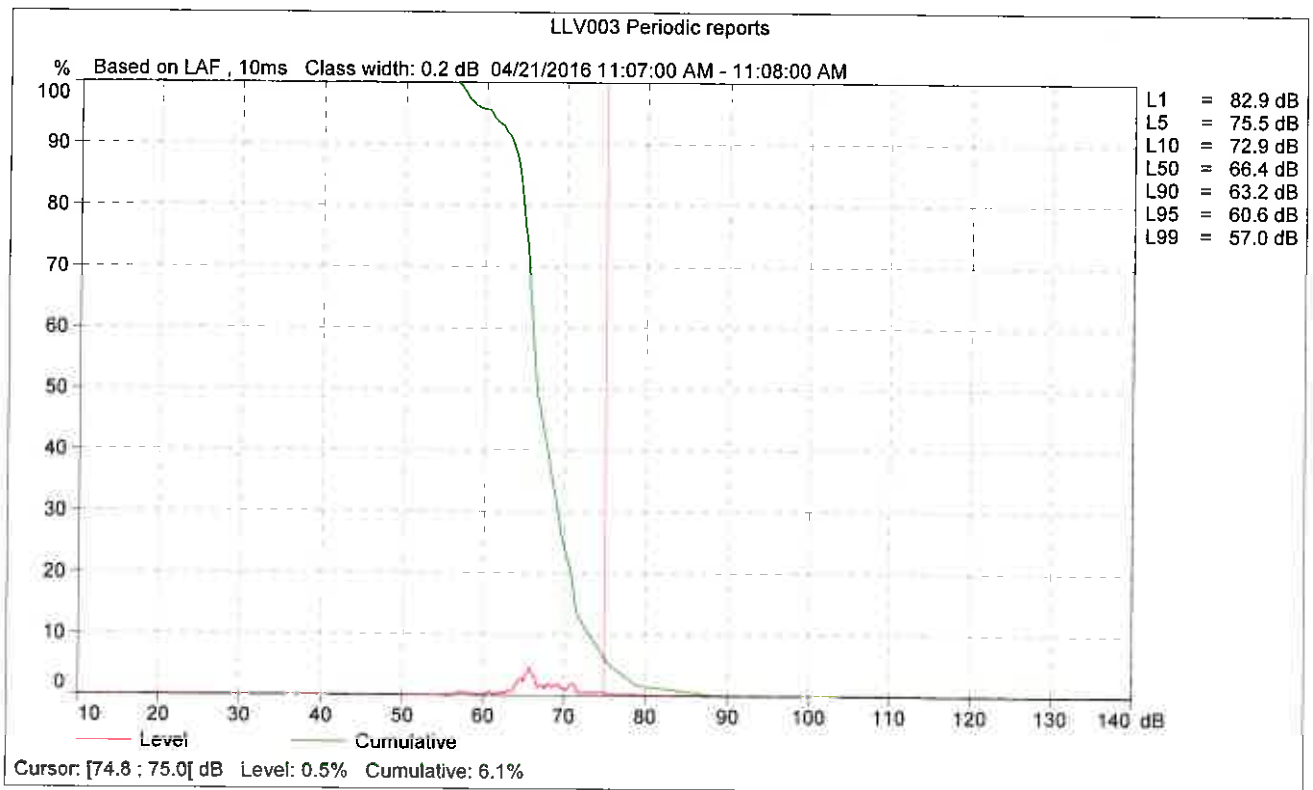




LLV003 Periodic reports

	Start time	Elapsed time	Overload [%]	LAFeq [dB]	LAFmax [dB]	LAFmin [dB]
Value			0.00	78.5	88.4	56.2
Time	11:07:00 AM	0:01:00				
Date	04/21/2016					





Site Number: 4			
Recorded By: Ryan Chiene			
Job Number: 141573			
Date: 4/21/16			
Time: 11:19 a.m.			
Location: Lakeland Village Middle School			
Source of Peak Noise: Traffic on Grand Avenue, truck idling in parking lot.			
Noise Data			
Leq (dB)	Lmin (dB)	Lmax (dB)	Peak (dB)
62.4	41.1	79.3	93.0

Equipment						
Category	Type	Vendor	Model	Serial No.	Cert. Date	Note
Sound	Sound Level Meter	Brüel & Kjær	2250	2548189	1/4/2016	
	Microphone	Brüel & Kjær	4189	2543364	1/4/2016	
	Preamp	Brüel & Kjær	ZC 0032	4265	1/4/2016	
	Calibrator	Brüel & Kjær	4231	2545667	1/4/2016	
Weather Data						
Est.	Duration: 10 minutes			Sky: Sunny		
	Note: dBA Offset = 0.01			Sensor Height (ft): 5 ft		
	Wind Ave Speed (mph / m/s)		Temperature (degrees Fahrenheit)		Barometer Pressure (hPa)	
	2.0		80.0		29.76	

Photo of Measurement Location





2250

Instrument:		2250
Application:		BZ7225 Version 4.4
Start Time:		04/21/2016 11:19:50
End Time:		04/21/2016 11:29:50
Elapsed Time:		00:10:00
Bandwidth:		1/3-octave
Max Input Level:		138.72

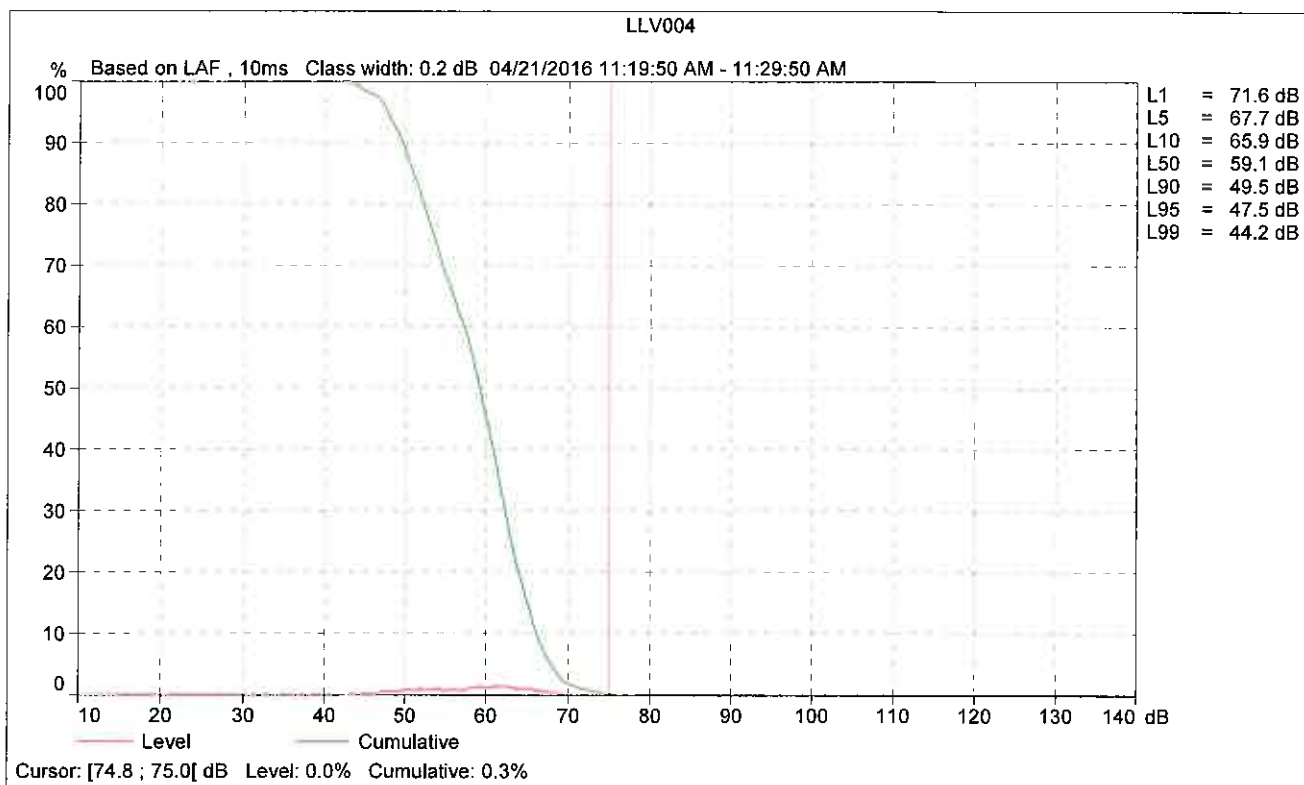
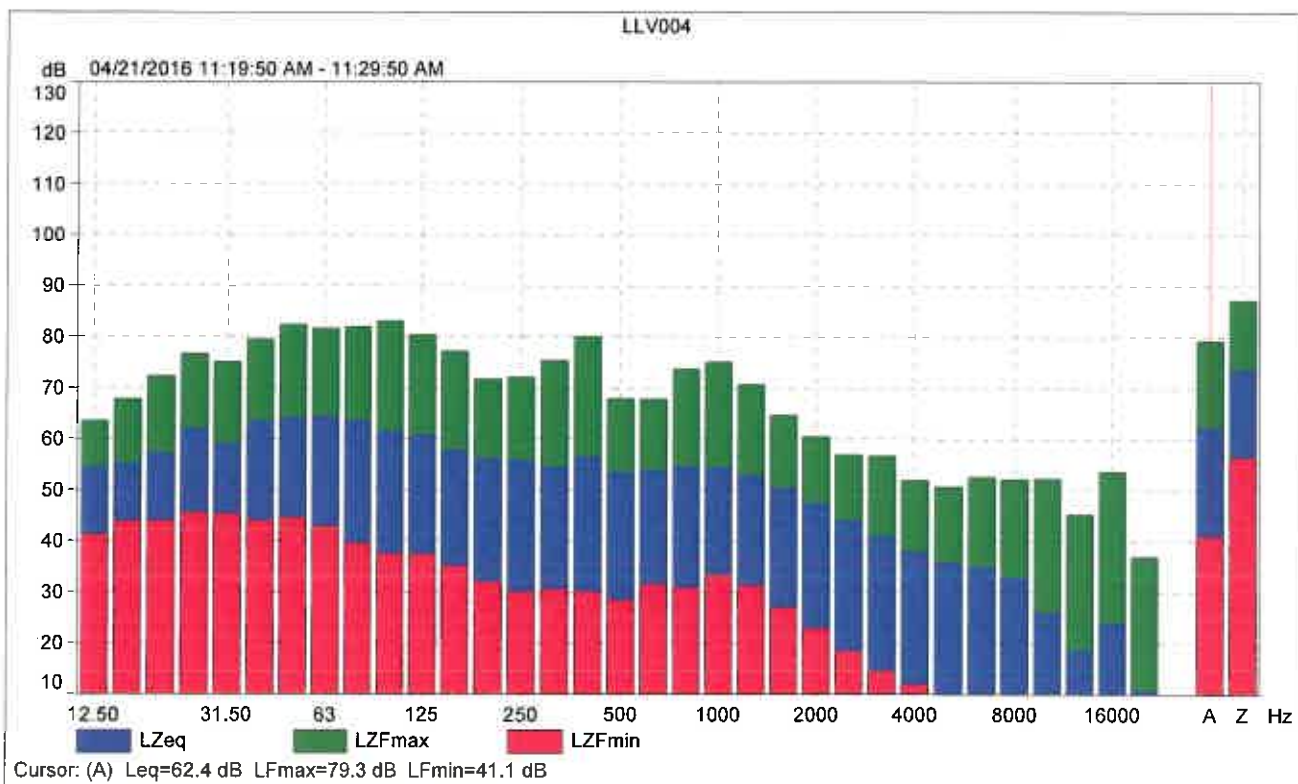
	Time	Frequency
Broadband (excl. Peak):	FSI	AZ
Broadband Peak:		C
Spectrum:	FS	Z

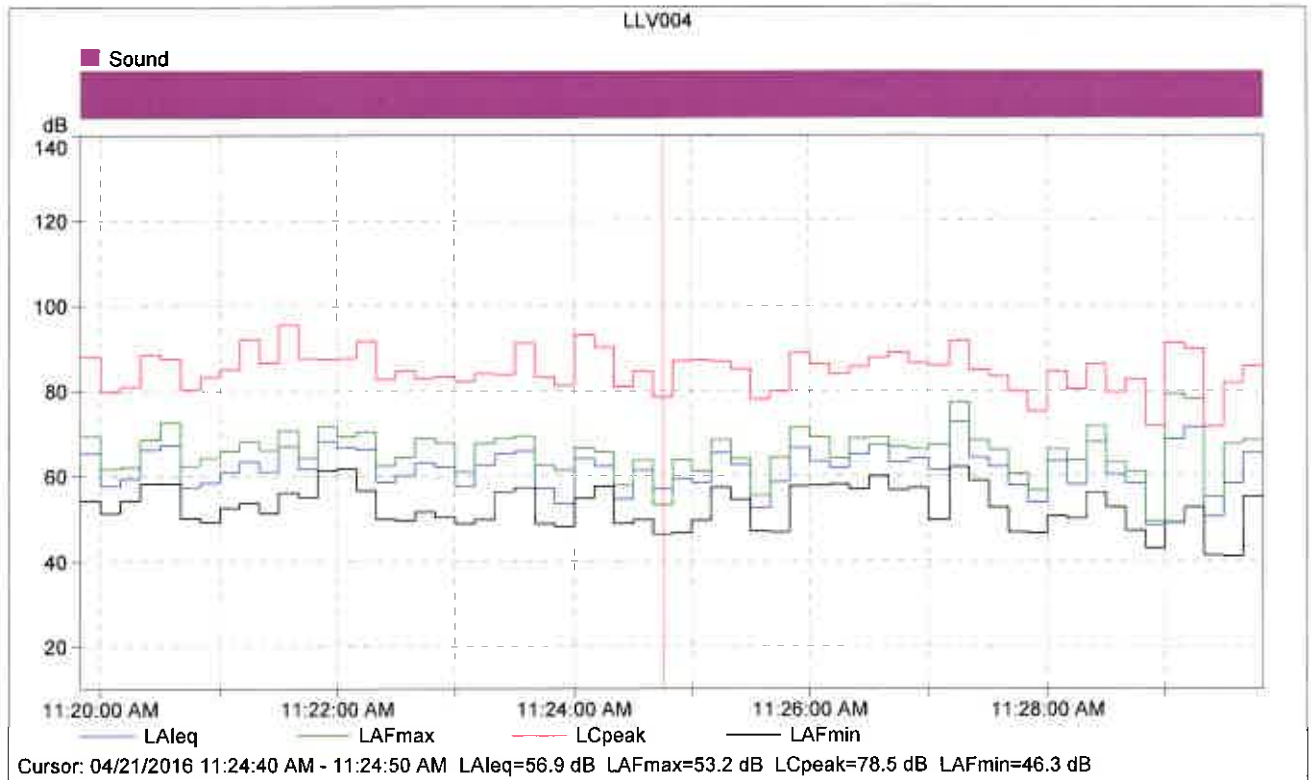
Instrument Serial Number:		2548189
Microphone Serial Number:		2543364
Input:		Top Socket
Windscreen Correction:		None
Sound Field Correction:		Free-field

Calibration Time:		04/20/2016 16:21:44
Calibration Type:		External reference
Sensitivity:		64.6385550498962 mV/Pa

LLV004

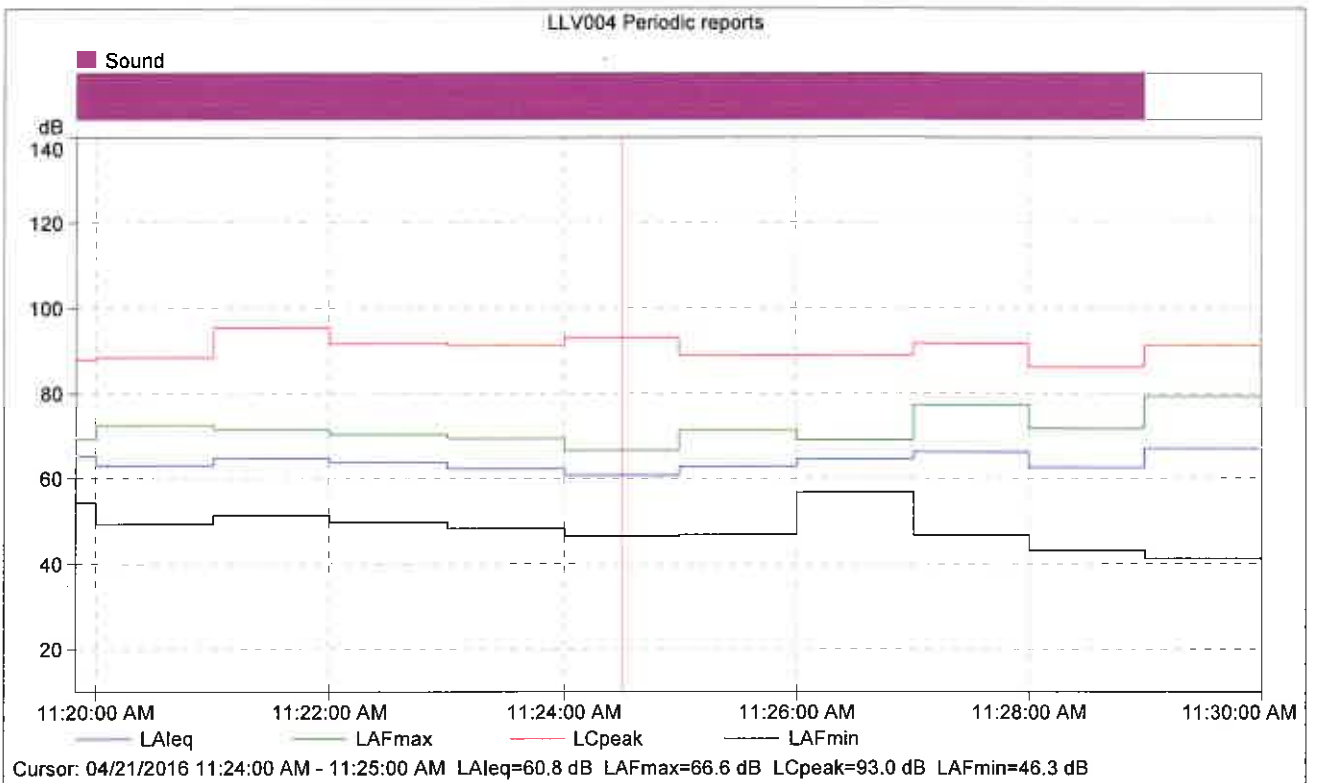
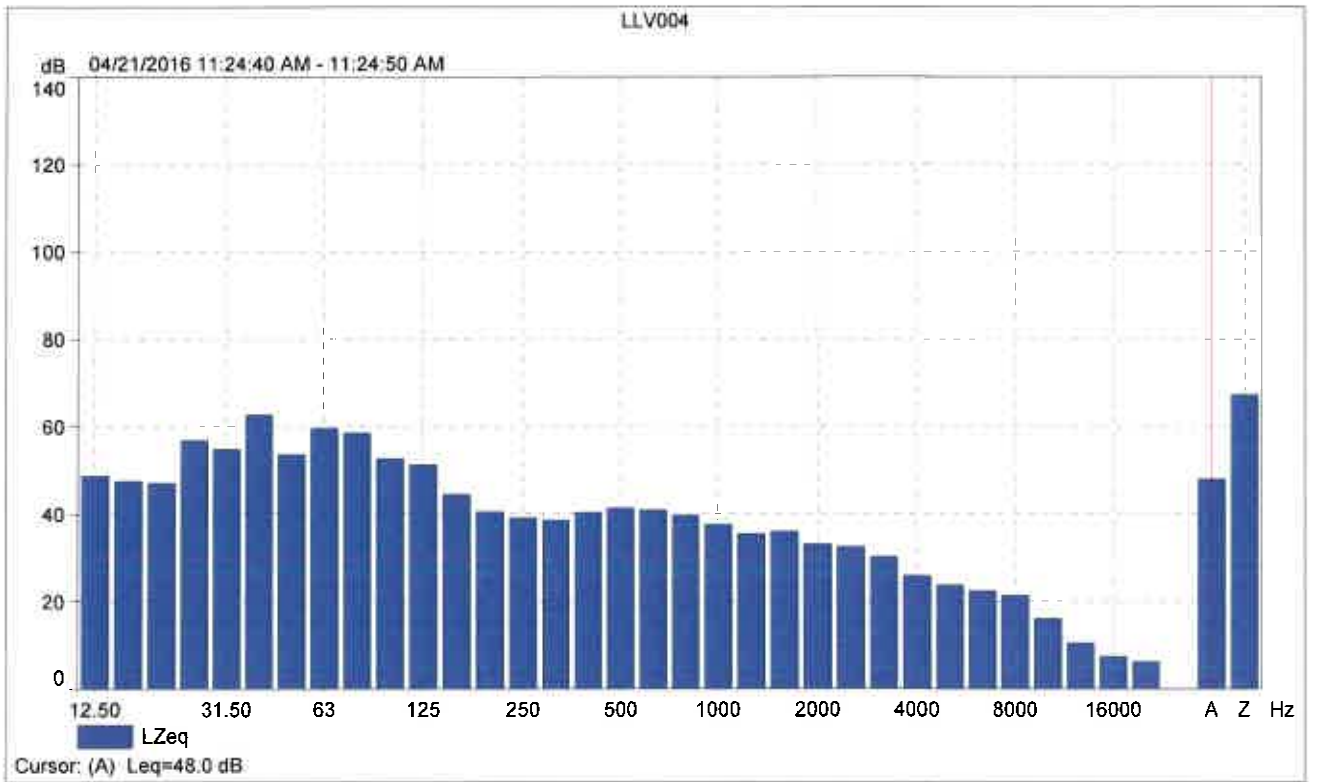
	Start time	End time	Elapsed time	Overload [%]	LAeq [dB]	LAFmax [dB]	LAFmin [dB]
Value				0.00	62.4	79.3	41.1
Time	11:19:50 AM	11:29:50 AM	0:10:00				
Date	04/21/2016	04/21/2016					





LLV004

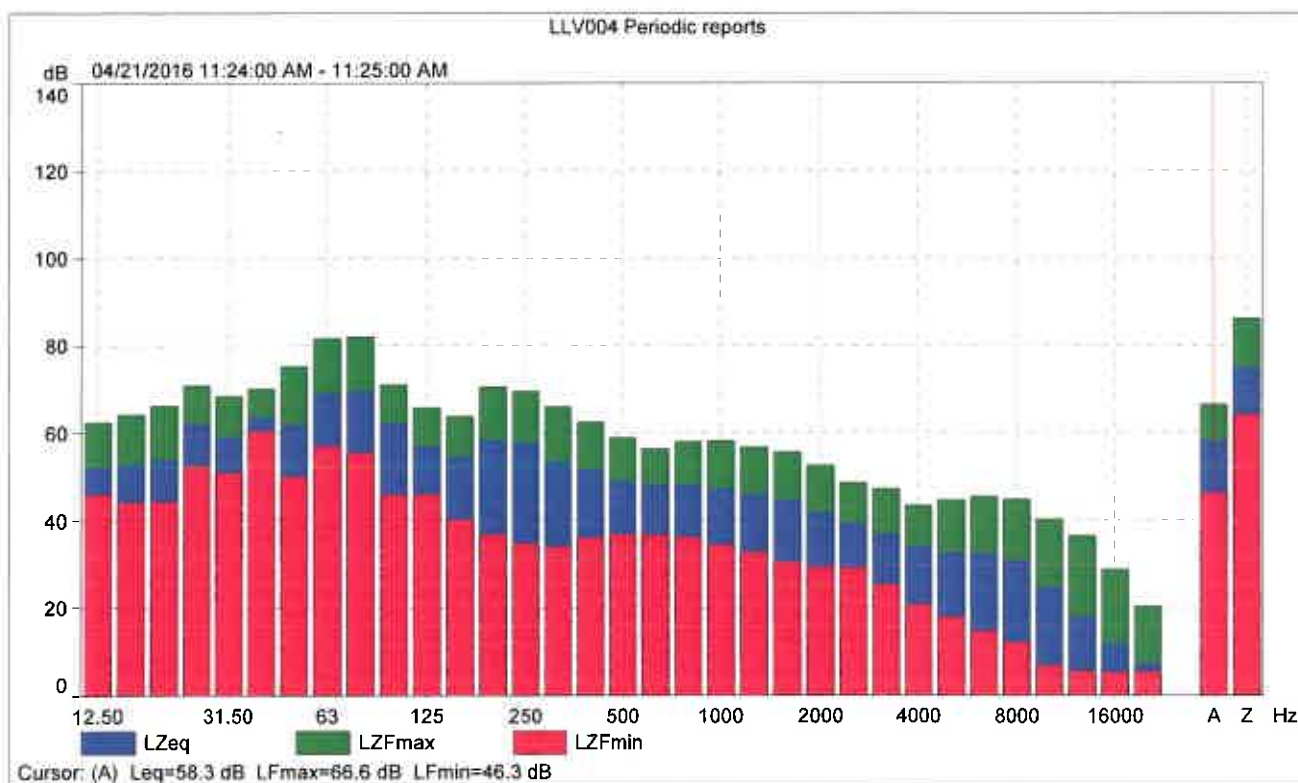
	Start time	Elapsed time	LAeq [dB]	LAFmax [dB]	LAFmin [dB]
Value			56.9	53.2	46.3
Time	11:24:40 AM	0:00:10			
Date	04/21/2016				





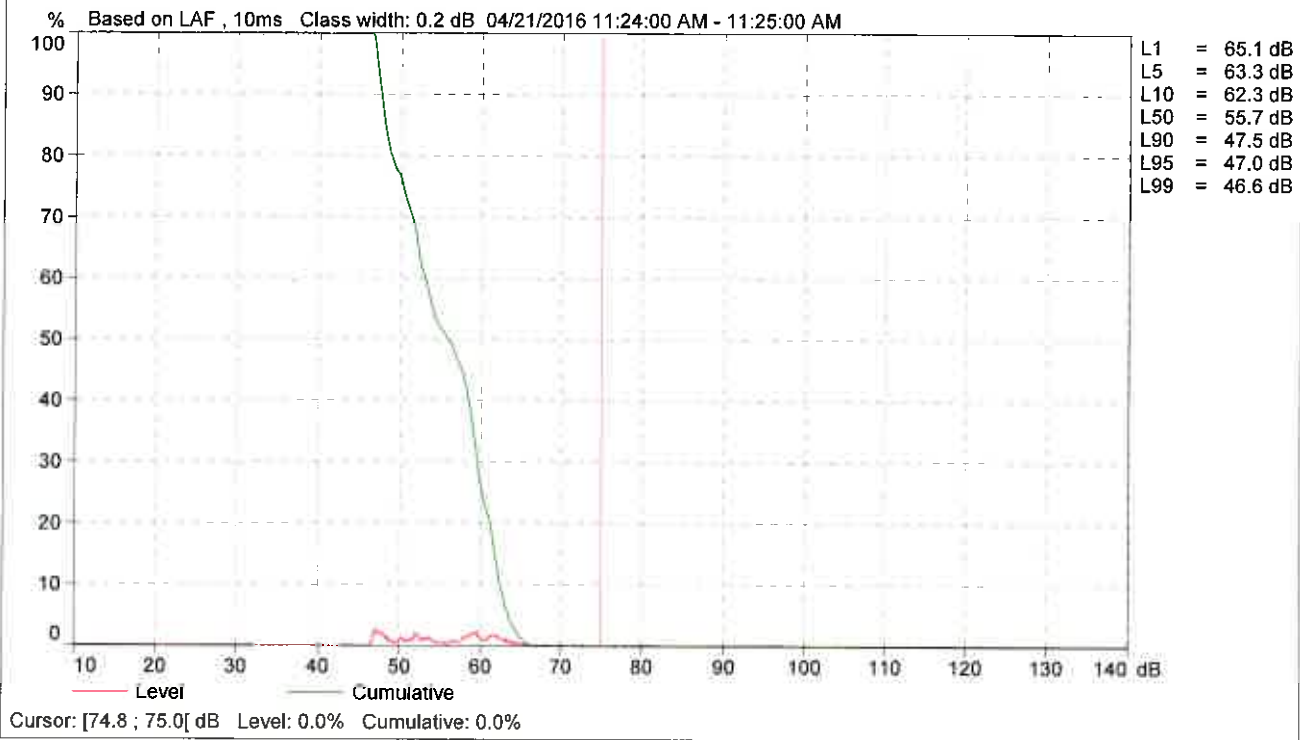
LLV004 Periodic reports

	Start time	Elapsed time	Overload [%]	LALeq [dB]	LAFmax [dB]	LAFmin [dB]
Value			0.00	60.8	66.6	46.3
Time	11:24:00 AM	0:01:00				
Date	04/21/2016					





LLV004 Periodic reports



Site Number: 5			
Recorded By: Ryan Chiene			
Job Number: 141573			
Date: 4/21/16			
Time: 11:37 a.m.			
Location: Grand Plaza Center (commercial development located at the northwest corner of the Grand Avenue and Corydon Street intersection).			
Source of Peak Noise: Traffic on Grand Avenue, cars pulling in and out of parking lot.			
Noise Data			
Leq (dB)	Lmin (dB)	Lmax (dB)	Peak (dB)
64.9	46.3	77.0	91.0

Equipment						
Category	Type	Vendor	Model	Serial No.	Cert. Date	Note
Sound	Sound Level Meter	Brüel & Kjær	2250	2548189	1/4/2016	
	Microphone	Brüel & Kjær	4189	2543364	1/4/2016	
	Preamp	Brüel & Kjær	ZC 0032	4265	1/4/2016	
	Calibrator	Brüel & Kjær	4231	2545667	1/4/2016	
Weather Data						
Est.	Duration: 10 minutes		Sky: Sunny			
	Note: dBA Offset = 0.01			Sensor Height (ft): 5 ft		
	Wind Ave Speed (mph / m/s)	Temperature (degrees Fahrenheit)		Barometer Pressure (hPa)		
	4.3	81.0		29.76		

Photo of Measurement Location





2250

Instrument:		2250
Application:		BZ7225 Version 4.4
Start Time:		04/21/2016 11:37:56
End Time:		04/21/2016 11:47:56
Elapsed Time:		00:10:00
Bandwidth:		1/3-octave
Max Input Level:		138.72

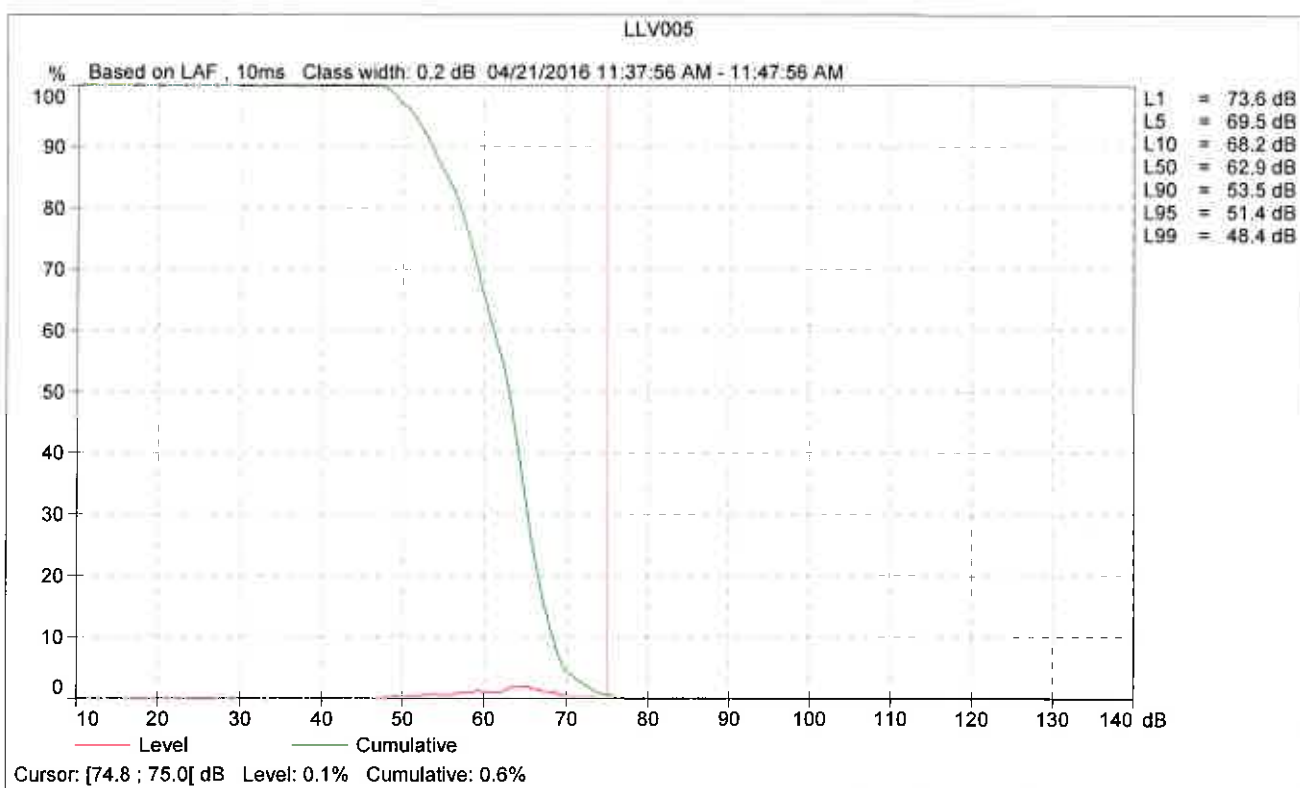
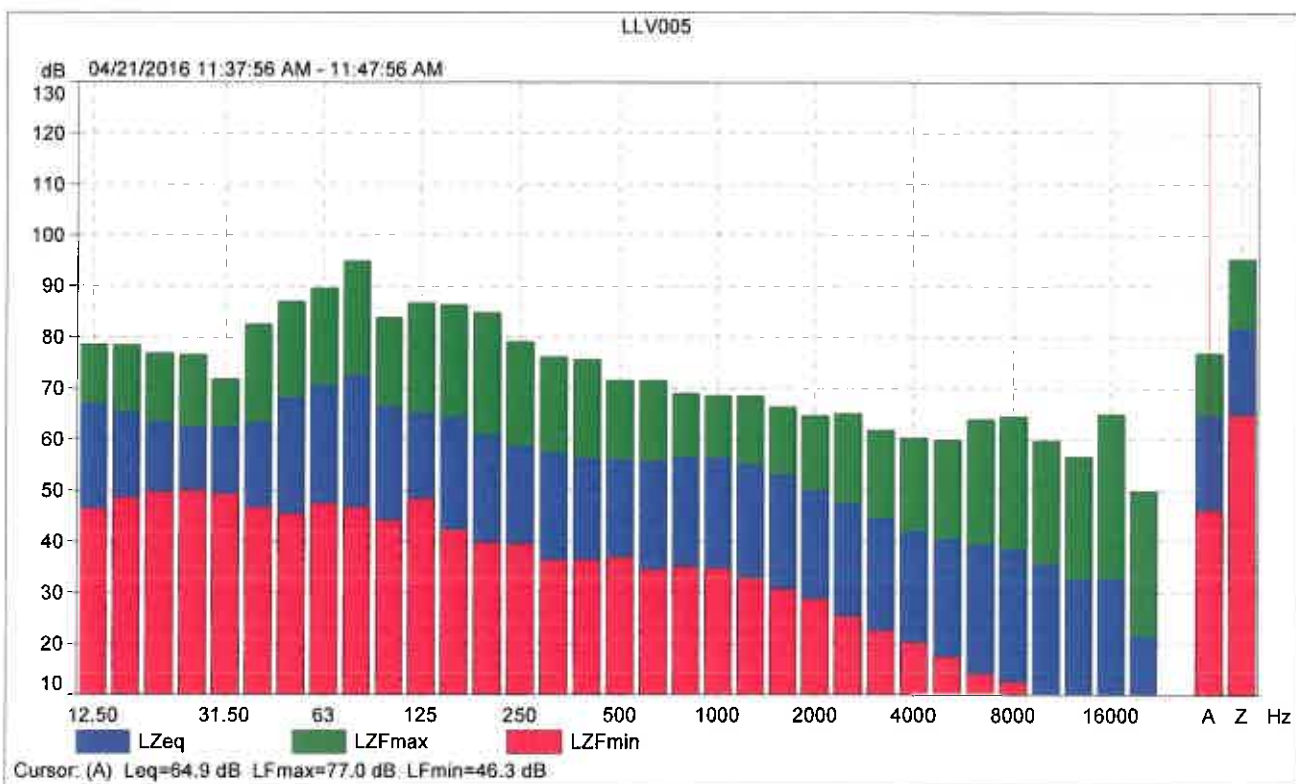
	Time	Frequency
Broadband (excl. Peak):	FSI	AZ
Broadband Peak:		C
Spectrum:	FS	Z

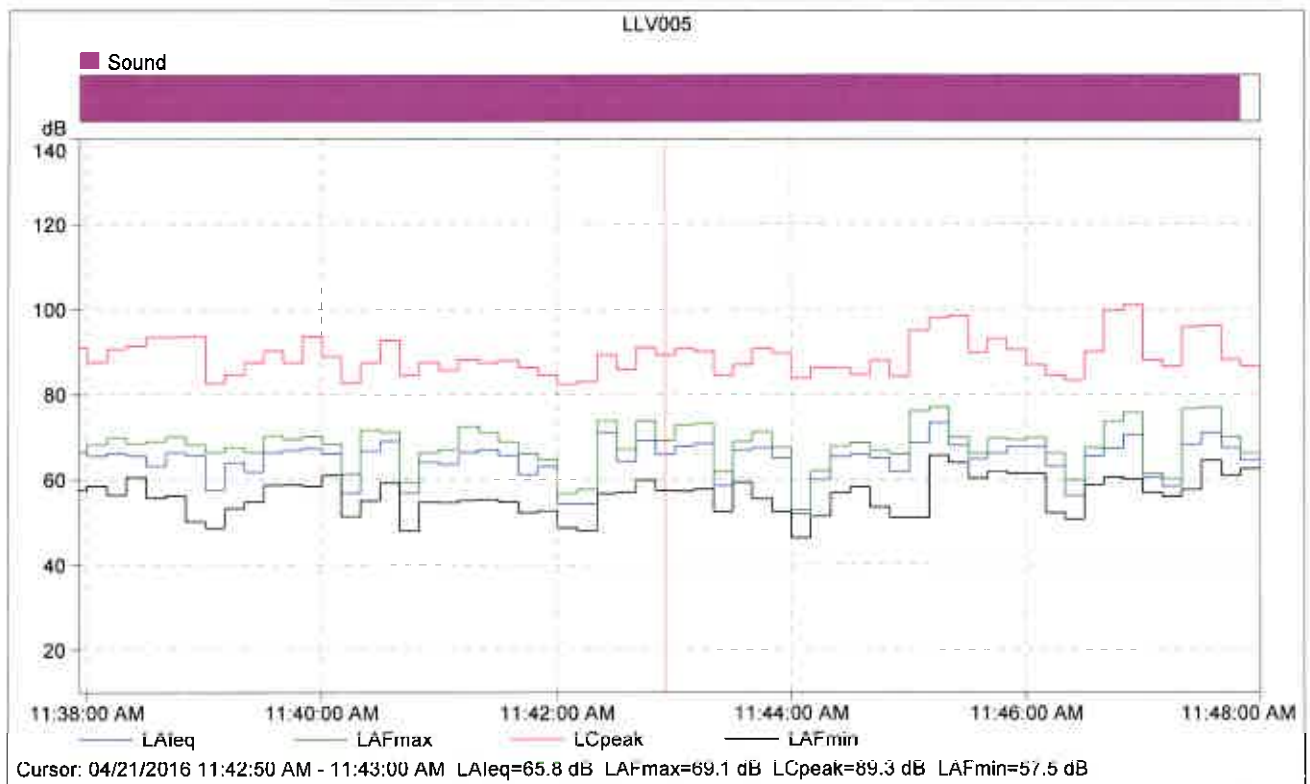
Instrument Serial Number:		2548189
Microphone Serial Number:		2543364
Input:		Top Socket
Windscreen Correction:		None
Sound Field Correction:		Free-field

Calibration Time:		04/20/2016 16:21:44
Calibration Type:		External reference
Sensitivity:		64.6385550498962 mV/Pa

LLV005

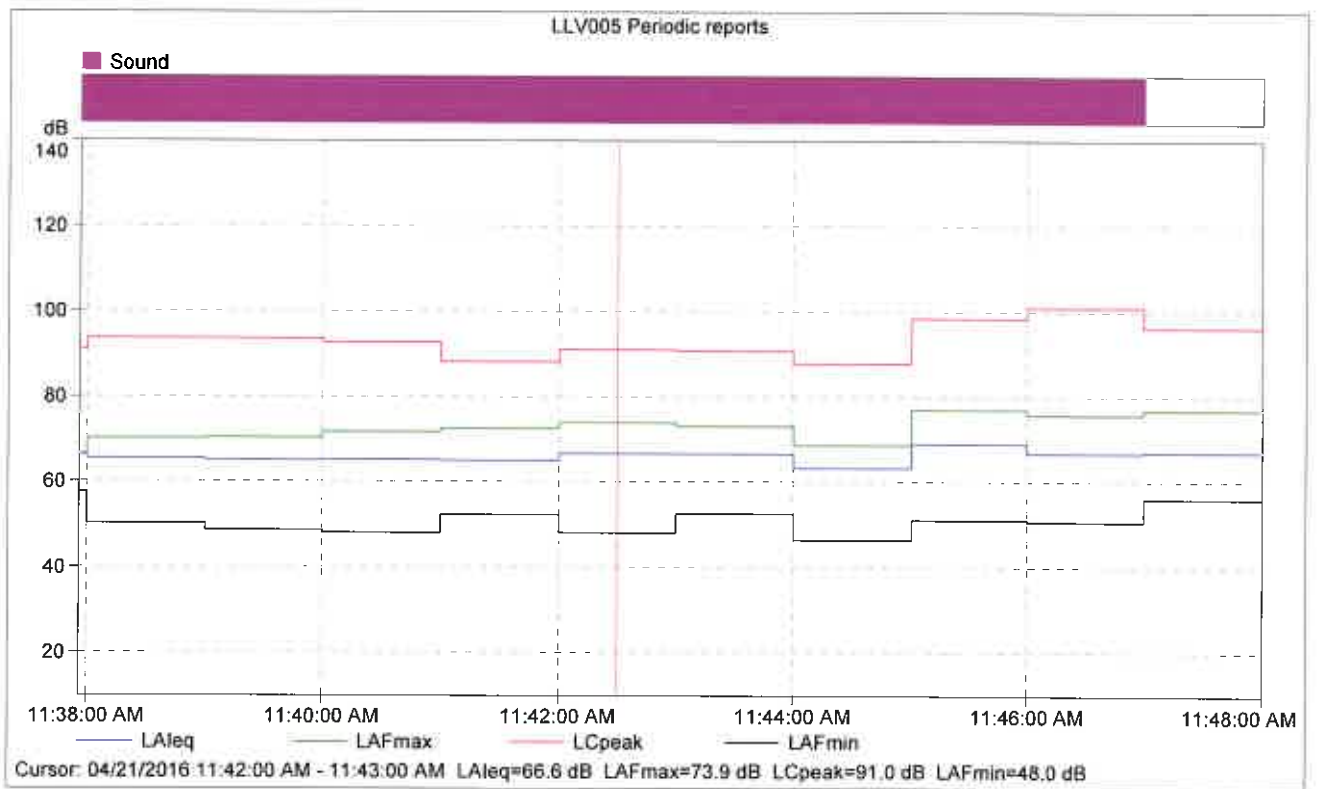
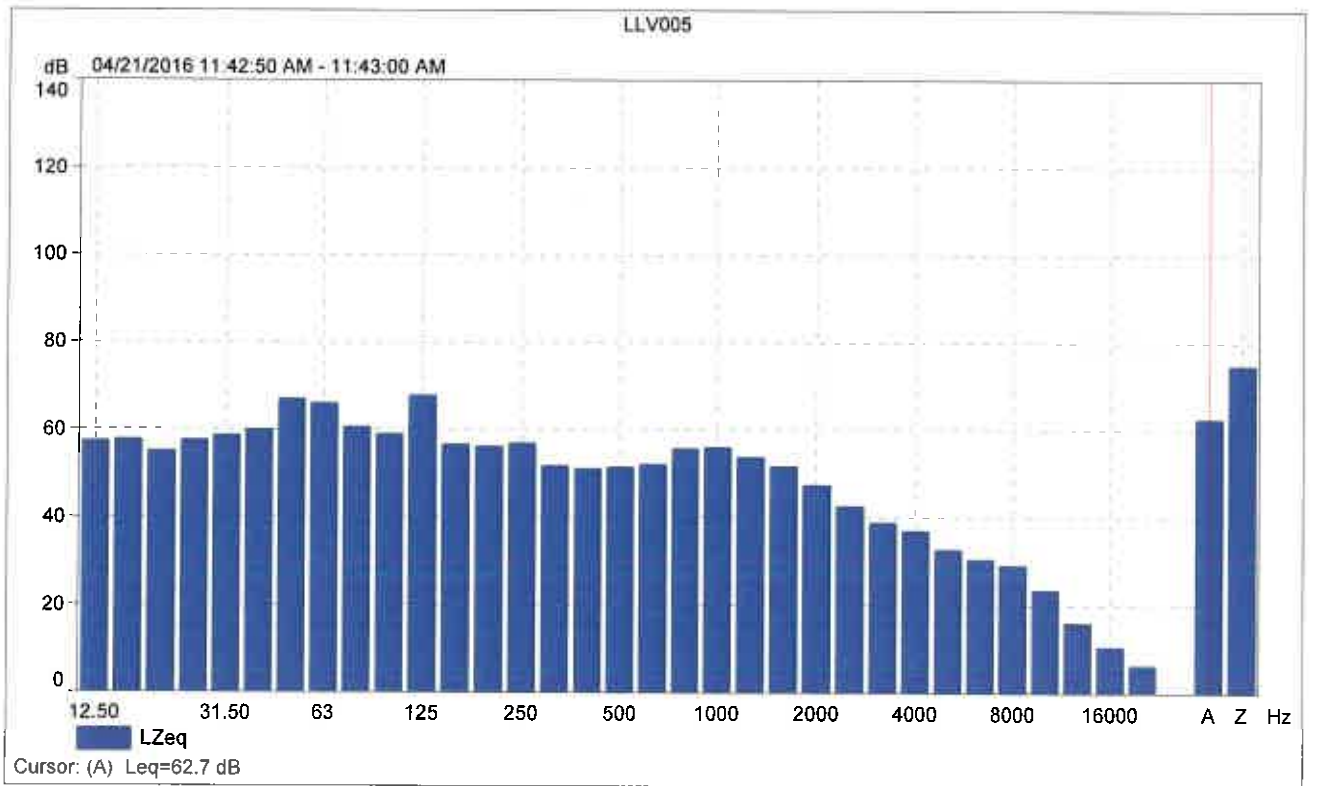
	Start time	End time	Elapsed time	Overload [%]	LAeq [dB]	LAFmax [dB]	LAFmin [dB]
Value				0.00	64.9	77.0	46.3
Time	11:37:56 AM	11:47:56 AM	0:10:00				
Date	04/21/2016	04/21/2016					





LLV005

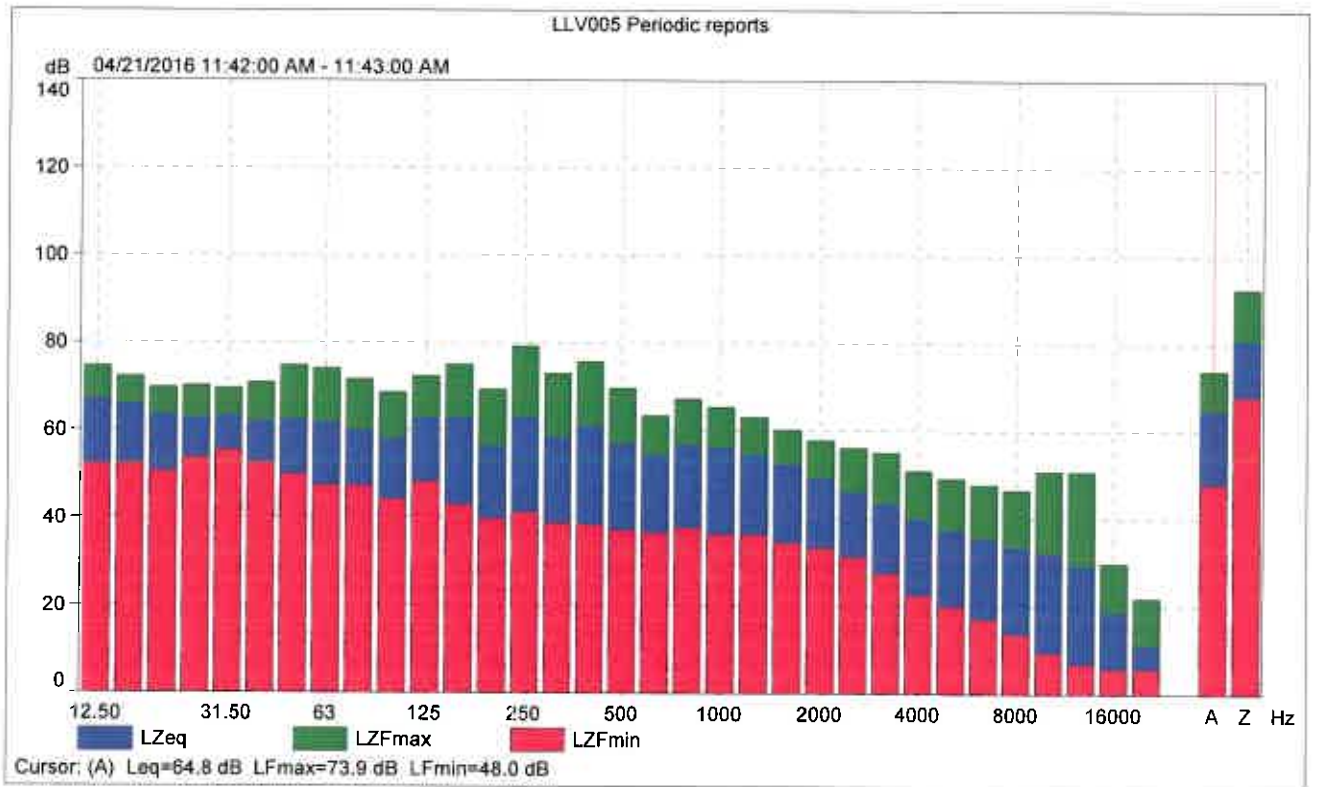
	Start time	Elapsed time	LAeq [dB]	LAFmax [dB]	LAFmin [dB]
Value			65.8	69.1	57.5
Time	11:42:50 AM	0:00:10			
Date	04/21/2016				

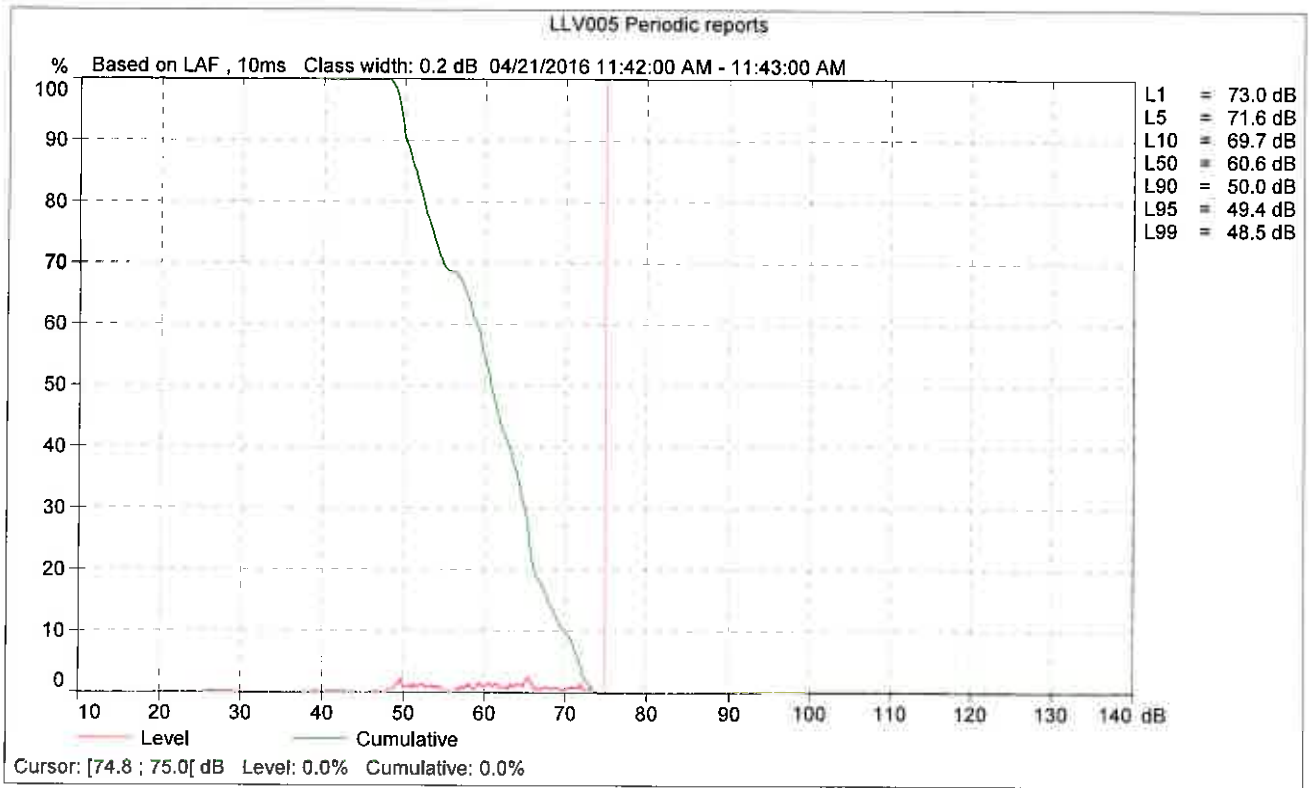




LLV005 Periodic reports

	Start time	Elapsed time	Overload [%]	L _A eq [dB]	L _A Fmax [dB]	L _A Fmin [dB]
Value			0.00	66.6	73.9	48.0
Time	11:42:00 AM	0:01:00				
Date	04/21/2016					





Federal Highway Administration RD-77-108
Traffic Noise Prediction Model (CALVENO)

Project Name: Lakeland Village Scenario: Existing
Analyst: Jessica Ditto Job #: 141573
Roadway: Riverside Drive
Road Segment: East of Grand Avenue

PROJECT DATA	
Centerline Dist to Barrier	0
Barrier (0=wall, 1= berm):	0
Receiver Barrier Dist:	0
Centerline Dist. To Observer:	100
Barrier Near Lane CL Dist:	0
Barrier Far lane CL Dist:	0
Pad Elevation:	0.5
Road Elevation:	0
Observer Height (above grade):	0
Barrier Height:	0
Rt View: 90	Lft View: -90

SITE DATA	
Road Grade:	0
Average Daily Traffic:	18732
Peak Hour Traffic:	1873.2
Vehicle Speed:	40
Centerline Separation:	36

NOISE INPUTS
Site conditions **HARD SITE**

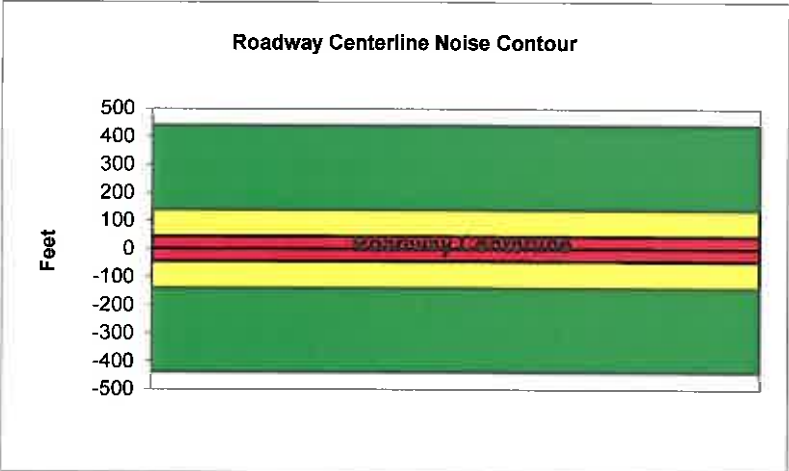
FLEET MIX				
Type	Day	Evening	Night	Daily
Auto	0.775	0.129	0.096	0.9742
Med. Truck	0.848	0.049	0.103	0.0184
Heavy Truck	0.865	0.027	0.108	0.0074

NOISE SOURCE ELEVATIONS (Feet)	
Autos:	0
Medium Trucks:	2.3
Heavy Trucks:	8

UNMITIGATED NOISE LEVELS (No topographic or barrier attenuation)						
Vehicle Type	Peak Leq	Leq Day	Leq Evening	Leq Night	Ldn	CNEL
Autos:	54.2	63.0	61.2	55.1	63.8	64.4
Medium Trucks:	63.2	55.1	48.7	47.1	55.6	55.9
Heavy Trucks:	68.0	56.1	47.0	48.2	58.0	58.1
Vehicle Noise:	70.4	64.6	61.7	56.7	65.3	65.8

MITIGATED NOISE LEVELS (With topographic or barrier attenuation)						
Vehicle Type	Peak Leq	Leq Day	Leq Evening	Leq Night	Ldn	CNEL
Autos:						
Medium Trucks:						
Heavy Trucks:						
Vehicle Noise:						

CENTERLINE NOISE CONTOUR	
Unmitigated	
50 dBA	439
65 dBA	139
70 dBA	44
Mitigated	
50 dBA	
65 dBA	
70 dBA	



**Federal Highway Administration RD-77-108
Traffic Noise Prediction Model (CALVENO)**

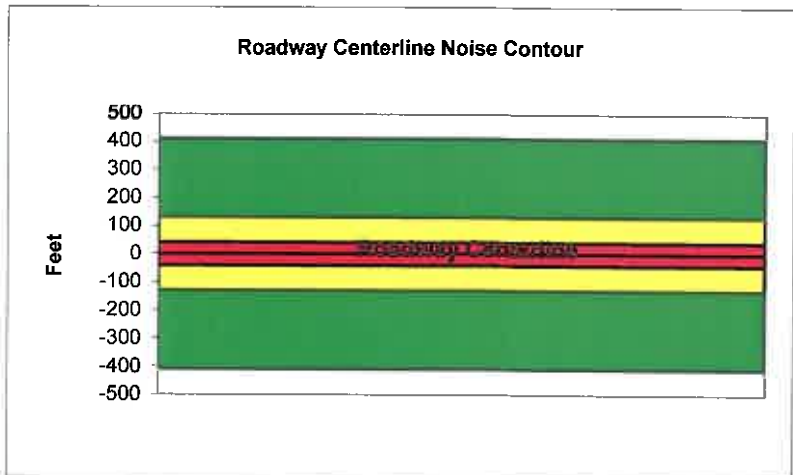
Project Name: Lakeland Village Scenario: Existing
 Analyst: Jessica Ditto Job #: 141573
 Roadway: Grand Avenue
 Road Segment: Ortega Highway to Bonnie Lea Drive

PROJECT DATA		SITE DATA	
Centerline Dist to Barrier	0	Road Grade:	0
Barrier (0=wall, 1= berm):	0	Average Daily Traffic:	17542
Receiver Barrier Dist:	0	Peak Hour Traffic:	1754.2
Centerline Dist. To Observer:	100	Vehicle Speed:	40
Barrier Near Lane CL Dist:	0	Centerline Separation:	36
Barrier Far Lane CL Dist:	0	NOISE INPUTS	
Pad Elevation:	0.5	Site conditions HARD SITE	
Road Elevation:	0	FLEET MIX	
Observer Height (above grade):	0	Type	Day
Barrier Height:	0		Evening
Rt View: 90 Lft View: -90			Night
NOISE SOURCE ELEVATIONS (Feet)			Daily
Autos:	0	Auto	0.775
Medium Trucks:	2.3	Med. Truck	0.848
Heavy Trucks:	8	Heavy Truck	0.865

UNMITIGATED NOISE LEVELS (No topographic or barrier attenuation)						
Vehicle Type	Peak Leq	Leq Day	Leq Evening	Leq Night	Ldn	CNEL
Autos:	53.9	62.7	60.9	54.8	63.5	64.1
Medium Trucks:	62.9	54.8	48.4	46.9	55.3	55.6
Heavy Trucks:	67.7	55.8	46.7	48.0	57.7	57.8
Vehicle Noise:	70.1	64.3	61.4	56.4	65.0	65.5

MITIGATED NOISE LEVELS (With topographic or barrier attenuation)						
Vehicle Type	Peak Leq	Leq Day	Leq Evening	Leq Night	Ldn	CNEL
Autos:						
Medium Trucks:						
Heavy Trucks:						
Vehicle Noise:						

CENTERLINE NOISE CONTOUR	
Unmitigated	
60 dBA	411
65 dBA	130
70 dBA	41
Mitigated	
60 dBA	
65 dBA	
70 dBA	



Federal Highway Administration RD-77-108
Traffic Noise Prediction Model (CALVENO)

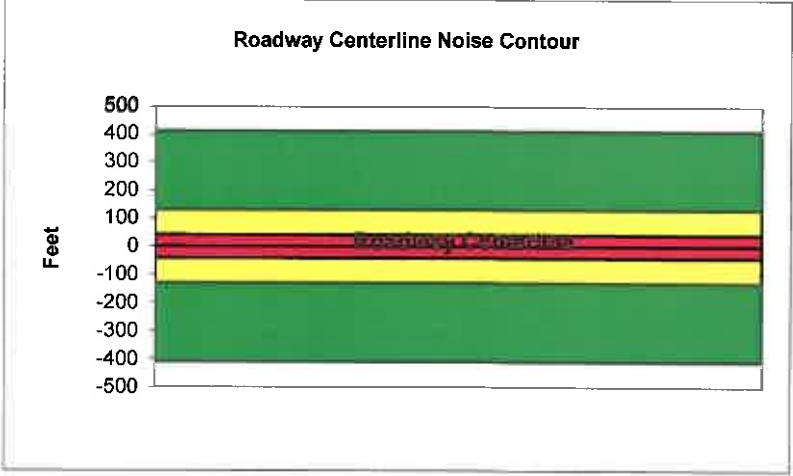
Project Name:	Lakeland Village	Scenario:	Existing
Analyst:	Jessica Ditto	Job #:	141573
Roadway:	Grand Avenue		
Road Segment:	Bonnie Lea Drive to Windward Way		

PROJECT DATA		SITE DATA				
Centerline Dist to Barrier	0	Road Grade:	0			
Barrier (0=wall, 1= berm):	0	Average Daily Traffic:	17542			
Receiver Barrier Dist:	0	Peak Hour Traffic:	1754.2			
Centerline Dist. To Observer:	100	Vehicle Speed:	40			
Barrier Near Lane CL Dist:	0	Centerline Separation:	36			
Barrier Far lane CL Dist:	0	NOISE INPUTS				
Pad Elevation:	0.5	Site conditions HARD SITE				
Road Elevation:	0	FLEET MIX				
Observer Height (above grade):	0	Type	Day	Evening	Night	Daily
Barrier Height:	0	Auto	0.775	0.129	0.096	0.9742
Rt View: 90 Lft View: -90		Med. Truck	0.848	0.049	0.103	0.0184
NOISE SOURCE ELEVATIONS (Feet)		Heavy Truck	0.865	0.027	0.108	0.0074
Autos:	0					
Medium Trucks:	2.3					
Heavy Trucks:	8					

UNMITIGATED NOISE LEVELS (No topographic or barrier attenuation)						
Vehicle Type	Peak Leq	Leq Day	Leq Evening	Leq Night	Ldn	CNEL
Autos:	53.9	62.7	60.9	54.8	63.5	64.1
Medium Trucks:	62.9	54.8	48.4	46.9	55.3	55.6
Heavy Trucks:	67.7	55.8	46.7	48.0	57.7	57.8
Vehicle Noise:	70.1	64.3	61.4	56.4	65.0	65.5

MITIGATED NOISE LEVELS (With topographic or barrier attenuation)						
Vehicle Type	Peak Leq	Leq Day	Leq Evening	Leq Night	Ldn	CNEL
Autos:						
Medium Trucks:						
Heavy Trucks:						
Vehicle Noise:						

CENTERLINE NOISE CONTOUR	
Unmitigated	
60 dBA	411
65 dBA	130
70 dBA	41
Mitigated	
60 dBA	
65 dBA	
70 dBA	



Federal Highway Administration RD-77-108
Traffic Noise Prediction Model (CALVENO)

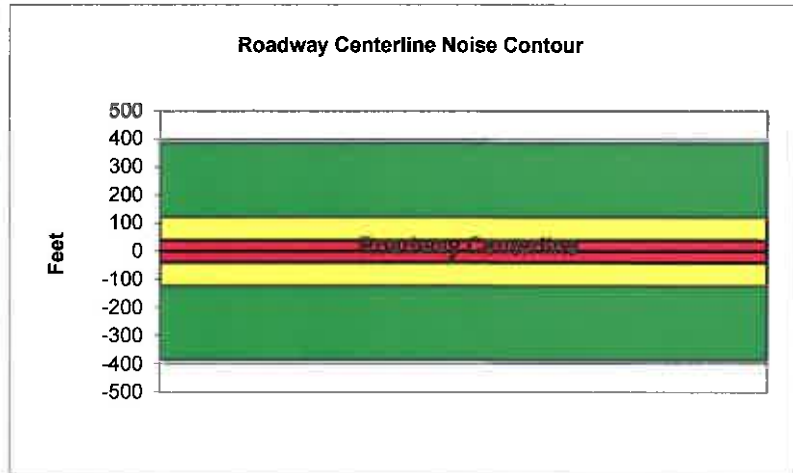
Project Name: Lakeland Village Scenario: Existing
 Analyst: Jessica Ditto Job #: 141573
 Roadway: Grand Avenue
 Road Segment: Windward Way to Turner Street

PROJECT DATA		SITE DATA				
Centerline Dist to Barrier	0	Road Grade:	0			
Barrier (0=wall, 1= berm):	0	Average Daily Traffic:	16507			
Receiver Barrier Dist:	0	Peak Hour Traffic:	1650.7			
Centerline Dist. To Observer:	100	Vehicle Speed:	40			
Barrier Near Lane CL Dist:	0	Centerline Separation:	36			
Barrier Far lane CL Dist:	0	NOISE INPUTS				
Pad Elevation:	0.5	Site conditions HARD SITE				
Road Elevation:	0	FLEET MIX				
Observer Height (above grade):	0	Type	Day	Evening	Night	Daily
Barrier Height:	0	Auto	0.775	0.129	0.096	0.9742
Rt View: 90 Lft View: -90		Med. Truck	0.848	0.049	0.103	0.0184
NOISE SOURCE ELEVATIONS (Feet)		Heavy Truck	0.865	0.027	0.108	0.0074
Autos:	0					
Medium Trucks:	2.3					
Heavy Trucks:	8					

UNMITIGATED NOISE LEVELS (No topographic or barrier attenuation)						
Vehicle Type	Peak Leq	Leq Day	Leq Evening	Leq Night	Ldn	CNEL
Autos:	53.7	62.4	60.7	54.6	63.2	63.8
Medium Trucks:	62.6	54.5	48.2	46.6	55.1	55.3
Heavy Trucks:	67.5	55.5	46.5	47.7	57.4	57.5
Vehicle Noise:	69.8	64.0	61.1	56.1	64.7	65.2

MITIGATED NOISE LEVELS (With topographic or barrier attenuation)						
Vehicle Type	Peak Leq	Leq Day	Leq Evening	Leq Night	Ldn	CNEL
Autos:						
Medium Trucks:						
Heavy Trucks:						
Vehicle Noise:						

CENTERLINE NOISE CONTOUR	
Unmitigated	
50 dBA	387
65 dBA	122
70 dBA	39
Mitigated	
50 dBA	
65 dBA	
70 dBA	



**Federal Highway Administration RD-77-108
Traffic Noise Prediction Model (CALVENO)**

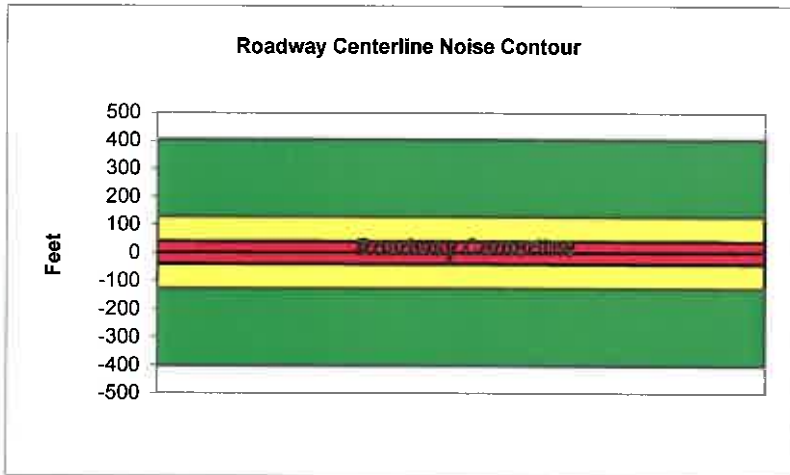
Project Name: Lakeland Village Scenario: Existing
 Analyst: Jessica Ditto Job #: 141573
 Roadway: Grand Avenue
 Road Segment: Turner Street to Borchard Road

PROJECT DATA		SITE DATA	
Centerline Dist to Barrier	0	Road Grade:	0
Barrier (0=wall, 1= berm):	0	Average Daily Traffic:	17197
Receiver Barrier Dist:	0	Peak Hour Traffic:	1719.7
Centerline Dist. To Observer:	100	Vehicle Speed:	40
Barrier Near Lane CL Dist:	0	Centerline Separation:	36
Barrier Far lane CL Dist:	0	NOISE INPUTS	
Pad Elevation:	0.5	Site conditions HARD SITE	
Road Elevation:	0	FLEET MIX	
Observer Height (above grade):	0	Type	Day
Barrier Height:	0		Evening
Rt View: 90 Lft View: -90			Night
NOISE SOURCE ELEVATIONS (Feet)			Daily
Autos:	0	Auto	0.775
Medium Trucks:	2.3	Med. Truck	0.848
Heavy Trucks:	8	Heavy Truck	0.865

UNMITIGATED NOISE LEVELS (No topographic or barrier attenuation)						
Vehicle Type	Peak Leq	Leq Day	Leq Evening	Leq Night	Ldn	CNEL
Autos:	53.8	62.6	60.8	54.8	63.4	64.0
Medium Trucks:	62.8	54.7	48.3	46.8	55.3	55.5
Heavy Trucks:	67.6	55.7	46.6	47.9	57.6	57.7
Vehicle Noise:	70.0	64.2	61.3	56.3	64.9	65.4

MITIGATED NOISE LEVELS (With topographic or barrier attenuation)						
Vehicle Type	Peak Leq	Leq Day	Leq Evening	Leq Night	Ldn	CNEL
Autos:						
Medium Trucks:						
Heavy Trucks:						
Vehicle Noise:						

CENTERLINE NOISE CONTOUR	
Unmitigated	
50 dBA	403
65 dBA	128
70 dBA	40
Mitigated	
50 dBA	
65 dBA	
70 dBA	



Federal Highway Administration RD-77-108
Traffic Noise Prediction Model (CALVENO)

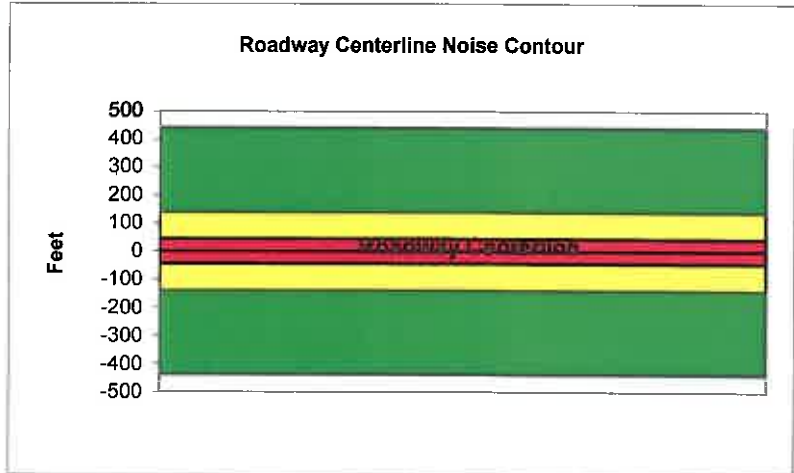
Project Name: Lakeland Village Scenario: Existing
 Analyst: Jessica Ditto Job #: 141573
 Roadway: Ortega Highway (SR-74)
 Road Segment: West of Grand Avenue

PROJECT DATA		SITE DATA				
Centerline Dist to Barrier	0	Road Grade:	0			
Barrier (0=wall, 1= berm):	0	Average Daily Traffic:	14139			
Receiver Barrier Dist:	0	Peak Hour Traffic:	1413.9			
Centerline Dist. To Observer:	100	Vehicle Speed:	45			
Barrier Near Lane CL Dist:	0	Centerline Separation:	24			
Barrier Far lane CL Dist:	0	NOISE INPUTS				
Pad Elevation:	0.5	Site conditions HARD SITE				
Road Elevation:	0	FLEET MIX				
Observer Height (above grade):	0	Type	Day	Evening	Night	Daily
Barrier Height:	0	Auto	0.775	0.129	0.096	0.9742
Rt View: 90 Lft View: -90		Med. Truck	0.848	0.049	0.103	0.0184
NOISE SOURCE ELEVATIONS (Feet)		Heavy Truck	0.865	0.027	0.108	0.0074
Autos:	0					
Medium Trucks:	2.3					
Heavy Trucks:	8					

UNMITIGATED NOISE LEVELS (No topographic or barrier attenuation)						
Vehicle Type	Peak Leq	Leq Day	Leq Evening	Leq Night	Ldn	CNEL
Autos:	54.7	63.4	61.7	55.6	64.2	64.8
Medium Trucks:	62.9	54.9	48.5	46.9	55.4	55.6
Heavy Trucks:	67.5	55.5	46.5	47.7	57.2	57.4
Vehicle Noise:	69.8	64.7	62.0	56.9	65.5	66.0

MITIGATED NOISE LEVELS (With topographic or barrier attenuation)						
Vehicle Type	Peak Leq	Leq Day	Leq Evening	Leq Night	Ldn	CNEL
Autos:						
Medium Trucks:						
Heavy Trucks:						
Vehicle Noise:						

CENTERLINE NOISE CONTOUR	
Unmitigated	
60 dBA	439
65 dBA	139
70 dBA	44
Mitigated	
60 dBA	
65 dBA	
70 dBA	



Federal Highway Administration RD-77-108
Traffic Noise Prediction Model (CALVENO)

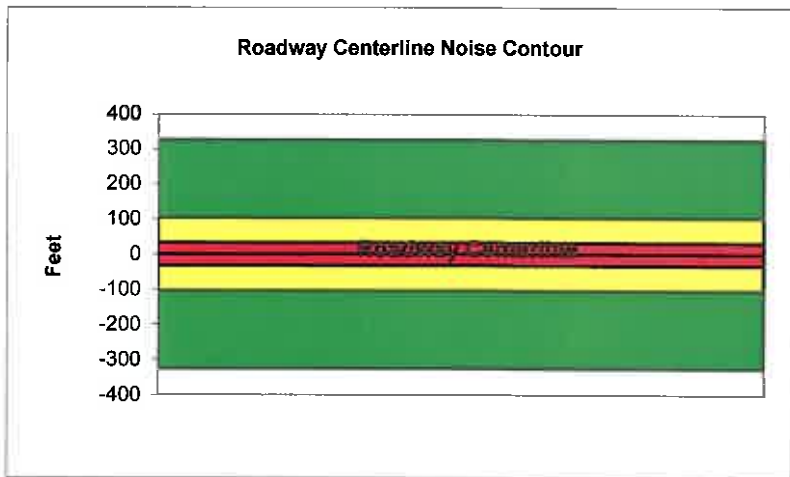
Project Name: Lakeland Village Scenario: Existing
Analyst: Jessica Ditto Job #: 141573
Roadway: Corydon Road
Road Segment: Grand Avenue to Almond Tree Lane

PROJECT DATA		SITE DATA	
Centerline Dist to Barrier	0	Road Grade:	0
Barrier (0=wall, 1= berm):	0	Average Daily Traffic:	10499
Receiver Barrier Dist:	0	Peak Hour Traffic:	1049.9
Centerline Dist. To Observer:	100	Vehicle Speed:	45
Barrier Near Lane CL Dist:	0	Centerline Separation:	33
Barrier Far lane CL Dist:	0	NOISE INPUTS	
Pad Elevation:	0.5	Site conditions HARD SITE	
Road Elevation:	0	FLEET MIX	
Observer Height (above grade):	0	Type	Day
Barrier Height:	0		Evening
Rt View: 90	Lft View: -90		Night
NOISE SOURCE ELEVATIONS (Feet)			Daily
Autos:	0	Auto	0.775
Medium Trucks:	2.3	Med. Truck	0.848
Heavy Trucks:	8	Heavy Truck	0.865
			0.027
			0.108
			0.0074

UNMITIGATED NOISE LEVELS (No topographic or barrier attenuation)						
Vehicle Type	Peak Leq	Leq Day	Leq Evening	Leq Night	Ldn	CNEL
Autos:	53.2	62.0	60.2	54.1	62.8	63.4
Medium Trucks:	61.5	53.4	47.0	45.5	54.0	54.2
Heavy Trucks:	66.0	54.1	45.0	46.2	55.8	55.9
Vehicle Noise:	68.4	63.3	60.6	55.4	64.0	64.5

MITIGATED NOISE LEVELS (With topographic or barrier attenuation)						
Vehicle Type	Peak Leq	Leq Day	Leq Evening	Leq Night	Ldn	CNEL
Autos:						
Medium Trucks:						
Heavy Trucks:						
Vehicle Noise:						

CENTERLINE NOISE CONTOUR	
Unmitigated	
60 dBA	327
65 dBA	103
70 dBA	33
Mitigated	
60 dBA	
65 dBA	
70 dBA	



**Federal Highway Administration RD-77-108
Traffic Noise Prediction Model (CALVENO)**

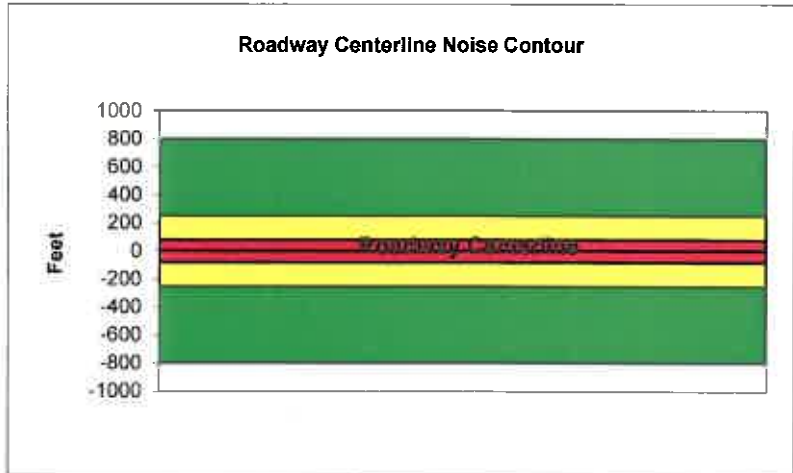
Project Name:	Lakeland Village	Scenario:	Future
Analyst:	Jessica Ditto	Job #:	141573
Roadway:	Riverside Drive		
Road Segment:	East of Grand Avenue		

PROJECT DATA		SITE DATA	
Centerline Dist to Barrier	0	Road Grade:	0
Barrier (0=wall, 1= berm):	0	Average Daily Traffic:	34000
Receiver Barrier Dist:	0	Peak Hour Traffic:	3400
Centerline Dist. To Observer:	100	Vehicle Speed:	40
Barrier Near Lane CL Dist:	0	Centerline Separation:	36
Barrier Far lane CL Dist:	0	NOISE INPUTS	
Pad Elevation:	0.5	Site conditions HARD SITE	
Road Elevation:	0	FLEET MIX	
Observer Height (above grade):	0	Type	Day
Barrier Height:	0		Evening
Rt View: 90	Lft View: -90		Night
			Daily
		Auto	0.775
		Med. Truck	0.848
		Heavy Truck	0.865
			0.027
			0.108
			0.0074
NOISE SOURCE ELEVATIONS (Feet)			
Autos:	0		
Medium Trucks:	2.3		
Heavy Trucks:	8		

UNMITIGATED NOISE LEVELS (No topographic or barrier attenuation)						
Vehicle Type	Peak Leq	Leq Day	Leq Evening	Leq Night	Ldn	CNEL
Autos:	56.8	65.6	63.8	57.7	66.4	67.0
Medium Trucks:	65.8	57.7	51.3	49.7	58.2	58.5
Heavy Trucks:	70.6	58.7	49.6	50.8	60.5	60.7
Vehicle Noise:	73.0	67.2	64.2	59.3	67.9	68.4

MITIGATED NOISE LEVELS (With topographic or barrier attenuation)						
Vehicle Type	Peak Leq	Leq Day	Leq Evening	Leq Night	Ldn	CNEL
Autos:						
Medium Trucks:						
Heavy Trucks:						
Vehicle Noise:						

CENTERLINE NOISE CONTOUR	
Unmitigated	
80 dBA	798
65 dBA	252
70 dBA	80
Mitigated	
80 dBA	
65 dBA	
70 dBA	



**Federal Highway Administration RD-77-108
Traffic Noise Prediction Model (CALVENO)**

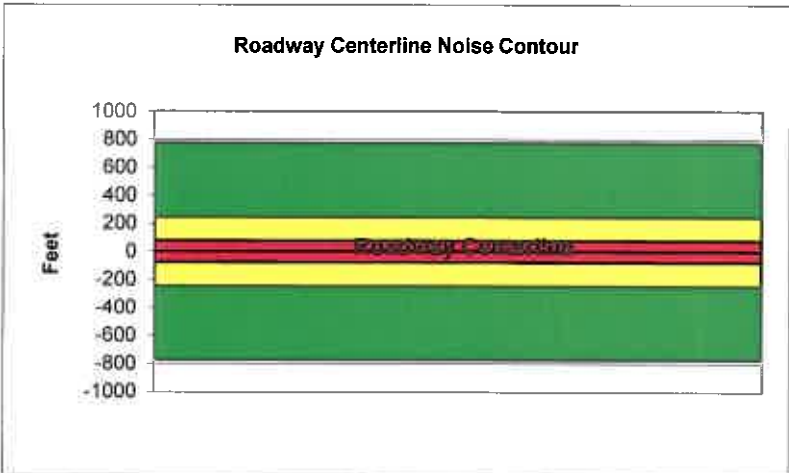
Project Name:	Lakeland Village	Scenario:	Future
Analyst:	Jessica Ditto	Job #:	141573
Roadway:	Grand Avenue		
Road Segment:	Machado Street to Riverside Drive		

PROJECT DATA		SITE DATA				
Centerline Dist to Barrier	0	Road Grade:	0			
Barrier (0=wall, 1= berm):	0	Average Daily Traffic:	33000			
Receiver Barrier Dist:	0	Peak Hour Traffic:	3300			
Centerline Dist. To Observer:	100	Vehicle Speed:	40			
Barrier Near Lane CL Dist:	0	Centerline Separation:	36			
Barrier Far lane CL Dist:	0	NOISE INPUTS				
Pad Elevation:	0.5	Site conditions HARD SITE				
Road Elevation:	0	FLEET MIX				
Observer Height (above grade):	0	Type	Day	Evening	Night	Daily
Barrier Height:	0	Auto	0.775	0.129	0.096	0.9742
Rt View: 90 Lft View: -90		Med. Truck	0.848	0.049	0.103	0.0184
NOISE SOURCE ELEVATIONS (Feet)		Heavy Truck	0.865	0.027	0.108	0.0074
Autos:	0					
Medium Trucks:	2.3					
Heavy Trucks:	8					

UNMITIGATED NOISE LEVELS (No topographic or barrier attenuation)						
Vehicle Type	Peak Leq	Leq Day	Leq Evening	Leq Night	Ldn	CNEL
Autos:	56.7	65.5	63.7	57.6	66.2	66.8
Medium Trucks:	65.6	57.6	51.2	49.6	58.1	58.3
Heavy Trucks:	70.5	58.5	49.5	50.7	60.4	60.5
Vehicle Noise:	72.8	67.0	64.1	59.2	67.7	68.2

MITIGATED NOISE LEVELS (With topographic or barrier attenuation)						
Vehicle Type	Peak Leq	Leq Day	Leq Evening	Leq Night	Ldn	CNEL
Autos:						
Medium Trucks:						
Heavy Trucks:						
Vehicle Noise:						

CENTERLINE NOISE CONTOUR	
Unmitigated	
50 dBA	774
65 dBA	245
70 dBA	77
Mitigated	
50 dBA	
65 dBA	
70 dBA	



Federal Highway Administration RD-77-108
Traffic Noise Prediction Model (CALVENO)

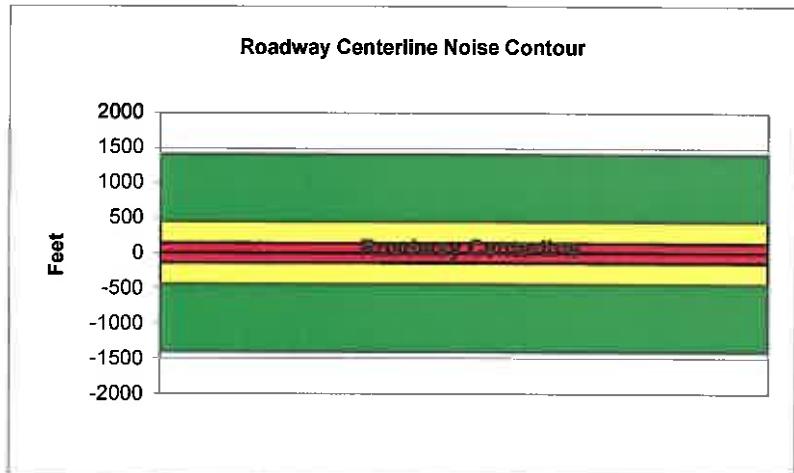
Project Name: Lakeland Village Scenario: Future
Analyst: Jessica Ditto Job #: 141573
Roadway: Riverside Drive
Road Segment: Riverside Drive to Ortega Highway

PROJECT DATA		SITE DATA				
Centerline Dist to Barrier	0	Road Grade:	0			
Barrier (0=wall, 1= berm):	0	Average Daily Traffic:	60000			
Receiver Barrier Dist:	0	Peak Hour Traffic:	6000			
Centerline Dist. To Observer:	100	Vehicle Speed:	40			
Barrier Near Lane CL Dist:	0	Centerline Separation:	33			
Barrier Far lane CL Dist:	0	NOISE INPUTS				
Pad Elevation:	0.5	Site conditions HARD SITE				
Road Elevation:	0	FLEET MIX				
Observer Height (above grade):	0	Type	Day	Evening	Night	Daily
Barrier Height:	0	Auto	0.775	0.129	0.096	0.9742
Rt View: 90	Lft View: -90	Med. Truck	0.848	0.049	0.103	0.0184
NOISE SOURCE ELEVATIONS (Feet)		Heavy Truck	0.865	0.027	0.108	0.0074
Autos:	0					
Medium Trucks:	2.3					
Heavy Trucks:	8					

UNMITIGATED NOISE LEVELS (No topographic or barrier attenuation)						
Vehicle Type	Peak Leq	Leq Day	Leq Evening	Leq Night	Ldn	CNEL
Autos:	59.3	68.1	66.3	60.2	68.9	69.5
Medium Trucks:	68.3	60.2	53.8	52.2	60.7	61.0
Heavy Trucks:	73.1	61.2	52.1	53.3	63.1	63.2
Vehicle Noise:	75.5	69.7	66.8	61.8	70.4	70.9

MITIGATED NOISE LEVELS (With topographic or barrier attenuation)						
Vehicle Type	Peak Leq	Leq Day	Leq Evening	Leq Night	Ldn	CNEL
Autos:						
Medium Trucks:						
Heavy Trucks:						
Vehicle Noise:						

CENTERLINE NOISE CONTOUR	
Unmitigated	
60 dBA	1406
65 dBA	445
70 dBA	141
Mitigated	
60 dBA	
65 dBA	
70 dBA	



Federal Highway Administration RD-77-108
Traffic Noise Prediction Model (CALVENO)

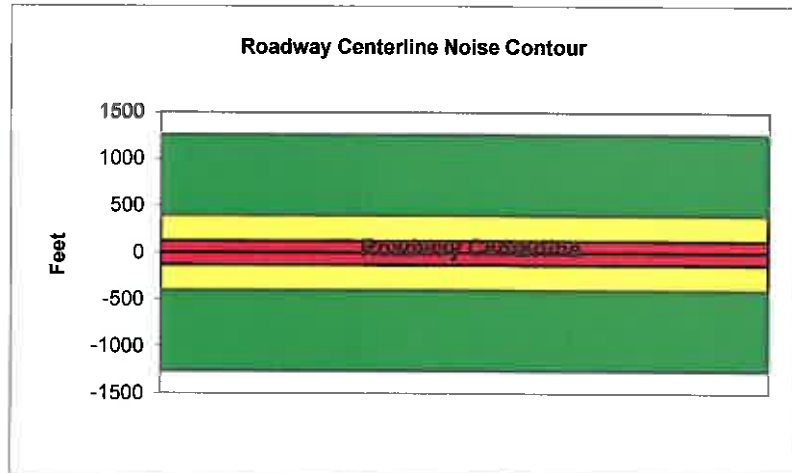
Project Name: Lakeland Village Scenario: Future
Analyst: Jessica Ditto Job #: 141573
Roadway: Grand Avenue
Road Segment: Ortega Highway to Bonnie Lea Drive

PROJECT DATA		SITE DATA				
Centerline Dist to Barrier	0	Road Grade:	0			
Barrier (0=wall, 1= berm):	0	Average Daily Traffic:	54000			
Receiver Barrier Dist:	0	Peak Hour Traffic:	5400			
Centerline Dist. To Observer:	100	Vehicle Speed:	40			
Barrier Near Lane CL Dist:	0	Centerline Separation:	36			
Barrier Far lane CL Dist:	0	NOISE INPUTS				
Pad Elevation:	0.5	Site conditions HARD SITE				
Road Elevation:	0	FLEET MIX				
Observer Height (above grade):	0	Type	Day	Evening	Night	Daily
Barrier Height:	0	Auto	0.775	0.129	0.096	0.9742
Rt View: 90 Lft View: -90		Med. Truck	0.848	0.049	0.103	0.0184
NOISE SOURCE ELEVATIONS (Feet)		Heavy Truck	0.865	0.027	0.108	0.0074
Autos:	0					
Medium Trucks:	2.3					
Heavy Trucks:	8					

UNMITIGATED NOISE LEVELS (No topographic or barrier attenuation)						
Vehicle Type	Peak Leq	Leq Day	Leq Evening	Leq Night	Ldn	CNEL
Autos:	58.8	67.6	65.8	59.7	68.4	69.0
Medium Trucks:	67.8	59.7	53.3	51.7	60.2	60.5
Heavy Trucks:	72.6	60.7	51.6	52.8	62.6	62.7
Vehicle Noise:	75.0	69.2	66.2	61.3	69.9	70.4

MITIGATED NOISE LEVELS (With topographic or barrier attenuation)						
Vehicle Type	Peak Leq	Leq Day	Leq Evening	Leq Night	Ldn	CNEL
Autos:						
Medium Trucks:						
Heavy Trucks:						
Vehicle Noise:						

CENTERLINE NOISE CONTOUR	
Unmitigated	
60 dBA	1264
65 dBA	400
70 dBA	126
Mitigated	
60 dBA	
65 dBA	
70 dBA	



Federal Highway Administration RD-77-108
Traffic Noise Prediction Model (CALVENO)

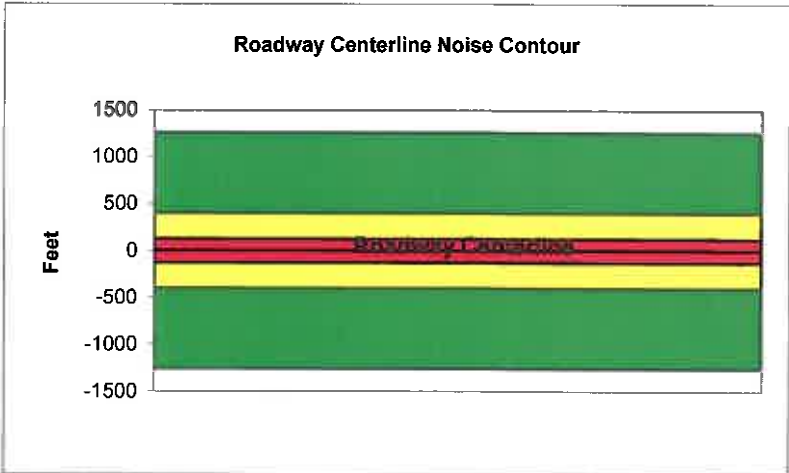
Project Name: Lakeland Village Scenario: Future
 Analyst: Jessica Ditto Job #: 141573
 Roadway: Grand Avenue
 Road Segment: Bonnie Lea Drive to Windward Way

PROJECT DATA		SITE DATA				
Centerline Dist to Barrier	0	Road Grade:	0			
Barrier (0=wall, 1= berm):	0	Average Daily Traffic:	54000			
Receiver Barrier Dist:	0	Peak Hour Traffic:	5400			
Centerline Dist. To Observer:	100	Vehicle Speed:	40			
Barrier Near Lane CL Dist:	0	Centerline Separation:	36			
Barrier Far lane CL Dist:	0	NOISE INPUTS				
Pad Elevation:	0.5	Site conditions HARD SITE				
Road Elevation:	0	FLEET MIX				
Observer Height (above grade):	0	Type	Day	Evening	Night	Daily
Barrier Height:	0	Auto	0.775	0.129	0.096	0.9742
Rt View: 90 Lft View: -90		Med. Truck	0.848	0.049	0.103	0.0184
NOISE SOURCE ELEVATIONS (Feet)		Heavy Truck	0.865	0.027	0.108	0.0074
Autos:	0					
Medium Trucks:	2.3					
Heavy Trucks:	8					

UNMITIGATED NOISE LEVELS (No topographic or barrier attenuation)						
Vehicle Type	Peak Leq	Leq Day	Leq Evening	Leq Night	Ldn	CNEL
Autos:	58.8	67.6	65.8	59.7	68.4	69.0
Medium Trucks:	67.8	59.7	53.3	51.7	60.2	60.5
Heavy Trucks:	72.6	60.7	51.6	52.8	62.6	62.7
Vehicle Noise:	75.0	69.2	66.2	61.3	69.9	70.4

MITIGATED NOISE LEVELS (With topographic or barrier attenuation)						
Vehicle Type	Peak Leq	Leq Day	Leq Evening	Leq Night	Ldn	CNEL
Autos:						
Medium Trucks:						
Heavy Trucks:						
Vehicle Noise:						

CENTERLINE NOISE CONTOUR	
Unmitigated	
50 dBA	1264
65 dBA	400
70 dBA	126
Mitigated	
50 dBA	
65 dBA	
70 dBA	



Federal Highway Administration RD-77-108
Traffic Noise Prediction Model (CALVENO)

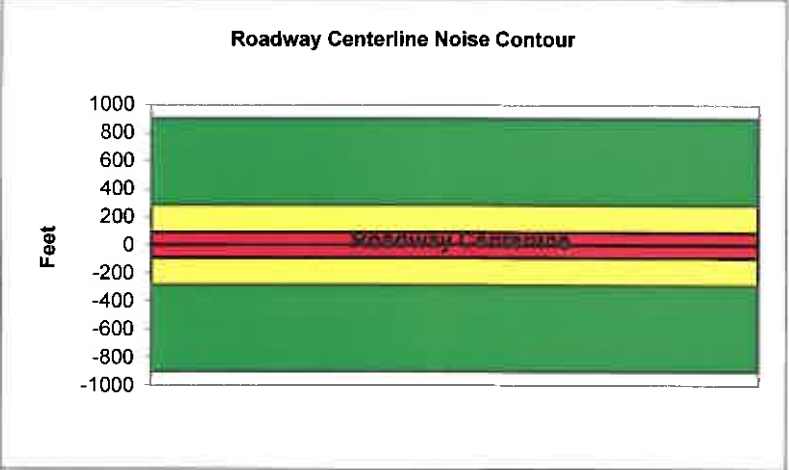
Project Name: Lakeland Village Scenario: Future
Analyst: Jessica Ditto Job #: 141573
Roadway: Ortega Highway (SR-74)
Road Segment: West of Grand Avenue

PROJECT DATA		SITE DATA				
Centerline Dist to Barrier	0	Road Grade:	0			
Barrier (0=wall, 1= berm):	0	Average Daily Traffic:	29000			
Receiver Barrier Dist:	0	Peak Hour Traffic:	2900			
Centerline Dist. To Observer:	100	Vehicle Speed:	45			
Barrier Near Lane CL Dist:	0	Centerline Separation:	24			
Barrier Far lane CL Dist:	0	NOISE INPUTS				
Pad Elevation:	0.5	Site conditions HARD SITE				
Road Elevation:	0	FLEET MIX				
Observer Height (above grade):	0	Type	Day	Evening	Night	Daily
Barrier Height:	0	Auto	0.775	0.129	0.096	0.9742
Rt View: 90 Lft View: -90		Med. Truck	0.848	0.049	0.103	0.0184
NOISE SOURCE ELEVATIONS (Feet)		Heavy Truck	0.865	0.027	0.108	0.0074
Autos:	0					
Medium Trucks:	2.3					
Heavy Trucks:	8					

UNMITIGATED NOISE LEVELS (No topographic or barrier attenuation)						
Vehicle Type	Peak Leq	Leq Day	Leq Evening	Leq Night	Ldn	CNEL
Autos:	57.8	66.6	64.8	58.7	67.3	67.9
Medium Trucks:	66.1	58.0	51.6	50.0	58.5	58.8
Heavy Trucks:	70.6	58.6	49.6	50.8	60.4	60.5
Vehicle Noise:	72.9	67.9	65.1	60.0	68.6	69.1

MITIGATED NOISE LEVELS (With topographic or barrier attenuation)						
Vehicle Type	Peak Leq	Leq Day	Leq Evening	Leq Night	Ldn	CNEL
Autos:						
Medium Trucks:						
Heavy Trucks:						
Vehicle Noise:						

CENTERLINE NOISE CONTOUR	
Unmitigated	
50 dBA	901
65 dBA	285
70 dBA	90
Mitigated	
50 dBA	
65 dBA	
70 dBA	



**Federal Highway Administration RD-77-108
Traffic Noise Prediction Model (CALVENO)**

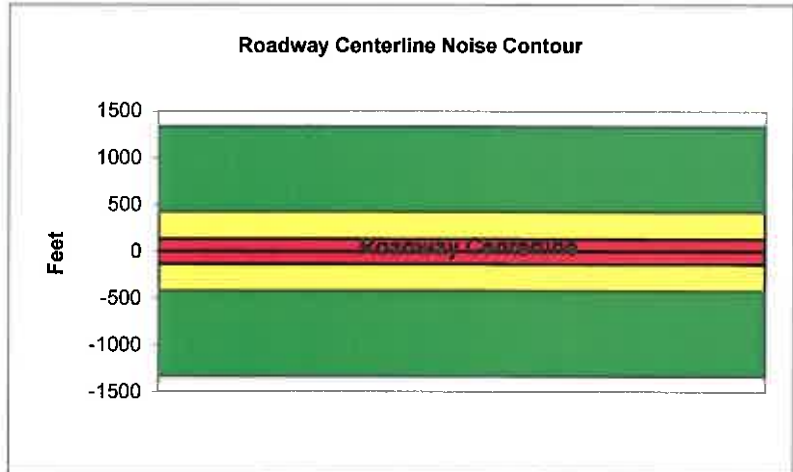
Project Name:	Lakeland Village	Scenario:	Future
Analyst:	Jessica Ditto	Job #:	141573
Roadway:	Corydon Road		
Road Segment:	Grand Avenue to Almond Tree Lane		

PROJECT DATA		SITE DATA				
Centerline Dist to Barrier	0	Road Grade:	0			
Barrier (0=wall, 1= berm):	0	Average Daily Traffic:	43000			
Receiver Barrier Dist:	0	Peak Hour Traffic:	4300			
Centerline Dist. To Observer:	100	Vehicle Speed:	45			
Barrier Near Lane CL Dist:	0	Centerline Separation:	33			
Barrier Far lane CL Dist:	0	NOISE INPUTS				
Pad Elevation:	0.5	Site conditions HARD SITE				
Road Elevation:	0	FLEET MIX				
Observer Height (above grade):	0	Type	Day	Evening	Night	Daily
Barrier Height:	0	Auto	0.775	0.129	0.096	0.9742
Rt View: 90	Lft View: -90	Med. Truck	0.848	0.049	0.103	0.0184
NOISE SOURCE ELEVATIONS (Feet)		Heavy Truck	0.865	0.027	0.108	0.0074
Autos:	0					
Medium Trucks:	2.3					
Heavy Trucks:	8					

UNMITIGATED NOISE LEVELS (No topographic or barrier attenuation)						
Vehicle Type	Peak Leq	Leq Day	Leq Evening	Leq Night	Ldn	CNEL
Autos:	59.3	68.1	66.3	60.3	68.9	69.5
Medium Trucks:	67.6	59.6	53.2	51.6	60.1	60.3
Heavy Trucks:	72.1	60.2	51.1	52.4	61.9	62.0
Vehicle Noise:	74.5	69.4	66.7	61.6	70.1	70.6

MITIGATED NOISE LEVELS (With topographic or barrier attenuation)						
Vehicle Type	Peak Leq	Leq Day	Leq Evening	Leq Night	Ldn	CNEL
Autos:						
Medium Trucks:						
Heavy Trucks:						
Vehicle Noise:						

CENTERLINE NOISE CONTOUR	
Unmitigated	
60 dBA	1336
65 dBA	423
70 dBA	134
Mitigated	
60 dBA	
65 dBA	
70 dBA	



**Federal Highway Administration RD-77-108
Traffic Noise Prediction Model (CALVENO)**

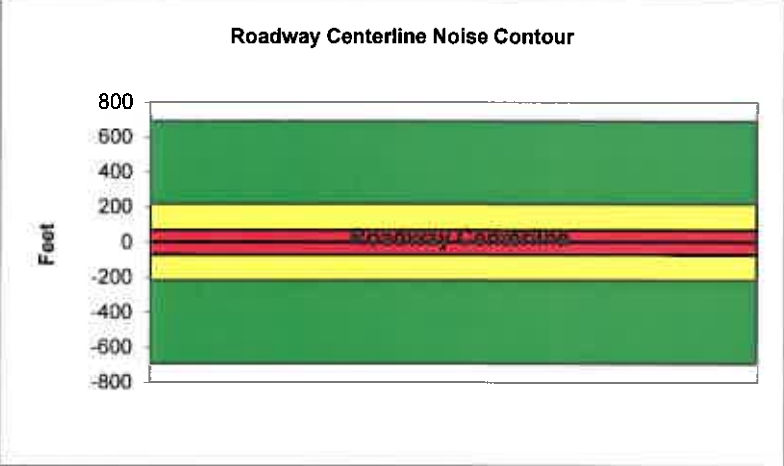
Project Name:	Lakeland Village	Scenario:	Future Plus Project
Analyst:	Jessica Ditto	Job #:	141573
Roadway:	Riverside Drive		
Road Segment:	East of Grand Avenue		

PROJECT DATA		SITE DATA				
Centerline Dist to Barrier	0	Road Grade:	0			
Barrier (0=wall, 1= berm):	0	Average Daily Traffic:	29502			
Receiver Barrier Dist:	0	Peak Hour Traffic:	2950.2			
Centerline Dist. To Observer:	100	Vehicle Speed:	40			
Barrier Near Lane CL Dist:	0	Centerline Separation:	36			
Barrier Far lane CL Dist:	0	NOISE INPUTS				
Pad Elevation:	0.5	Site conditions HARD SITE				
Road Elevation:	0	FLEET MIX				
Observer Height (above grade):	0	Type	Day	Evening	Night	Daily
Barrier Height:	0	Auto	0.775	0.129	0.096	0.9742
Rt View: 90	Lft View: -90	Med. Truck	0.848	0.049	0.103	0.0184
NOISE SOURCE ELEVATIONS (Feet)		Heavy Truck	0.865	0.027	0.108	0.0074
Autos:	0					
Medium Trucks:	2.3					
Heavy Trucks:	8					

UNMITIGATED NOISE LEVELS (No topographic or barrier attenuation)						
Vehicle Type	Peak Leq	Leq Day	Leq Evening	Leq Night	Ldn	CNEL
Autos:	56.2	65.0	63.2	57.1	65.7	66.4
Medium Trucks:	65.1	57.1	50.7	49.1	57.6	57.8
Heavy Trucks:	70.0	58.0	49.0	50.2	59.9	60.1
Vehicle Noise:	72.4	66.5	63.6	58.7	67.3	67.7

MITIGATED NOISE LEVELS (With topographic or barrier attenuation)						
Vehicle Type	Peak Leq	Leq Day	Leq Evening	Leq Night	Ldn	CNEL
Autos:						
Medium Trucks:						
Heavy Trucks:						
Vehicle Noise:						

CENTERLINE NOISE CONTOUR	
Unmitigated	
50 dBA	692
65 dBA	219
70 dBA	69
Mitigated	
50 dBA	
65 dBA	
70 dBA	



Federal Highway Administration RD-77-108
Traffic Noise Prediction Model (CALVENO)

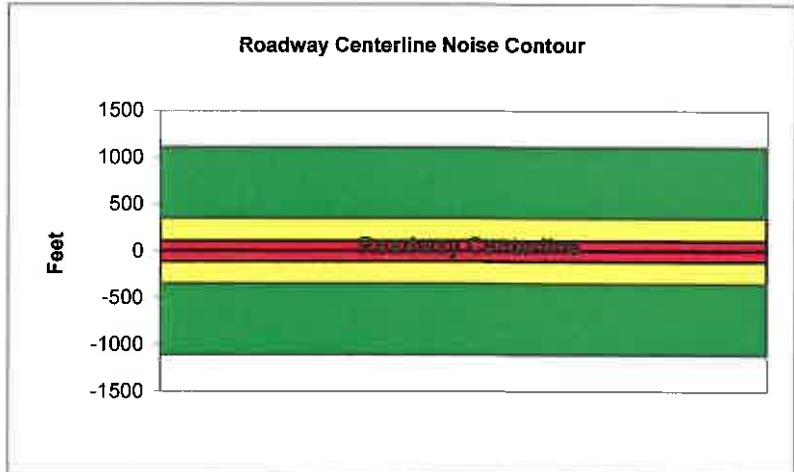
Project Name: Lakeland Village Scenario: Future Plus Project
Analyst: Jessica Ditto Job #: 141573
Roadway: Grand Avenue
Road Segment: Ortega Highway to Bonnie Lea Drive

PROJECT DATA		SITE DATA				
Centerline Dist to Barrier	0	Road Grade:	0			
Barrier (0=wall, 1= berm):	0	Average Daily Traffic:	47253			
Receiver Barrier Dist:	0	Peak Hour Traffic:	4725.3			
Centerline Dist. To Observer:	100	Vehicle Speed:	40			
Barrier Near Lane CL Dist:	0	Centerline Separation:	36			
Barrier Far lane CL Dist:	0	NOISE INPUTS				
Pad Elevation:	0.5	Site conditions HARD SITE				
Road Elevation:	0	FLEET MIX				
Observer Height (above grade):	0	Type	Day	Evening	Night	Daily
Barrier Height:	0	Auto	0.775	0.129	0.096	0.9742
Rt View: 90 Lft View: -90		Med. Truck	0.848	0.049	0.103	0.0184
NOISE SOURCE ELEVATIONS (Feet)		Heavy Truck	0.865	0.027	0.108	0.0074
Autos:	0					
Medium Trucks:	2.3					
Heavy Trucks:	8					

UNMITIGATED NOISE LEVELS (No topographic or barrier attenuation)						
Vehicle Type	Peak Leq	Leq Day	Leq Evening	Leq Night	Ldn	CNEL
Autos:	58.2	67.0	65.2	59.1	67.8	68.4
Medium Trucks:	67.2	59.1	52.7	51.2	59.6	59.9
Heavy Trucks:	72.0	60.1	51.0	52.3	62.0	62.1
Vehicle Noise:	74.4	68.6	65.7	60.7	69.3	69.8

MITIGATED NOISE LEVELS (With topographic or barrier attenuation)						
Vehicle Type	Peak Leq	Leq Day	Leq Evening	Leq Night	Ldn	CNEL
Autos:						
Medium Trucks:						
Heavy Trucks:						
Vehicle Noise:						

CENTERLINE NOISE CONTOUR	
Unmitigated	
60 dBA	1109
65 dBA	351
70 dBA	111
Mitigated	
60 dBA	
65 dBA	
70 dBA	



**Federal Highway Administration RD-77-108
Traffic Noise Prediction Model (CALVENO)**

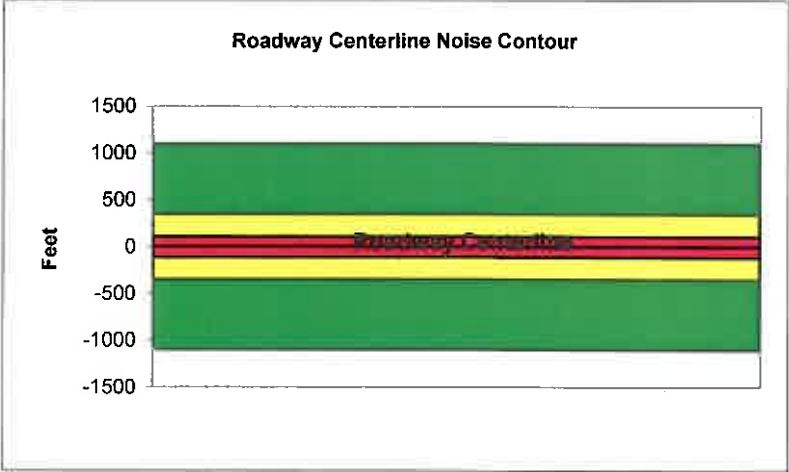
Project Name:	Lakeland Village	Scenario:	Future Plus Project
Analyst:	Jessica Ditto	Job #:	141573
Roadway:	Grand Avenue		
Road Segment:	Windward Way to Turner Street		

PROJECT DATA		SITE DATA	
Centerline Dist to Barrier	0	Road Grade:	0
Barrier (0=wall, 1= berm):	0	Average Daily Traffic:	46972
Receiver Barrier Dist:	0	Peak Hour Traffic:	4697.2
Centerline Dist. To Observer:	100	Vehicle Speed:	40
Barrier Near Lane CL Dist:	0	Centerline Separation:	36
Barrier Far lane CL Dist:	0	NOISE INPUTS	
Pad Elevation:	0.5	Site conditions HARD SITE	
Road Elevation:	0	FLEET MIX	
Observer Height (above grade):	0	Type	Day
Barrier Height:	0		Evening
Rt View: 90	Lft View: -90		Night
			Daily
		Auto	0.775
		Med. Truck	0.848
		Heavy Truck	0.865
			0.027
			0.108
			0.0074
NOISE SOURCE ELEVATIONS (Feet)			
Autos:	0		
Medium Trucks:	2.3		
Heavy Trucks:	8		

UNMITIGATED NOISE LEVELS (No topographic or barrier attenuation)						
Vehicle Type	Peak Leq	Leq Day	Leq Evening	Leq Night	Ldn	CNEL
Autos:	58.2	67.0	65.2	59.1	67.8	68.4
Medium Trucks:	67.2	59.1	52.7	51.1	59.6	59.9
Heavy Trucks:	72.0	60.1	51.0	52.2	61.9	62.1
Vehicle Noise:	74.4	68.6	65.6	60.7	69.3	69.8

MITIGATED NOISE LEVELS (With topographic or barrier attenuation)						
Vehicle Type	Peak Leq	Leq Day	Leq Evening	Leq Night	Ldn	CNEL
Autos:						
Medium Trucks:						
Heavy Trucks:						
Vehicle Noise:						

CENTERLINE NOISE CONTOUR	
Unmitigated	
60 dBA	1101
65 dBA	348
70 dBA	110
Mitigated	
60 dBA	
65 dBA	
70 dBA	



Federal Highway Administration RD-77-108
Traffic Noise Prediction Model (CALVENO)

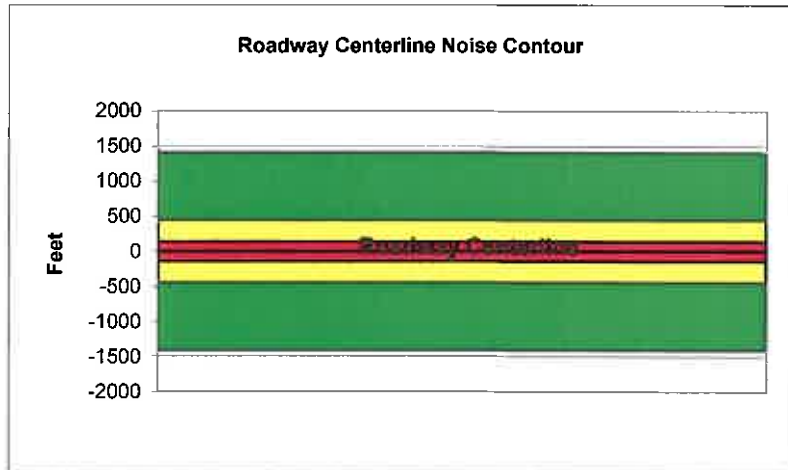
Project Name: Lakeland Village Scenario: Future Plus Project
Analyst: Jessica Ditto Job #: 141573
Roadway: Grand Avenue
Road Segment: Turner Street to Borchard Road

PROJECT DATA		SITE DATA				
Centerline Dist to Barrier	0	Road Grade:	0			
Barrier (0=wall, 1= berm):	0	Average Daily Traffic:	60113			
Receiver Barrier Dist:	0	Peak Hour Traffic:	6011.3			
Centerline Dist. To Observer:	100	Vehicle Speed:	40			
Barrier Near Lane CL Dist:	0	Centerline Separation:	36			
Barrier Far lane CL Dist:	0	NOISE INPUTS				
Pad Elevation:	0.5	Site conditions HARD SITE				
Road Elevation:	0	FLEET MIX				
Observer Height (above grade):	0	Type	Day	Evening	Night	Daily
Barrier Height:	0	Auto	0.775	0.129	0.096	0.9742
Rt View: 90 Lft View: -90		Med. Truck	0.848	0.049	0.103	0.0184
NOISE SOURCE ELEVATIONS (Feet)		Heavy Truck	0.865	0.027	0.108	0.0074
Autos:	0					
Medium Trucks:	2.3					
Heavy Trucks:	8					

UNMITIGATED NOISE LEVELS (No topographic or barrier attenuation)						
Vehicle Type	Peak Leq	Leq Day	Leq Evening	Leq Night	Ldn	CNEL
Autos:	59.3	68.1	66.3	60.2	68.8	69.4
Medium Trucks:	68.2	60.2	53.8	52.2	60.7	60.9
Heavy Trucks:	73.1	61.1	52.1	53.3	63.0	63.1
Vehicle Noise:	75.5	69.6	66.7	61.8	70.3	70.8

MITIGATED NOISE LEVELS (With topographic or barrier attenuation)						
Vehicle Type	Peak Leq	Leq Day	Leq Evening	Leq Night	Ldn	CNEL
Autos:						
Medium Trucks:						
Heavy Trucks:						
Vehicle Noise:						

CENTERLINE NOISE CONTOUR	
Unmitigated	
60 dBA	1409
65 dBA	445
70 dBA	141
Mitigated	
60 dBA	
65 dBA	
70 dBA	



Federal Highway Administration RD-77-108
Traffic Noise Prediction Model (CALVENO)

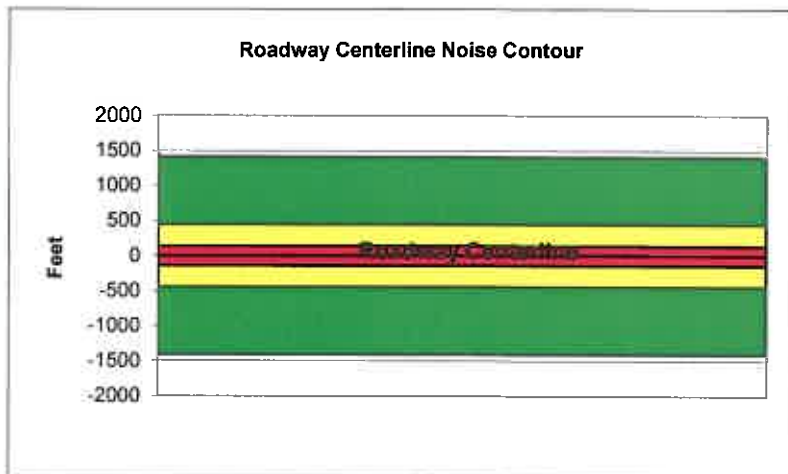
Project Name: Lakeland Village Scenario: Future Plus Project
Analyst: Jessica Ditto Job #: 141573
Roadway: Grand Avenue
Road Segment: Borchard Road to Corydon Road

PROJECT DATA		SITE DATA				
Centerline Dist to Barrier	0	Road Grade:	0			
Barrier (0=wall, 1= berm):	0	Average Daily Traffic:	60113			
Receiver Barrier Dist:	0	Peak Hour Traffic:	6011.3			
Centerline Dist. To Observer:	100	Vehicle Speed:	40			
Barrier Near Lane CL Dist:	0	Centerline Separation:	36			
Barrier Far lane CL Dist:	0	NOISE INPUTS				
Pad Elevation:	0.5	Site conditions HARD SITE				
Road Elevation:	0	FLEET MIX				
Observer Height (above grade):	0	Type	Day	Evening	Night	Daily
Barrier Height:	0	Auto	0.775	0.129	0.096	0.9742
Rt View: 90 Lft View: -90		Med. Truck	0.848	0.049	0.103	0.0184
NOISE SOURCE ELEVATIONS (Feet)		Heavy Truck	0.865	0.027	0.108	0.0074
Autos:	0					
Medium Trucks:	2.3					
Heavy Trucks:	8					

UNMITIGATED NOISE LEVELS (No topographic or barrier attenuation)						
Vehicle Type	Peak Leq	Leq Day	Leq Evening	Leq Night	Ldn	CNEL
Autos:	59.3	68.1	66.3	60.2	68.8	69.4
Medium Trucks:	68.2	60.2	53.8	52.2	60.7	60.9
Heavy Trucks:	73.1	61.1	52.1	53.3	63.0	63.1
Vehicle Noise:	75.5	69.6	66.7	61.8	70.3	70.8

MITIGATED NOISE LEVELS (With topographic or barrier attenuation)						
Vehicle Type	Peak Leq	Leq Day	Leq Evening	Leq Night	Ldn	CNEL
Autos:						
Medium Trucks:						
Heavy Trucks:						
Vehicle Noise:						

CENTERLINE NOISE CONTOUR	
Unmitigated	
60 dBA	1409
65 dBA	445
70 dBA	141
Mitigated	
60 dBA	
65 dBA	
70 dBA	



Federal Highway Administration RD-77-108
Traffic Noise Prediction Model (CALVENO)

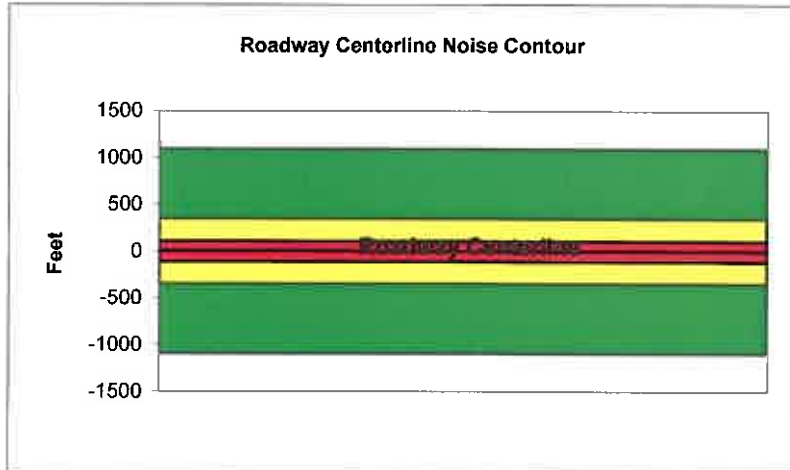
Project Name: Lakeland Village Scenario: Future Plus Project
Analyst: Jessica Ditto Job #: 141573
Roadway: Grand Avenue
Road Segment: South of Corydon Road

PROJECT DATA		SITE DATA				
Centerline Dist to Barrier	0	Road Grade:	0			
Barrier (0=wall, 1= berm):	0	Average Daily Traffic:	46767			
Receiver Barrier Dist:	0	Peak Hour Traffic:	4676.7			
Centerline Dist. To Observer:	100	Vehicle Speed:	40			
Barrier Near Lane CL Dist:	0	Centerline Separation:	36			
Barrier Far lane CL Dist:	0	NOISE INPUTS				
Pad Elevation:	0.5	Site conditions HARD SITE				
Road Elevation:	0	FLEET MIX				
Observer Height (above grade):	0	Type	Day	Evening	Night	Daily
Barrier Height:	0	Auto	0.775	0.129	0.096	0.9742
Rt View: 90 Lft View: -90		Med. Truck	0.848	0.049	0.103	0.0184
NOISE SOURCE ELEVATIONS (Feet)		Heavy Truck	0.865	0.027	0.108	0.0074
Autos:	0					
Medium Trucks:	2.3					
Heavy Trucks:	8					

UNMITIGATED NOISE LEVELS (No topographic or barrier attenuation)						
Vehicle Type	Peak Leq	Leq Day	Leq Evening	Leq Night	Ldn	CNEL
Autos:	58.2	67.0	65.2	59.1	67.7	68.4
Medium Trucks:	67.1	59.1	52.7	51.1	59.6	59.8
Heavy Trucks:	72.0	60.0	51.0	52.2	61.9	62.1
Vehicle Noise:	74.4	68.5	65.6	60.7	69.3	69.7

MITIGATED NOISE LEVELS (With topographic or barrier attenuation)						
Vehicle Type	Peak Leq	Leq Day	Leq Evening	Leq Night	Ldn	CNEL
Autos:						
Medium Trucks:						
Heavy Trucks:						
Vehicle Noise:						

CENTERLINE NOISE CONTOUR	
Unmitigated	
50 dBA	1096
65 dBA	347
70 dBA	110
Mitigated	
50 dBA	
65 dBA	
70 dBA	



**Federal Highway Administration RD-77-108
Traffic Noise Prediction Model (CALVENO)**

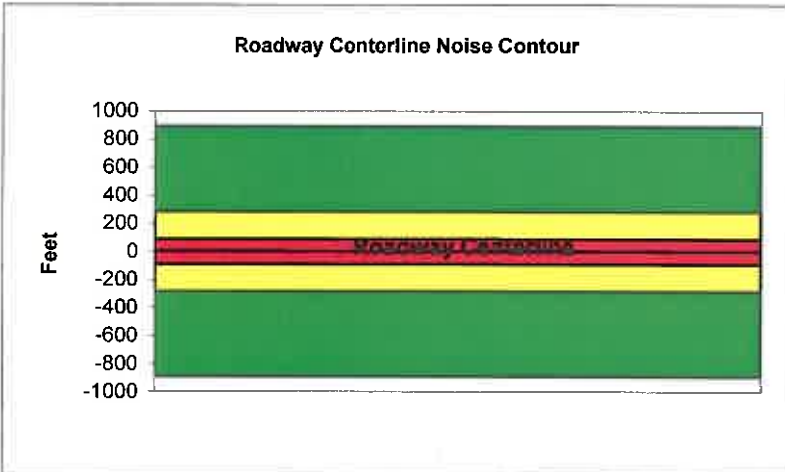
Project Name:	Lakeland Village	Scenario:	Future Plus Project
Analyst:	Jessica Ditto	Job #:	141573
Roadway:	Ortega Highway (SR-74)		
Road Segment:	West of Grand Avenue		

PROJECT DATA		SITE DATA				
Centerline Dist to Barrier	0	Road Grade:	0			
Barrier (0=wall, 1= berm):	0	Average Daily Traffic:	28719			
Receiver Barrier Dist:	0	Peak Hour Traffic:	2871.9			
Centerline Dist. To Observer:	100	Vehicle Speed:	45			
Barrier Near Lane CL Dist:	0	Centerline Separation:	24			
Barrier Far lane CL Dist:	0	NOISE INPUTS				
Pad Elevation:	0.5	Site conditions HARD SITE				
Road Elevation:	0	FLEET MIX				
Observer Height (above grade):	0	Type	Day	Evening	Night	Daily
Barrier Height:	0	Auto	0.775	0.129	0.096	0.9742
Rt View: 90	Lft View: -90	Med. Truck	0.848	0.049	0.103	0.0184
NOISE SOURCE ELEVATIONS (Feet)		Heavy Truck	0.865	0.027	0.108	0.0074
Autos:	0					
Medium Trucks:	2.3					
Heavy Trucks:	8					

UNMITIGATED NOISE LEVELS (No topographic or barrier attenuation)						
Vehicle Type	Peak Leq	Leq Day	Leq Evening	Leq Night	Ldn	CNEL
Autos:	57.7	66.5	64.7	58.7	67.3	67.9
Medium Trucks:	66.0	58.0	51.6	50.0	58.5	58.7
Heavy Trucks:	70.5	58.6	49.5	50.8	60.3	60.4
Vehicle Noise:	72.9	67.8	65.1	60.0	68.5	69.0

MITIGATED NOISE LEVELS (With topographic or barrier attenuation)						
Vehicle Type	Peak Leq	Leq Day	Leq Evening	Leq Night	Ldn	CNEL
Autos:						
Medium Trucks:						
Heavy Trucks:						
Vehicle Noise:						

CENTERLINE NOISE CONTOUR	
Unmitigated	
50 dBA	893
65 dBA	282
70 dBA	89
Mitigated	
50 dBA	
65 dBA	
70 dBA	



Federal Highway Administration RD-77-108
Traffic Noise Prediction Model (CALVENO)

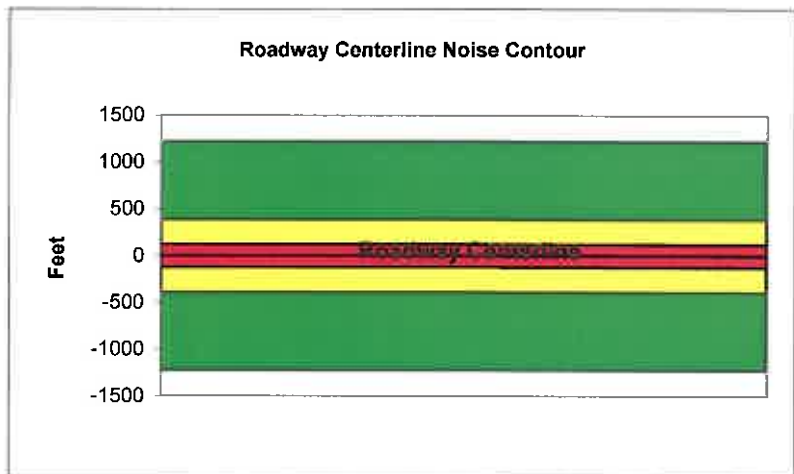
Project Name: Lakeland Village Scenario: Future Plus Project
Analyst: Jessica Ditto Job #: 141573
Roadway: Corydon Road
Road Segment: Grand Avenue to Almond Tree Lane

PROJECT DATA				SITE DATA				
Centerline Dist to Barrier	0	Road Grade:	0	Average Daily Traffic:				39345
Barrier (0=wall, 1= berm):	0	Average Daily Traffic:		Peak Hour Traffic:				3934.5
Receiver Barrier Dist:	0	Vehicle Speed:		Centerline Separation:				45
Centerline Dist. To Observer:	100	Centerline Separation:						33
Barrier Near Lane CL Dist:	0	NOISE INPUTS						
Barrier Far lane CL Dist:	0	Site conditions HARD SITE						
Pad Elevation:	0.5	FLEET MIX						
Road Elevation:	0	Type	Day	Evening	Night	Daily		
Observer Height (above grade):	0	Auto	0.775	0.129	0.096	0.9742		
Barrier Height:	0	Med. Truck	0.848	0.049	0.103	0.0184		
Rt View: 90 Lft View: -90		Heavy Truck	0.865	0.027	0.108	0.0074		
NOISE SOURCE ELEVATIONS (Feet)								
Autos:	0							
Medium Trucks:	2.3							
Heavy Trucks:	8							

UNMITIGATED NOISE LEVELS (No topographic or barrier attenuation)						
Vehicle Type	Peak Leq	Leq Day	Leq Evening	Leq Night	Ldn	CNEL
Autos:	59.0	67.7	65.9	59.9	68.5	69.1
Medium Trucks:	67.2	59.2	52.8	51.2	59.7	59.9
Heavy Trucks:	71.8	59.8	50.8	52.0	61.5	61.7
Vehicle Noise:	74.1	69.0	66.3	61.2	69.8	70.3

MITIGATED NOISE LEVELS (With topographic or barrier attenuation)						
Vehicle Type	Peak Leq	Leq Day	Leq Evening	Leq Night	Ldn	CNEL
Autos:						
Medium Trucks:						
Heavy Trucks:						
Vehicle Noise:						

CENTERLINE NOISE CONTOUR	
Unmitigated	
60 dBA	1224
65 dBA	387
70 dBA	122
Mitigated	
50 dBA	
65 dBA	
70 dBA	



Appendix D

Traffic Impact Technical Memo

May 25, 2016

JN 141573

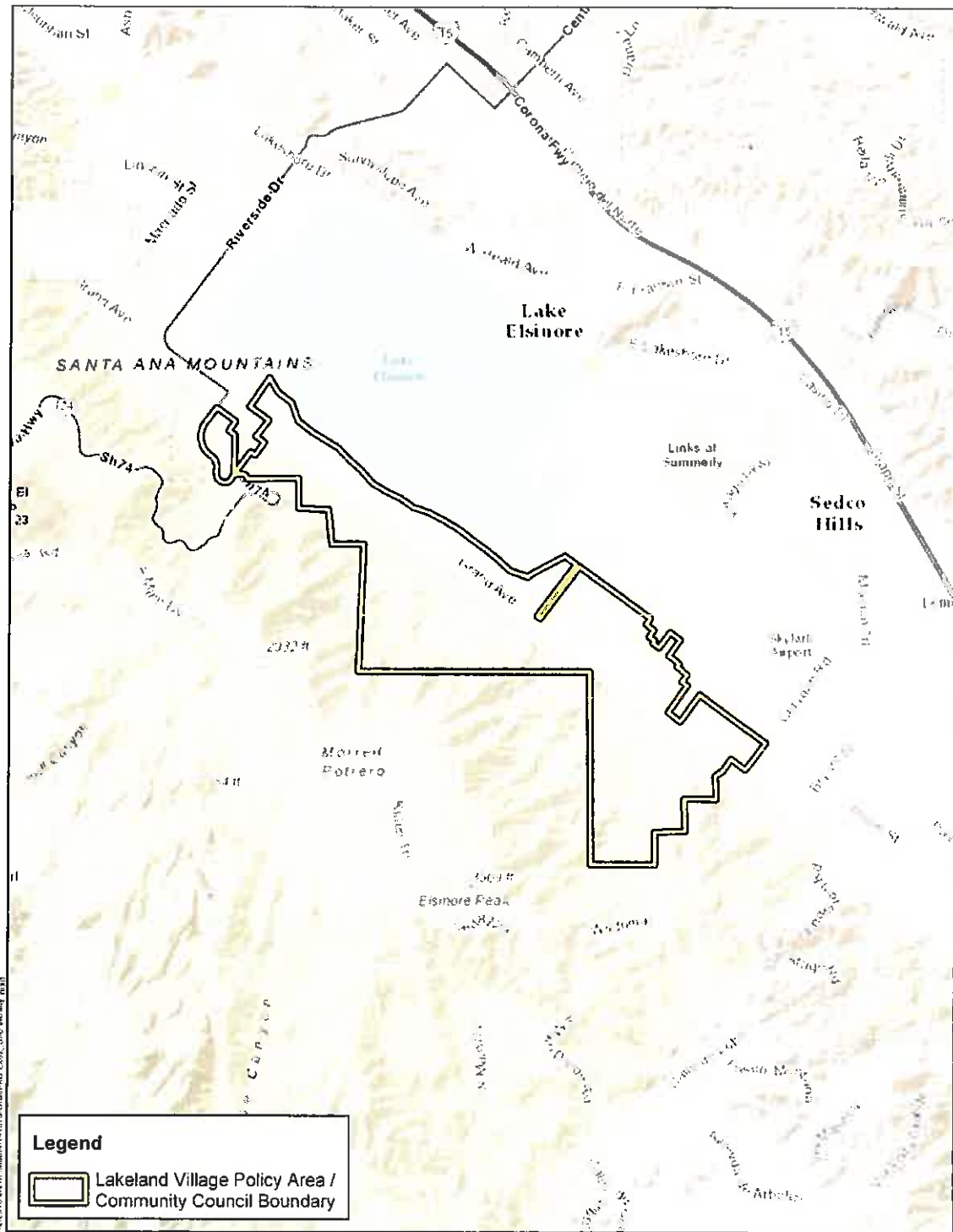
County of Riverside Transportation & Land Management Agency
4080 Lemon Street, 9th Floor
Riverside, CA 92502

Subject: Lakeland Village Alternative Land Use Plan Traffic Analysis Memo

The purpose of this memo is to identify and evaluate potential transportation related impacts that may occur as a result of the proposed Lakeland Village Alternative Land Use Plan (referred to as the "Project"). The project consists of a focused update to the Riverside County General Plan Elsinore Area Plan, specifically within the proposed Lakeland Village Policy Area (LVPA). As illustrated in **Exhibit 1**, the project area is located directly southwest of the Lake Elsinore shoreline and is adjacent to the northeast side of the Santa Ana Mountains. In order to focus the transportation analysis for the Project, six (6) traffic block areas were identified along the east and west side of Grand Avenue that extend from Ortega Highway to Corydon Street illustrated in **Exhibit 2**. This study evaluates the traffic generated by the proposed land use changes within the LVPA and impacts to the road network primarily along Grand Avenue.

LAND USE PLAN COMPARISON

As previously discussed, the currently approved land uses assumed in the LVPA are being updated in the Riverside County General Plan Elsinore Area Plan. To determine the change in intensity for each land use within the LVPA, the currently approved land uses were compared to the proposed land uses and summarized in **Table 1**. The land use intensities were taken directly from Table 2.4-2 of the Lakeland Village Alternative Land Use Plan Initial Study / Mitigated Negative Declaration and converted from acreage to dwelling units or square footage. **Appendix A** includes the unit conversions of the proposed land uses. It should also be noted the Public Facilities intensity is the existing Lakeland Village Middle School that are not proposed to be changed or modified as part of this project and therefore, was not included in the trip generation table. Each of the proposed land uses were further broken out into six (6) traffic blocks summarized in **Table 2** including a breakout of the proposed Mixed-Use areas in Blocks 3 & 5. As shown in Table 2, the project results in a total net increase of 343 dwelling units, a net reduction of 510,923 square feet in the amount of planned commercial retail, commercial office and light industrial uses.



2016-ANM114den141573GISBWD/Ex02_Site Vicinity.mxd

Legend

- Lakeland Village Policy Area / Community Council Boundary

Table 1

Overall Lakeland Village Proposed Land Use Summary

LAND USE	NET CHANGE	
Open Space - Conservation (OS-C)	8	Acre
Rural Mountains (RM)	-2	Acre
Rural Residential (RR)	0	DU
Estate Density Residential (EDR)	21	DU
Low Density Residential (LDR)	-176	DU
Medium Density Residential (MDR)	66	DU
Medium-High Density Residential (MHDR)	-278	DU
High Density Residential (HDR)	44	DU
Very High Density Residential (VHDR)	24	DU
Mixed Use Area (MUA)	140	Acre
Commercial Retail (CR)	-691,297	SF
Public Facilities (PF) - EXISTING USE	586,884	SF
Light Industrial (LI)	-66,211	SF

Notes:

Land Use Intensities were converted using the factors found in Appendix E-1 of the General Plan which are summarized in Appendix A of this report.

DU = Dwelling Unit

SF = Square Feet

Table 2
Lakeland Village Proposed Land Use Breakdown

TRAFFIC BLOCK	LAND USE		NET CHANGE ¹		
1	Rural Mountains (RM)		-1.62	Acre	
	Medium Density Residential (MDR)		32	DU	
	Commercial Retail (CR)		-43,056	SF	
	Open Space - Conservation (OS-C)		-2.52	Acre	
2	Medium Density Residential (MDR)		34	DU	
	Medium-High Density Residential (MHDR)		8	DU	
	High Density Residential (HDR)		11	DU	
	Commercial Retail (CR)		-70,031	SF	
3	Medium Density Residential (MDR)		-188	DU	
	Medium-High Density Residential (MHDR)		1	DU	
	High Density Residential (HDR)		31	DU	
	Very High Density Residential (VHDR)		23	DU	
	Commercial Retail (CR)		-562,130	SF	
	Light Industrial (LI)		-59,325	SF	
	Mixed Use Area (MUA)- 128.75 Acres	Medium Density Residential (MDR)		123	DU
		Medium-High Density Residential (MHDR)		159	DU
		High Density Residential (HDR)		142	DU
		Highest Density Residential (HHDR)		90	DU
		Very High Density Residential (VHDR)		110	DU
Commercial Retail (CR)		245,561	SF		
Commercial Office (CO)		73,638	SF		
Public Facilities (PF)		140,742	SF		
4	Open Space - Conservation (OS-C)		10.12	Acre	
	Rural Mountains (RM)		-1.37	Acre	
	Estate Density Residential (EDR)		22	DU	
	Low Density Residential (LDR)		-176	DU	
	Medium Density Residential (MDR)		192	DU	
	Medium-High Density Residential (MHDR)		-219	DU	
	Commercial Retail (CR)		-20,063	SF	
	Public Facilities (PF)		586,884	SF	
5	Medium Density Residential (MDR)		-40	DU	
	Mixed Use Area (MUA)- 10.89 Acres	Medium Density Residential (MDR)	19	DU	
		Commercial Retail (CR)	40,952	SF	
6	Medium Density Residential (MDR)		36	DU	
	Medium-High Density Residential (MHDR)		-66	DU	
	Commercial Retail (CR)		-1,879	SF	
Total Change in Dwelling Units²: + 343 DU					
Total Change in Commercial Retail, Commercial Office & Light Industrial²: - 510,923 SF					
Total Proposed Mixed-Use Area³: + 139.64 Acres					

Legend:

DU = Dwelling Unit

SF = Square Feet

¹ Net change indicates the change from Approved vs. Proposed Lakeland Village Land Use Plan.

²Total Change includes specific land uses within each Mixed-Use Area.

³Mixed-Use Area includes a combination of residential, retail and office as shown in Block 3 and Block 5.

EXISTING CONDITIONS

The existing roadway network was evaluated within the project's study area which includes eleven (11) roadway segments. The following is a detailed description of roadways in the study area.

Grand Avenue is constructed as a two-lane undivided roadway with a two-way left turn lane primarily oriented in a north-south direction along the west side of Lake Elsinore. Grand Avenue connects Ortega Highway 74 at the northern end to the City of Wildomar and Murrieta further south. Within the project study area, Grand Avenue is primarily within Riverside County and partially within the City of Lake Elsinore. According to the City of Lake Elsinore Currently Adopted General Plan Circulation Element, Grand Avenue from Machado Street to Bonnie Lea Drive is ultimately classified as a six-lane Urban Arterial. A portion of Grand Avenue from Bonnie Lea Drive to approximately 150 feet north of Marie Drive is shared by the City of Lake Elsinore and Riverside County. In the northbound direction, this segment of Grand Avenue is within Riverside County while the southbound direction along the same roadway segment is within Lake Elsinore's jurisdiction divided down the center. For analysis purposes, the northbound direction on this segment would consist of a two-lane Major (half of a four-lane Major Highway) per the Riverside County Circulation Element. The southbound direction on this same segment would consist of a three-lane Arterial (half of a six-lane Urban Arterial) per the City of Lake Elsinore Circulation Element. Grand Avenue from Windward Way to just south of Corydon Road is ultimately classified in the Riverside County Circulation Element as a four-lane Major Highway. The posted speed limit on Grand Avenue within the project study area is 40 mph, and parking is permitted along the roadway. Class II bike lanes are provided along both sides of Grand Avenue within the project study area.

Ortega Highway (SR-74) is constructed as a two-lane undivided roadway west of Grand Avenue. Approximately 500 feet west of the existing signal at Grand Avenue, Ortega Highway is currently widened to accommodate turn lanes at the intersection. Ortega Highway connects Lake Elsinore to San Juan Capistrano. According to the City of Lake Elsinore Currently Adopted General Plan Circulation Element, Ortega Highway just west of Grand Avenue is ultimately classified as a six-lane Urban Arterial. There is no posted speed limit within the project's study area and parking is not permitted along the roadway. Class II bike lanes are not provided along Ortega Highway.

Riverside Drive is constructed as a two-lane divided roadway immediately north of Grand Avenue, which makes up a segment of SR-74 along the north end of the lake. Riverside Drive connects Grand Avenue to the I-15 freeway. Riverside Drive just north of Grand Avenue is ultimately classified as a six-lane Urban Arterial in the City of Lake Elsinore's Circulation Element. The posted speed limit on this segment of Riverside Drive is 40 mph and parking is not permitted on this portion of the roadway. Class II bike lanes are provided on both sides of the roadway.

Corydon Road is constructed as a two-lane divided roadway with a two-way left turn lane from Grand Avenue to Almond Tree Lane. Corydon Road connects Grand Avenue to Mission Trail which provides a connection to I-15 via Bundy Canyon Road. Approximately 450 feet west of the signal at Grand Avenue, Corydon Road in the westbound direction is widened to accommodate turn lanes at the intersection. Corydon Road from Grand Avenue to Almond Tree Lane is ultimately classified as a four-lane Arterial Highway in the Riverside County Circulation Element. There is no posted speed limit on this segment and Class II bike lane are not provided. Parking is not permitted along this portion of the road.

Daily traffic counts were collected on Tuesday, May 17, 2016 at the study roadway segments. **Table 3** shows the daily volumes and functional classification / capacities for each study roadway segment. As shown in **Table 3**, a majority of the existing volumes on Grand Avenue are reaching or exceeding the theoretical capacity between 17,050 and 18,000 vehicles per day. Due to the unique nature of Grand Avenue, the analysis in the existing conditions assumes a functional classification similar to a 4-lane Major with half the capacity (17,050 ADT) as noted in **Table 3**. Existing traffic count data can be found in **Appendix B**.

Table 3
Existing Roadway Segment Analysis

Segment	Location	Jurisdiction	Classification (No. Lanes)	LOS E Capacity	ADT Volume	V/C	LOS	Capacity Calculation
Riverside Drive	East of Grand Avenue	LE	Divided (2)	18,000	18,732	1.04	-	PEC
	Machado Street to Riverside Drive ¹	LE	Urban Arterial (2)	18,000	8,727	0.48	-	A
	Riverside Drive to Ortega Highway ¹	LE	Urban Arterial (2)	18,000	22,402	1.24	-	D
	Ortega Highway to Bonnie Lea Drive ¹	LE	Urban Arterial (2)	18,000	17,542	0.97	-	AC
Grand Avenue	Bonnie Lea Drive to Windward Way	LE/RC ²	Major (2)	17,050	17,542	1.03	F	PEC
	Windward Way to Turner Street	RC	Major (2)	17,050	16,507	0.97	E	AC
	Turner Street to Borachard Road	RC	Major (2)	17,050	17,197	1.01	F	PEC
	Borachard Way to Corydon Road	RC	Major (2)	17,050	18,028	1.06	F	PEC
	South of Corydon Road	RC	Major (2)	17,050	9,405	0.55	C	A
Ortega Highway (SR-74)	West of Grand Avenue	RC	Min. Arterial (2)	16,100	14,139	0.88	D	AC
Corydon Road	Grand Avenue to Almond Tree Lane	RC	Major (2)	17,050	10,499	0.62	C	A

Notes:

LE = City of Lake Elsinore LOS = Level of Service

RC = Riverside County V/C = Volume to Capacity Ratio

¹ Grand Avenue from Machado Street to Bonnie Lea Drive currently functions as a 2-lane Urban Arterial with a derived capacity of 18,000 ADT (53,900 ADT / 6 lanes = 8,983 ADT x 2 lanes).

² Grand Avenue from Bonnie Lea Drive to approximately 150' north of Marie Drive is shared by the City of Lake Elsinore and Riverside County.

³ LOS threshold for a 2-lane Major roadway was interpolated from a 4-lane Major roadway per Riverside County criteria.

Capacity Calculation - City of Lake Elsinore	
Acceptable	A
Approaching Capacity	AC
Potentially Exceeds Capacity	PEC
Deficient	D
	0 < V/C ≤ 0.80
	0.81 ≤ V/C ≤ 1.00
	1.01 ≤ V/C ≤ 1.24
	V/C > 1.24

Level of Service - Riverside County				
Roadway Classifications	No. Lanes	LOS C	LOS D	LOS E
Collector	2	10,400	11,700	13,000
Major ³	2	13,650	15,350	17,050
Major	4	27,300	30,700	34,100
Mountain. Arterial	2	12,900	14,500	16,100
Urban Arterial	6	45,000	50,600	56,300

TRIP GENERATION SUMMARY

To determine the trips forecast to be generated by the project, the *Institute of Transportation Engineers (ITE), Trip Generation Manual, 9th Edition* rates found in **Table 4** were utilized in accordance with the City of Lake Elsinore and Riverside County Traffic Impact Study Guidelines. **Table 5** summarizes the project trip generation. As summarized in **Table 5**, the project would generate a net decrease of approximately 14,056 average daily trips (ADT), including a net reduction of 23 AM (-17 inbound and -5 outbound) peak hour trips and a net reduction of 1,303 PM (-648 inbound and -655 outbound) peak hour trips. No further trip reduction has been taken for mixed-use (up to 10%).

The net reduction in project daily trips were manually distributed onto study roadway segments based on the existing roadway network, surrounding land uses, existing traffic patterns and access to Riverside Drive, Ortega Highway and Interstate 15. Based on these assumptions, traffic is projected to distribute approximately 48% towards the north and approximately 49% towards the south on Grand Avenue assuming a 3% interaction between the six traffic blocks. At the northern end of Grand Avenue, about 2% is expected to travel on Ortega Highway while 46% travel through towards Riverside Drive. Of the 46% on Grand Avenue north of Ortega Highway, 32% is estimated to travel on Riverside Drive while 14% continue north on Grand Avenue. At the southern end of study area on Grand Avenue consisting of about 49%, 23% is estimated to continue south on Grand Avenue while 26% travel on Corydon Street.

Table 4
ITE Trip Generation Rates

Land Use	Daily Trip Rate	AM Peak Hour Trips			PM Peak Hour Trips		
		Rate	In	Out	Rate	In	Out
Open Space - Conservation (OS-C)	Non-Traffic Generating						
Rural Mountains (RM)	Non-Traffic Generating						
Rural Residential (RR)	9.52 /DU	0.77 /DU	26% : 74%	1.02 /DU	64% : 36%		
Estate Density Residential (EDR)	9.52 /DU	0.77 /DU	26% : 74%	1.02 /DU	64% : 36%		
Low Density Residential (LDR)	9.52 /DU	0.77 /DU	26% : 74%	1.02 /DU	64% : 36%		
Medium Density Residential (MDR)	9.52 /DU	0.77 /DU	26% : 74%	1.02 /DU	64% : 36%		
Medium-High Density Residential (MHDR)	9.52 /DU	0.77 /DU	26% : 74%	1.02 /DU	64% : 36%		
High Density Residential (HDR)	6.65 /DU	0.55 /DU	29% : 71%	0.67 /DU	61% : 39%		
Very High Density Residential (VHDR)	6.65 /DU	0.55 /DU	29% : 71%	0.67 /DU	61% : 39%		
Mixed Use Area (MUA)	Individual rates per use was used to calculate MUA Trips						
Commercial Retail (CR)	42.7 /KSF	0.96 /KSF	62% : 38%	3.71 /KSF	48% : 52%		
Public Facilities (PF)	13.78 /KSF	4.35 /KSF	55% : 45%	1.19 /KSF	52% : 48%		
Light Industrial (LI)	6.97 /KSF	1.01 /KSF	90% : 10%	0.14 /KSF	47% : 53%		

Trip rates taken from Institute of Transportation Engineers (ITE), Trip Generation Manual, 9th Edition

Table 5
Trip Generation Summary Table

Block	Land Use	Δ Intensity	Δ ADT	AM Peak Hour Trips			PM Peak Hour Trips			
				Total	In	Out	Total	In	Out	
Block 1	Rural Mountains (RM)	-2 Acre		Non-Traffic Generating						
	Medium Density Residential (MDR)	32 DU	305	25	6	18	25	16	9	
	Commercial Retail (CR)	-43,056 SF	-1,838	-41	-26	-16	-160	-77	-83	
	Block 1 Subtotal		-1,534	-17	-19	3	-135	-61	-74	
Block 2	Open Space - Conservation (OS-C)	-3 Acre		Non-Traffic Generating						
	Medium Density Residential (MDR)	34 DU	319	26	7	19	26	17	9	
	Medium-High Density Residential (MHDR)	8 DU	80	6	2	5	7	4	2	
	High Density Residential (HDR)	11 DU	71	6	2	4	4	2	2	
	Commercial Retail (CR)	-70,031 SF	-2,990	-67	-42	-26	-260	-125	-135	
Block 2 Subtotal		-2,520	-29	-32	3	-223	-101	-122		
Block 3	Medium Density Residential (MDR)	-188 DU	-1,790	-145	-38	-107	-148	-95	-53	
	Medium-High Density Residential (MHDR)	1 DU	6	0	0	0	0	0	0	
	High Density Residential (HDR)	31 DU	203	17	5	12	11	7	4	
	Very High Density Residential (VHDR)	23 DU	156	13	4	9	9	5	3	
	Commercial Retail (CR)	-562,130 SF	-24,003	-540	-335	-205	-2,086	-1,001	-1,084	
	Light Industrial (LI)	-59,325 SF	-413	-60	-54	-6	-8	-4	-4	
	Mixed Use Area (MUA)- 128.75 Acres	Medium Density Residential (MDR)	123 DU	1,171	95	25	70	97	62	35
		Medium-High Density Residential (MHDR)	159 DU	1,514	122	32	91	125	80	45
		High Density Residential (HDR)	142 DU	944	78	23	55	52	32	20
		Highest Density Residential (HHDR)	90 DU	599	50	14	35	33	20	13
Very High Density Residential (VHDR)		110 DU	732	61	18	43	41	25	16	
Commercial Retail (CR)		245,561 SF	10,485	236	146	90	911	437	474	
Commercial Office (CO)	73,638 SF	812	115	101	14	110	19	91		
Public Facilities (PF)	140,742 SF	981	142	128	14	20	9	10		
Block 3 Subtotal		-8,600	184	69	115	-833	-403	-430		
Block 4	Open Space - Conservation (OS-C)	10 Acre		Non-Traffic Generating						
	Rural Mountains (RM)	-1 Acre		Non-Traffic Generating						
	Estate Density Residential (EDR)	22 DU	205	17	4	12	17	11	6	
	Low Density Residential (LDR)	-176 DU	-1,680	-136	-35	-101	-139	-89	-50	
	Medium Density Residential (MDR)	192 DU	1,832	148	39	110	151	97	54	
	Medium-High Density Residential (MHDR)	-219 DU	-2,087	-169	-44	-125	-172	-110	-62	
	Commercial Retail (CR)	-20,063 SF	-857	-19	-12	-7	-74	-36	-39	
Block 4 Subtotal		-2,586	-159	-48	-111	-217	-127	-90		
Block 5	Medium Density Residential (MDR)	-40 DU	-385	-31	-8	-23	-32	-20	-11	
	Mixed Use Area (MUA)- 10.89 Acres	Medium Density Residential (MDR)	19 DU	181	15	4	11	15	10	
		Commercial Retail (CR)	40,952 SF	1,749	39	24	15	152	73	79
Block 5 Subtotal		1,545	23	20	3	135	62	73		
Block 6	Medium Density Residential (MDR)	36 DU	346	28	7	21	29	18	10	
	Medium-High Density Residential (MHDR)	-66 DU	-626	-51	-13	-37	-52	-33	-19	
	Commercial Retail (CR)	-1,879 SF	-80	-2	-1	-1	-7	-3	-4	
Block 6 Subtotal		-360	-24	-7	-17	-30	-18	-12		
TOTAL NET TRIPS			-14,056	-23	-17	-5	-1,303	-648	-655	

LONG-RANGE TRAFFIC COMPARISON

An evaluation of the long-range (Year 2030) traffic conditions was completed on roadway segments within the project study area. A comparison of the Year 2030 approved land use traffic volumes to the Year 2030 proposed land use traffic volumes are provided in **Table 6**. For the Year 2030 Approved Land Use Plan condition, future daily traffic volumes at all study segments were taken from the City of Lake Elsinore General Plan Update dated August 2011 (Exhibit 3.4-16). Roadway classifications and capacities for segments within the City of Lake Elsinore are based on Table 3.4-8 from Lake Elsinore's General Plan Update dated August 2011. For segments within Riverside County, roadway classifications and capacities are based on Table 4.18-D from the County's General Plan Amendment No. 960 dated February 2015. It should be noted the roadway classification assumed in this analysis for Grand Avenue is based on the classification adopted by Riverside County i.e. 4-lane Major with an ADT capacity of 34,100. However, Grand Avenue is classified in the City of Lake Elsinore's General Plan as a 6-lane Urban Arterial with a capacity of 53,900 ADT. Therefore, the segment analysis is conservative.

Utilizing the project trip distribution discussed previously, project trips were assigned to the roadway network. Since the daily trips generated by the proposed land uses are reduced from the approved land uses, daily traffic volumes on the study roadway segments are also reduced. As shown in **Table 6**, the reduction in daily traffic on study segments ranges from 281 to 7,028 ADT. The majority of the roadway segments specifically on Grand Avenue are deficient and considered unacceptable i.e. LOS "F" according to the City of Lake Elsinore and Riverside County criteria. However, the proposed land uses result in fewer daily trips which is less of an impact to the road network compared to the approved land uses.

Table 6
Year 2030 Approved Vs. Proposed Land Use Plan Street Segment Comparison

Segment	Location	Jurisdiction	Classification (No. Lanes)	LOS E Capacity	Year 2030 Forecasted With Approved Land Use Plan			Year 2030 Forecasted With Proposed Land Use Plan				
					ADT Volume	V/C	LOS	Capacity Calculation	ADT Volume	V/C	LOS	Capacity Calculation
Riverside Drive	East of Grand Avenue	LE	Urban Arterial (6)	53,900	34,000	0.63	-	A	29,502	0.55	-	A
	Machado Street to Riverside Drive	LE	Urban Arterial (6)	53,900	33,000	0.61	-	A	31,032	0.58	-	A
	Riverside Drive to Ortega Highway	LE	Urban Arterial (6)	53,900	60,000	1.11	-	PEC	53,534	0.99	-	AC
	Ortega Highway to Bonnie Lea Drive	LE	Urban Arterial (6)	53,900	54,000	1.00	-	PEC	47,253	0.88	-	AC
Grand Avenue	Bonnie Lea Drive to Windward Way	LE/RC ¹	Major (4)	34,100	54,000	1.58	F	D	47,253	1.39	F	D
	Windward Way to Turner Street	RC	Major (4)	34,100	54,000	1.58	F	D	46,972	1.38	F	D
	Turner Street to Borachard Road	RC	Major (4)	34,100	67,000	1.96	F	D	60,113	1.76	F	D
	Borachard Way to Corydon Road	RC	Major (4)	34,100	67,000	1.96	F	D	60,113	1.76	F	D
Ortega Highway (SR-74)	South of Corydon Road	RC	Major (4)	34,100	50,000	1.47	F	D	46,767	1.37	F	D
	West of Grand Avenue	RC	Major (4)	34,100	29,000	0.85	D	AC	28,719	0.84	D	AC
	Grand Avenue to Almond Tree Lane	RC	Arterial (4)	37,000	43,000	1.16	F	PEC	39,345	1.06	F	PEC

Notes:

LE = City of Lake Elsinore LOS = Level of Service

RC = Riverside County V/C = Volume to Capacity Ratio

¹Grand Avenue from Bonnie Lea Drive to approximately 150' north of Marie Drive is shared by the City of Lake Elsinore and Riverside County.

Capacity Calculation - City of Lake Elsinore	
Acceptable	A 0 < V/C ≤ 0.80
Approaching Capacity	AC 0.81 ≤ V/C ≤ 1.00
Potentially Exceeds Capacity	PEC 1.01 ≤ V/C ≤ 1.24
Deficient	D V/C > 1.24

Level of Service Criteria - Riverside County			
Roadway Classifications	No. Lanes	LOS C	LOS E
Collector	2	10,400	11,700
Major	4	27,300	30,700
Mountain Arterial	2	12,900	14,500
Urban Arterial	6	45,000	50,600

CONCLUSIONS

As previously mentioned, the purpose of this analysis was to determine if transportation related impacts would occur as a result of the proposed land uses within the Lakeland Village Policy Area. Based on a comparison of the approved versus proposed land uses, there are an additional 343 dwelling units. However, the proposed commercial retail, office and light industrial would be reduced by 510,923 SF. The proposed land uses are projected to generate 14,056 fewer daily trips, 23 fewer AM and 1,303 fewer PM peak hour trips compared to the approved land uses. The analysis shows the net reduction in daily project trips does not improve the level of service, however, the project does provide a benefit to the community by reducing daily and peak hour trips on the roadway network compared to the approved land use plan. In addition, it should be noted the revised trip generation and resulting daily traffic volumes evaluated in this report are conservative (somewhat high) for the following reasons:

- Trip reductions for internal walking trips that would normally occur in mixed-use areas (MUA) in Blocks 3 & 5 are not assumed in the project's trip generation summary table (Table 5). Assuming a 10% mixed-use credit for the MUA in Block 3 and a 5% mixed-use credit for the MUA in Block 5, the total estimated trip reduction could be as much as 1,820 fewer daily trips, 92 fewer AM peak hour trips and 147 fewer PM peak hour trips.
- The proposed Collector Road connecting the MUA's within Block 3 just south of Grand Avenue has the potential to further reduce traffic on Grand Avenue by up to 5,000 daily trips on Grand Avenue approximately between Blanche Drive and Turner Street.

If you have any questions or need any additional information, please call me at (951) 326-9347.

Sincerely,



Robert Davis
Senior Transportation Planner

APPENDIX A – Land Use Conversion Factors

APPENDIX B – Existing Traffic Count Data

APPENDIX A

Land Use Conversion Factors

**APPENDIX A
LAND USE CONVERSION FACTORS**

Residential Density Midpoint Values ¹	
Rural Mountains (RM)	0.05 DU/Acre
Rural Residential (RR)	0.15 DU/Acre
Estate Density Residential (EDR)	0.35 DU/Acre
Low Density Residential (LDR)	1.5 DU/Acre
Medium Density Residential (MDR)	3.5 DU/Acre
Medium-High Density Residential (MHDR)	6.5 DU/Acre
High Density Residential (HDR)	11 DU/Acre
Very High Density Residential (VHDR)	17 DU/Acre
Highest Density Residential (HHDR)	25 DU/Acre

¹Values based on Table E-1 of Appendix E-1 of the General Plan Amendment 960

Land Use	Probable Floor Area Ratio (FAR) ¹	Net Parcel Acre Factors ²
Commercial Retail	0.23	0.75
Commercial Tourist	0.25	0.75
Commercial Office	0.35	0.75
Light Industrial	0.38	0.8
Heavy Industrial	0.4	0.75
Business Park	0.3	0.75
Public Facilities	0.6 ³	0.75 ⁴

¹Factors taken from Appendix E-1 of General Plan Amendment 960, Table E-4

²Factors taken from Appendix E-1 of General Plan Amendment 960, Table E-3

³Factor taken from Chapter 3 General Plan Amendment 960, Table LU-4

⁴Factor for Public Facilities assumed based on other land uses

Counts Unlimited, Inc.

City of Lake Elsinore
Corydon Road
B/ Grand Avenue - Almond Tree Lane
24 Hour Directional Volume Count

PO Box 1178
Corona, CA 92878
Phone: (951) 268-6268
email: counts@countsunlimited.com

LKE015
Site Code: 122-16279

Start Time	5/17/2016 Tue	Eastbound		Hour Totals		Westbound		Hour Totals		Combined Totals	
		Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00		10	61			9	70				
12:15		7	61			5	69				
12:30		1	63			2	61				
12:45		8	85	26	270	5	68	21	268	47	538
01:00		3	63			8	86				
01:15		3	81			8	66				
01:30		4	83			6	85				
01:45		5	123	15	350	3	79	25	316	40	666
02:00		6	90			6	89				
02:15		1	92			3	86				
02:30		5	90			2	84				
02:45		5	92	17	364	1	101	12	360	29	724
03:00		3	105			4	75				
03:15		7	113			4	83				
03:30		7	113			5	91				
03:45		9	113	26	444	9	85	22	334	48	778
04:00		14	122			10	114				
04:15		8	112			17	90				
04:30		19	116			29	86				
04:45		20	108	61	458	39	88	95	378	156	836
05:00		19	110			41	90				
05:15		32	123			26	111				
05:30		35	107			27	85				
05:45		49	113	135	453	31	96	125	382	260	835
06:00		40	104			39	89				
06:15		75	110			41	97				
06:30		48	89			42	84				
06:45		75	114	238	417	57	68	179	338	417	755
07:00		103	90			76	68				
07:15		105	87			81	61				
07:30		93	75			101	62				
07:45		102	59	403	311	112	68	370	259	773	570
08:00		68	57			64	57				
08:15		69	57			40	56				
08:30		65	47			58	52				
08:45		64	45	266	206	50	51	212	216	478	422
09:00		59	52			50	60				
09:15		57	38			53	45				
09:30		64	29			55	45				
09:45		70	23	250	142	70	38	228	188	478	330
10:00		73	22			50	41				
10:15		61	30			57	33				
10:30		88	16			53	19				
10:45		74	12	296	80	54	21	214	114	510	194
11:00		73	13			75	14				
11:15		60	7			61	18				
11:30		66	8			64	10				
11:45		63	12	262	40	62	9	262	51	524	91
Total		1995	3535	1995	3535	1765	3204	1765	3204	3760	6739
Combined Total		5530		5530		4969		4969		10499	
AM Peak		07:00				07:00					
Vol.		403				370					
P.H.F.		0.960				0.826					
PM Peak			03:45				05:00				
Vol.			463				382				
P.H.F.			0.949				0.838				
Percentage		36.1%	63.9%			35.5%	64.5%				
ADT/AADT		ADT 10,499		AADT 10,499							

Counts Unlimited, Inc.

City of Lake Elsinore
 Grand Avenue
 B Cedar Drive - Oleander Drive
 24 Hour Directional Volume Count

PO Box 1178
 Corona, CA 92878
 Phone: (951) 268-6268
 email: counts@countsunlimited.com

LKE005
 Site Code: 122-16279

Start Time	5/17/2016 Tue	Eastbound		Hour Totals		Westbound		Hour Totals		Combined Totals	
		Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00		10	88			17	103				
12:15		7	86			15	105				
12:30		4	91			13	99				
12:45		3	103	24	368	12	103	57	410	81	778
01:00		10	101			6	111				
01:15		14	87			8	112				
01:30		2	105			11	158				
01:45		7	156	33	449	2	114	27	495	60	944
02:00		2	190			5	142				
02:15		11	143			9	154				
02:30		6	119			6	184				
02:45		8	104	27	556	6	216	26	696	53	1252
03:00		17	118			1	208				
03:15		15	108			5	191				
03:30		23	127			6	221				
03:45		38	101	93	454	4	225	16	845	109	1299
04:00		58	113			11	233				
04:15		70	115			10	221				
04:30		114	96			9	227				
04:45		156	97	398	421	21	240	51	921	449	1342
05:00		207	108			29	257				
05:15		156	112			22	241				
05:30		138	121			35	251				
05:45		102	121	603	462	27	233	113	982	716	1444
06:00		141	119			44	195				
06:15		122	107			48	245				
06:30		127	101			65	220				
06:45		169	110	559	437	75	218	232	878	791	1315
07:00		181	82			102	229				
07:15		214	80			145	153				
07:30		223	72			179	143				
07:45		228	59	846	293	119	119	545	644	1391	937
08:00		184	68			68	127				
08:15		133	58			80	101				
08:30		141	61			87	86				
08:45		119	53	577	240	79	82	314	396	891	636
09:00		113	67			63	86				
09:15		109	62			83	69				
09:30		109	40			84	83				
09:45		101	34	432	203	81	61	311	299	743	502
10:00		91	33			71	54				
10:15		80	47			69	42				
10:30		91	17			82	38				
10:45		83	19	345	116	74	40	296	174	641	290
11:00		79	23			74	41				
11:15		93	17			79	29				
11:30		93	12			81	36				
11:45		106	10	371	62	84	21	318	127	689	189
Total		4308	4061	4308	4061	2306	6867	2306	6867	6614	10928
Combined Total		8369		8369		9173		9173		17542	
AM Peak		07:15				07:00					
Vol.		849				545					
P.H.F.		0.931				0.761					
PM Peak			01:45				04:45				
Vol.			608				989				
P.H.F.			0.800				0.962				
Percentage		51.5%	48.5%			25.1%	74.9%				
ADT/AADT		ADT 17,542		AADT 17,542							

Counts Unlimited, Inc.

City of Lake Elsinore
 Grand Avenue
 B/ Perret Boulevard - Baldwin Boulevard
 24 Hour Directional Volume Count

PO Box 1178
 Corona, CA 92878
 Phone: (951) 268-6268
 email: counts@countsunlimited.com

LKE009
 Site Code: 122-16279

Start Time	5/17/2016 Tue	Northbound		Hour Totals		Southbound		Hour Totals		Combined Totals	
		Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00		12	83			16	85				
12:15		8	87			6	79				
12:30		6	81			13	92				
12:45		5	89	31	340	8	92	43	348	74	688
01:00		10	107			9	110				
01:15		11	73			6	113				
01:30		4	92			8	180				
01:45		9	198	34	470	1	131	24	534	58	1004
02:00		4	176			6	130				
02:15		11	123			5	139				
02:30		5	97			4	153				
02:45		9	115	29	511	8	179	23	601	52	1112
03:00		12	104			3	185				
03:15		11	102			5	176				
03:30		16	115			6	187				
03:45		29	122	68	443	7	180	21	728	89	1171
04:00		44	110			7	214				
04:15		46	124			15	197				
04:30		107	111			22	217				
04:45		133	96	330	441	25	190	69	818	399	1259
05:00		171	109			38	228				
05:15		126	125			31	199				
05:30		94	117			46	221				
05:45		94	138	485	489	39	211	154	859	639	1348
06:00		97	122			59	177				
06:15		94	121			67	221				
06:30		100	113			64	202				
06:45		109	109	400	465	97	202	287	802	687	1267
07:00		140	85			117	177				
07:15		162	87			182	145				
07:30		204	74			192	115				
07:45		207	64	713	310	163	120	654	557	1367	867
08:00		157	62			93	94				
08:15		117	69			93	102				
08:30		110	71			94	83				
08:45		103	58	487	260	75	62	355	341	842	601
09:00		75	65			80	57				
09:15		69	57			102	62				
09:30		103	49			105	59				
09:45		73	41	320	212	77	60	364	238	684	450
10:00		70	37			78	31				
10:15		70	43			67	40				
10:30		70	30			72	33				
10:45		70	27	280	137	69	30	286	134	566	271
11:00		74	22			80	23				
11:15		85	19			67	21				
11:30		82	10			67	29				
11:45		88	16	329	67	80	20	294	93	623	160
Total		3506	4145	3506	4145	2574	6053	2574	6053	6080	10198
Combined Total		7651		7651		8627		8627		16278	
AM Peak	-	07:15		-	-	07:00	-	-	-	-	-
Vol.	-	730		-	-	654	-	-	-	-	-
P.H.F.	-	0.882		-	-	0.852	-	-	-	-	-
PM Peak	-		01:45	-	-		05:00	-	-	-	-
Vol.	-		594	-	-		859	-	-	-	-
P.H.F.	-		0.750	-	-		0.942	-	-	-	-
Percentage		45.8%	54.2%			29.8%	70.2%				
ADT/AADT		ADT 16,278		AADT 16,278							

Counts Unlimited, Inc.

City of Lake Elsinore
 Grand Avenue
 N/ Lucerne Street
 24 Hour Directional Volume Count

PO Box 1178
 Corona, CA 92878
 Phone: (951) 268-6268
 email: counts@countsunlimited.com

LKE011
 Site Code: 122-16279

Start Time	5/17/2016 Tue	Northbound		Hour Totals		Southbound		Hour Totals		Combined Totals	
		Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00		14	90			19	81				
12:15		12	106			7	99				
12:30		8	79			7	97				
12:45		8	116	42	391	9	99	42	376	84	767
01:00		12	111			6	96				
01:15		15	85			6	142				
01:30		6	84			6	198				
01:45		9	262	42	542	7	184	25	620	67	1162
02:00		7	202			9	131				
02:15		7	143			3	141				
02:30		6	116			4	147				
02:45		3	134	23	595	4	169	20	588	43	1183
03:00		11	128			6	173				
03:15		6	121			9	182				
03:30		15	116			8	164				
03:45		23	147	55	512	7	186	30	705	85	1217
04:00		36	136			5	216				
04:15		46	135			19	195				
04:30		88	134			29	198				
04:45		127	130	297	535	22	185	75	794	372	1329
05:00		156	131			39	218				
05:15		106	133			45	202				
05:30		80	141			47	207				
05:45		78	145	420	550	68	220	199	847	619	1397
06:00		81	128			71	180				
06:15		86	142			81	205				
06:30		89	119			88	193				
06:45		95	116	351	505	119	192	359	770	710	1275
07:00		116	86			143	171				
07:15		140	98			187	150				
07:30		215	82			271	109				
07:45		245	77	716	343	221	107	822	537	1538	880
08:00		159	74			104	91				
08:15		113	82			101	99				
08:30		110	74			106	75				
08:45		92	66	474	296	97	67	408	332	882	628
09:00		75	69			78	63				
09:15		69	66			95	44				
09:30		112	55			113	44				
09:45		69	54	325	244	89	47	375	198	700	442
10:00		73	52			87	35				
10:15		70	57			72	36				
10:30		78	41			86	32				
10:45		76	28	297	178	85	25	330	128	627	306
11:00		79	23			96	26				
11:15		110	26			81	23				
11:30		87	17			79	21				
11:45		96	13	372	79	86	21	342	91	714	170
Total		3414	4770	3414	4770	3027	5986	3027	5986	6441	10756
Combined Total		8184		8184		9013		9013		17197	
AM Peak		07:15	-	-	-	07:00	-	-	-	-	-
Vol.		759	-	-	-	822	-	-	-	-	-
P.H.F.		0.774	-	-	-	0.758	-	-	-	-	-
PM Peak		-	01:45	-	-	-	05:00	-	-	-	-
Vol.		-	723	-	-	-	847	-	-	-	-
P.H.F.		-	0.690	-	-	-	0.963	-	-	-	-
Percentage		41.7%	58.3%			33.6%	66.4%				
ADT/AADT		ADT 17,197		AADT 17,197							

Counts Unlimited, Inc.

City of Lake Elsinore
Grand Avenue
S/ Corydon Road
24 Hour Directional Volume Count

PO Box 1178
Corona, CA 92878
Phone: (951) 268-6268
email: counts@countsunlimited.com

LKE014
Site Code: 122-16279

Start Time	5/17/2016 Tue	Northbound		Hour Totals		Southbound		Hour Totals		Combined Totals	
		Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00		7	44			7	53				
12:15		9	58			3	54				
12:30		8	46			3	43				
12:45		2	37	26	185	1	59	14	209	40	394
01:00		9	52			4	59				
01:15		4	36			2	70				
01:30		3	51			4	102				
01:45		5	117	21	256	1	126	11	357	32	613
02:00		3	125			5	88				
02:15		3	71			2	94				
02:30		1	61			3	101				
02:45		3	83	10	340	3	108	13	391	23	731
03:00		2	84			5	102				
03:15		5	69			7	88				
03:30		9	67			6	93				
03:45		5	83	21	303	4	85	22	368	43	671
04:00		21	73			7	118				
04:15		18	61			14	104				
04:30		37	62			21	103				
04:45		65	55	141	251	19	106	61	431	202	682
05:00		66	71			34	113				
05:15		50	76			31	112				
05:30		34	84			41	106				
05:45		31	77	181	308	50	117	156	448	337	756
06:00		39	66			47	102				
06:15		38	52			43	104				
06:30		52	56			72	102				
06:45		53	60	182	234	122	105	284	413	466	647
07:00		81	57			142	75				
07:15		112	43			112	80				
07:30		105	44			161	60				
07:45		76	32	374	176	144	44	559	259	933	435
08:00		67	34			90	48				
08:15		80	34			45	44				
08:30		50	40			77	40				
08:45		51	31	248	139	62	40	274	172	522	311
09:00		39	24			45	28				
09:15		36	27			44	22				
09:30		41	28			61	28				
09:45		32	28	148	107	55	28	205	106	353	213
10:00		52	24			57	14				
10:15		35	19			49	21				
10:30		36	21			49	13				
10:45		41	20	164	84	48	18	203	66	367	150
11:00		42	19			58	16				
11:15		50	12			59	12				
11:30		44	7			44	12				
11:45		47	8	183	46	47	7	208	47	391	93
Total		1699	2429	1699	2429	2010	3267	2010	3267	3709	5696
Combined Total		4128		4128		5277		5277		9405	
AM Peak		07:00				07:00					
Vol.		374	-	-	-	559	-	-	-	-	-
P.H.F.		0.835				0.868					
PM Peak			01:45				05:00				
Vol.		-	374	-	-	-	448	-	-	-	-
P.H.F.			0.748				0.957				
Percentage		41.2%	58.8%			38.1%	61.9%				
ADT/AADT		ADT 9,405		AADT 9,405							

Counts Unlimited, Inc.

City of Lake Elsinore
 Grand Avenue
 S/ Skylark Drive
 24 Hour Directional Volume Count

PO Box 1178
 Corona, CA 92878
 Phone: (951) 268-6268
 email: counts@countsunlimited.com

LKE013
 Site Code: 122-16279

Start Time	5/17/2016 Tue	Northbound		Hour Totals		Southbound		Hour Totals		Combined Totals	
		Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00		20	100			15	112				
12:15		12	124			12	93				
12:30		7	101			4	98				
12:45		8	87	47	412	7	120	38	423	85	835
01:00		11	130			4	104				
01:15		18	102			5	121				
01:30		9	110			7	148				
01:45		8	146	46	488	6	198	22	571	68	1059
02:00		9	194			10	147				
02:15		8	158			4	177				
02:30		5	140			6	169				
02:45		3	176	25	668	5	175	25	668	50	1336
03:00		6	161			8	202				
03:15		4	152			10	177				
03:30		11	129			13	203				
03:45		19	181	40	623	9	180	40	762	80	1385
04:00		27	163			19	210				
04:15		38	176			10	225				
04:30		71	146			39	190				
04:45		113	151	249	636	39	202	107	827	356	1463
05:00		140	153			48	207				
05:15		96	165			51	222				
05:30		68	169			62	204				
05:45		71	179	375	666	94	208	255	841	630	1507
06:00		69	144			80	206				
06:15		93	168			113	186				
06:30		78	134			99	212				
06:45		99	145	339	591	161	183	453	787	792	1378
07:00		112	107			175	187				
07:15		168	117			205	162				
07:30		193	94			209	123				
07:45		159	101	632	419	216	92	805	564	1437	983
08:00		148	81			141	99				
08:15		112	99			121	101				
08:30		107	94			126	88				
08:45		84	87	451	361	125	70	513	358	964	719
09:00		89	89			95	61				
09:15		76	80			97	64				
09:30		98	88			107	47				
09:45		91	55	354	312	109	43	408	215	762	527
10:00		87	69			109	41				
10:15		79	64			95	38				
10:30		98	45			114	30				
10:45		68	38	332	216	94	25	412	134	744	350
11:00		100	31			114	28				
11:15		114	32			102	20				
11:30		104	18			104	19				
11:45		119	18	437	99	74	16	394	83	831	182
Total		3327	5491	3327	5491	3472	6233	3472	6233	6799	11724
Combined Total			8818		8818		9705		9705		18523
AM Peak			07:15			07:00	-				
Vol.			668			805	-				
P.H.F.			0.865			0.932					
PM Peak				02:00			05:00				
Vol.				668			841				
P.H.F.				0.861			0.947				
Percentage			37.7%	62.3%		35.8%	64.2%				
ADT/AADT			ADT 18,523	AADT 18,523							

Counts Unlimited, Inc.

City of Lake Elsinore
 Ortega Highway
 W/ Grand Avenue
 24 Hour Directional Volume Count

PO Box 1178
 Corona, CA 92878
 Phone: (951) 268-6268
 email: counts@countsunlimited.com

LKE004
 Site Code: 122-16279

Start Time	5/17/2016 Tue	Eastbound		Hour Totals		Westbound		Hour Totals		Combined Totals	
		Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00		8	48			6	32				
12:15		12	35			3	55				
12:30		8	48			3	43				
12:45		3	53	31	184	1	42	13	172	44	356
01:00		7	79			2	51				
01:15		4	61			2	47				
01:30		8	82			5	42				
01:45		3	67	22	289	3	46	12	186	34	475
02:00		4	111			2	50				
02:15		3	128			4	42				
02:30		3	128			5	38				
02:45		1	177	11	544	6	58	17	188	28	732
03:00		2	212			22	39				
03:15		4	207			16	33				
03:30		6	256			32	44				
03:45		5	305	17	980	42	32	112	148	129	1128
04:00		10	318			67	31				
04:15		9	273			94	30				
04:30		4	332			190	27				
04:45		5	309	28	1232	282	33	633	121	661	1353
05:00		7	284			398	31				
05:15		10	284			354	30				
05:30		11	302			346	37				
05:45		12	261	40	1131	318	25	1416	123	1456	1254
06:00		18	255			254	20				
06:15		17	274			216	21				
06:30		29	282			197	23				
06:45		26	259	90	1070	203	22	870	86	960	1156
07:00		19	288			139	30				
07:15		28	146			161	15				
07:30		36	120			236	20				
07:45		42	79	125	633	206	20	742	85	867	718
08:00		40	62			200	18				
08:15		23	65			152	17				
08:30		37	64			162	16				
08:45		43	47	143	238	123	16	637	67	780	305
09:00		38	53			108	18				
09:15		38	28			89	20				
09:30		36	36			84	12				
09:45		37	41	149	158	64	17	345	67	494	225
10:00		53	33			68	10				
10:15		27	27			42	8				
10:30		28	23			59	8				
10:45		44	29	152	112	44	6	213	32	365	144
11:00		29	30			52	7				
11:15		49	17			54	6				
11:30		37	20			55	5				
11:45		47	19	162	86	41	7	202	25	364	111
Total		970	6657	970	6657	5212	1300	5212	1300	6182	7957
Combined Total		7627		7627		6512		6512		14139	
AM Peak		09:15				05:00					
Vol.		164				1416					
P.H.F.		0.774				0.889					
PM Peak			04:00				00:15				
Vol.			1232				191				
P.H.F.			0.928				0.868				
Percentage		12.7%	87.3%			80.0%	20.0%				
ADT/AADT		ADT 14,139		AADT 14,139							

Counts Unlimited, Inc.

City of Lake Elsinore
 Riverside Drive
 N/ Grand Avenue
 24 Hour Directional Volume Count

PO Box 1178
 Corona, CA 92878
 Phone: (951) 268-6268
 email: counts@countsunlimited.com

LKE001
 Site Code: 122-16279

Start Time	5/17/2016 Tue	Northbound		Hour Totals		Southbound		Hour Totals		Combined Totals	
		Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00		14	110			17	113				
12:15		12	96			17	110				
12:30		5	90			9	78				
12:45		2	111	33	407	4	116	47	417	80	824
01:00		8	129			6	130				
01:15		7	85			10	123				
01:30		4	114			5	129				
01:45		3	129	22	457	3	106	24	488	46	945
02:00		3	167			5	123				
02:15		7	194			4	120				
02:30		4	167			5	262				
02:45		7	184	21	712	6	169	20	674	41	1386
03:00		3	186			10	140				
03:15		11	185			10	111				
03:30		18	216			13	129				
03:45		12	213	44	800	22	125	55	505	99	1305
04:00		17	257			38	119				
04:15		23	245			56	117				
04:30		29	216			111	106				
04:45		30	210	99	928	174	136	379	478	478	1406
05:00		50	227			242	153				
05:15		40	227			233	149				
05:30		61	229			203	124				
05:45		46	200	197	883	159	126	837	552	1034	1435
06:00		77	232			116	132				
06:15		59	192			145	115				
06:30		78	215			148	108				
06:45		106	205	320	844	149	157	558	512	878	1356
07:00		179	206			151	139				
07:15		205	150			223	127				
07:30		129	127			210	111				
07:45		123	108	636	591	169	96	753	473	1389	1064
08:00		115	89			153	126				
08:15		91	85			126	95				
08:30		95	89			133	100				
08:45		115	64	416	327	100	91	512	412	928	739
09:00		107	76			102	101				
09:15		88	54			99	76				
09:30		96	51			99	83				
09:45		92	47	383	228	87	65	387	325	770	553
10:00		92	37			82	57				
10:15		88	47			66	59				
10:30		88	27			102	41				
10:45		88	26	356	137	70	32	320	189	676	326
11:00		75	40			89	38				
11:15		95	16			110	24				
11:30		116	23			95	27				
11:45		89	18	375	97	100	19	394	108	769	205
Total		2902	6411	2902	6411	4286	5133	4286	5133	7188	11544
Combined Total		9313		9313		9419		9419		18732	
AM Peak		07:00				04:45					
Vol.		636				852					
P.H.F.		0.776				0.880					
PM Peak			03:30				02:15				
Vol.			931				691				
P.H.F.			0.906				0.659				
Percentage		31.2%	68.8%			45.5%	54.5%				
ADT/AADT		ADT 18,732		AADT 18,732							

Appendix E

Mitigated Negative Declaration

**ADMINISTRATIVE DRAFT
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION**

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



LEAD AGENCY:

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

PREPARED BY:

Michael Baker International
40810 County Center Dr, Ste. 200
Temecula, California 92591
Contact: Peter Minegar, CEP-IT
(951) 506-3523

JN 141573
June 2016

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APPENDICES

Appendix A: GPA No. 1156

Appendix B: List of Parcels Proposed for Land Use Designation Change



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Appendix C: Noise Measurement Data

Appendix D: Traffic Impact Technical Memo

Appendix E: Mitigation Monitoring and Reporting Program

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

1.1 STATUTORY AUTHORITY AND REQUIREMENTS

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

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

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

1.2 PURPOSE

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

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

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

1.3 CONSULTATION

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

1.4 INCORPORATION BY REFERENCE

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

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



Section 2.0 Project Description

2.1 INTRODUCTION

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

2.2 PROJECT LOCATION AND SETTING

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

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

2.3 PROJECT BACKGROUND

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

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

2.4 GPA NO. 1156 COMPONENTS

The proposed Project includes:

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

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

2.4.1 General Plan Amendment to adopt the updates to the ELAP

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

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

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

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

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

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

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

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

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

LAND USE	AREA	STATISTICAL CALCULATIONS ¹		
	ACREAGE ⁷	D.U.	POP.	EMPLOY.
LAND USE ASSUMPTIONS AND CALCULATIONS⁹				
LAND USE DESIGNATIONS BY FOUNDATION COMPONENTS				
AGRICULTURE FOUNDATION COMPONENT				
Agriculture (AG)	0	0	0	0
<i>Agriculture Foundation Sub-Total:</i>	0	0	0	0
RURAL FOUNDATION COMPONENT				
Rural Residential (RR)	2,442 2,441	366	1,107 1,106	NA
Rural Mountainous (RM)	10,606 10,604	530	1,602	NA
Rural Desert (RD)	0	0	0	NA
<i>Rural Foundation Sub-Total:</i>	13,048 13,045	897-896	2,709 2,708	0
RURAL COMMUNITY FOUNDATION COMPONENT				
Estate Density Residential (RC-EDR)	686	240	725	NA
Very Low Density Residential (RC-VLDR)	69	52	156	NA
Low Density Residential (RC-LDR)	0	0	0	NA
<i>Rural Community Foundation Sub-Total:</i>	755	292	881	0
OPEN SPACE FOUNDATION COMPONENT				
Open Space-Conservation (OS-C)	224 232	NA	NA	NA
Open Space-Conservation Habitat (OS-CIH)	51,907	NA	NA	NA
Open Space-Water (OS-W)	341	NA	NA	NA
Open Space-Recreation (OS-R)	88	NA	NA	13
Open Space-Rural (OS-RUR)	6,407	160	484	NA
Open Space-Mineral Resources (OS-MIN)	0	NA	NA	0
<i>Open Space Foundation Sub-Total:</i>	58,966 58,975	160	484	13
COMMUNITY DEVELOPMENT FOUNDATION COMPONENT				
Estate Density Residential (EDR)	0 60	0 21	0 63	NA
Very Low Density Residential (VLDR)	3,293	2,470	7,461	NA
Low Density Residential (LDR)	571 453	856 680	2,585 2,053	NA
Medium Density Residential (MDR) ⁸	2,732 2,751	8,784 8,850	26,537 26,965	NA
Medium-High Density Residential (MHDR)	245 202	1,591 1,313	4,807 3,967	NA
High Density Residential (HDR)	7 11	77 121	231 366	NA
Very High Density Residential (VHDR)	16 17	265 289	799 873	NA
Highest Density Residential (HHDR)	0	0	0	NA
Commercial Retail ² (CR)	120 28	NA	NA	1,805 421
Commercial Tourist (CT)	17	NA	NA	282
Commercial Office (CO)	0	NA	NA	0
Light Industrial (LI)	825 820	NA	NA	10,609-10,542
Heavy Industrial (HI)	0	NA	NA	0
Business Park (BP)	56	NA	NA	915

Section 2.0

Project Description

LAND USE	AREA		STATISTICAL CALCULATIONS ¹		
	ACREAGE ⁷		D.U.	POP.	EMPLOY.
Public Facilities (PF)	47.76		NA	NA	47.76
Community Center (CC) ³	0		0	0	0
Mixed Use <i>Planning</i> Area (MUPA)	0.139		0.641	0.1,936	0.725
<i>Community Development Foundation Sub-Total:</i>	<i>7,928.7,923</i>		<i>14,042.14,384</i>	<i>42,421.43,684</i>	<i>13,657.12,961</i>
SUB-TOTAL FOR ALL FOUNDATION COMPONENTS:	80,699.80,698		15,391.15,733	46,496.47,757	13,670.12,974
NON-COUNTY JURISDICTION LAND USES					
OTHER LANDS NOT UNDER PRIMARY COUNTY JURISDICTION					
Cities	45,435		---	---	---
Indian Lands	0		---	---	---
Freeways	218		---	---	---
<i>Other Lands Sub-Total:</i>	<i>45,653</i>				
TOTAL FOR ALL LANDS:	126,3512		16,391.15,733	46,496.47,757	13,670.12,974
SUPPLEMENTAL LAND USE PLANNING AREAS					
<i>These SUPPLEMENTAL LAND USES are overlays, policy areas and other supplemental items that apply OVER and IN ADDITION to the base land use designations listed above. The acreage and statistical data below represent possible ALTERNATE land use or buildout scenarios.</i>					
OVERLAYS AND POLICY AREAS					
OVERLAYS^{4,5}					
Rural Village Study Area Overlay	701		2003	6,050	3859
<i>Total Area Subject to Overlays^{4,5}</i>	<i>701</i>		<i>2,003</i>	<i>6,050</i>	<i>3,859</i>
POLICY AREAS					
Temescal Wash	460		---	---	---
Glen Edcn	703		---	---	---
Warm Springs	13,834		---	---	---
Walker Canyon	1,248		---	---	---
Lake Blinnore Environs <i>Lakeland Village Policy Area</i>	<i>234.2,626</i>		---	---	---
<i>Total Area Within Policy Areas⁶</i>	<i>16,479.19,061</i>				
TOTAL AREA WITHIN SUPPLEMENTALS:⁷	17,180.19,762				
FOOTNOTES:					
1 Statistical calculations are based on the midpoint for the theoretical range of buildout projections. Reference Appendix E-1 of the General Plan for assumptions and methodology used.					
2 For calculation purposes, it is assumed that CR designated lands will build out at 40% CR and 60% MDR.					
3 Note that "Community Center" is used both to describe a land use designation and a type of overlay. These two terms are separate and distinct; are calculated separately; and, are not interchangeable terms.					
4 Overlays provide alternate land uses that may be developed instead of the underlying base use designations.					
5 Policy Areas indicate where additional policies or criteria apply, in addition to the underlying base use designations. As Policy Areas are supplemental, it is possible for a given parcel of land to fall within one or more Policy Areas. It is also possible for a given Policy Area to span more than one Area Plan.					
6 Overlay data represent the additional dwelling units, population and employment permissible under the alternate land uses.					
7 A given parcel of land can fall within more than one Policy Area or Overlay. Thus, this total is not additive.					
8 723.91 acres is under Glen Eden Policy Area which has an assumption of 2.5 du/ac.					
9 Statistical calculation of the land use designations in the table represents addition of Overlays and Policy Areas.					

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

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

2.4.2 Revisions to the General Plan Land Use Element

As noted above, the Project proposes to change the land use designation of certain parcels within a 1,118 acre area contained within the proposed LVPA of the ELAP. It is important to note that only specific portions of the 1,118 acre area are proposed for change. As such, in order to maintain consistency between the ELAP and the General Plan Land Use Element, the Project will require minor updates to the Land Use Element in order to reflect minor changes due to the LVPA. Specifically, Table LU-2, *Unincorporated Riverside County Buildout Capacity Summary* will be revised to reflect the changes in dwelling units, population and employment associated with the implementation of the Project.

2.4.3 Revisions to the General Plan Circulation Element

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

2.4.4 Revisions to General Plan Appendix E-1

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

2.5 SUBSEQUENT DEVELOPMENT REVIEW AND APPROVAL PROCESS

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

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

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

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

2.6 ROLE OF THE GENERAL PLAN

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

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

AGREEMENTS, PERMITS, AND APPROVALS

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

Table 2.6-1: Required Permit Approvals

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

2.7 INITIAL STUDY CHECKLIST

2.7.1 Background

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

2.7.2 Evaluation of Environmental Impacts

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

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

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

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

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

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

2.7.3 Environmental Factors Potentially Affected

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

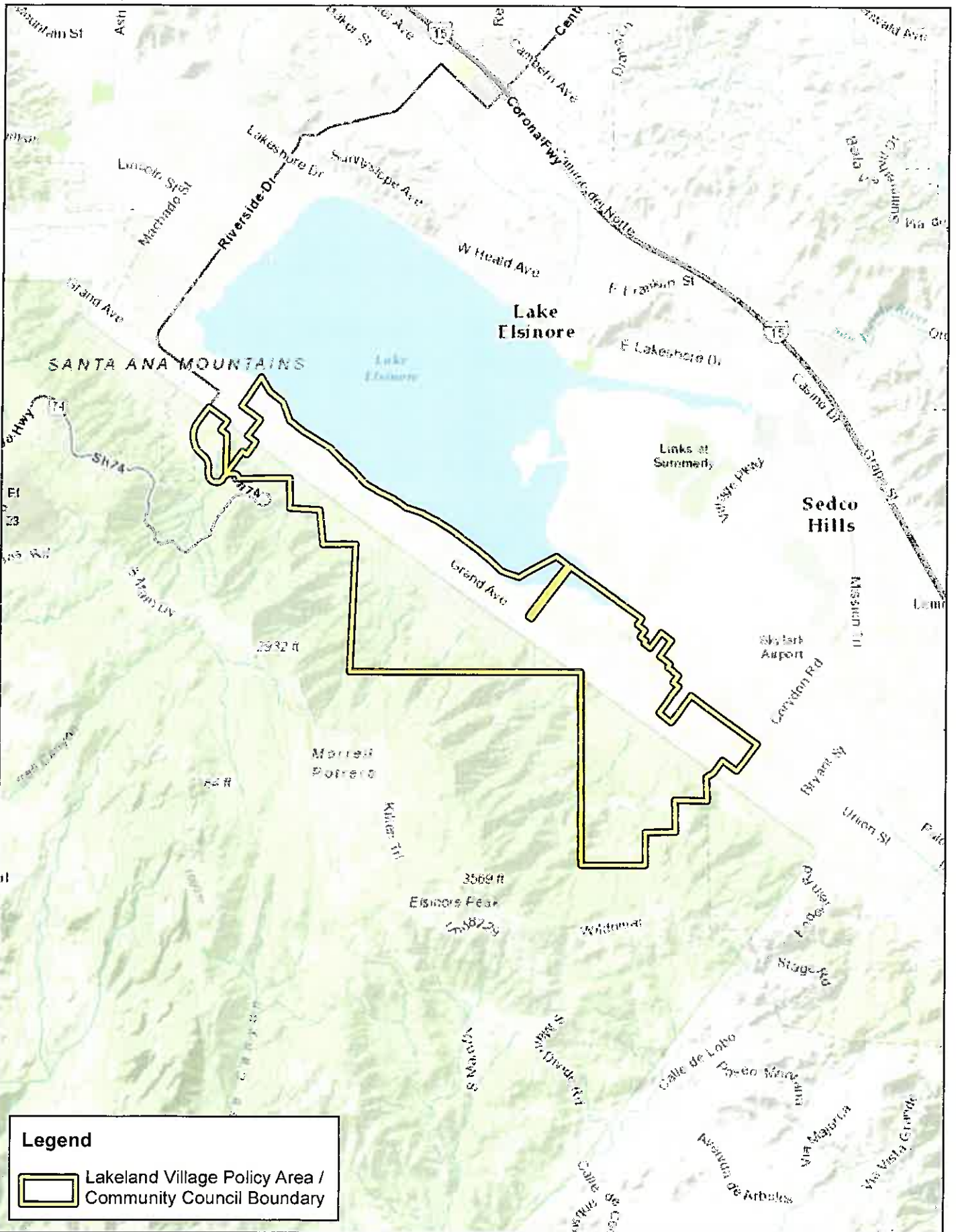
- | | |
|--|---|
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| <input type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/>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

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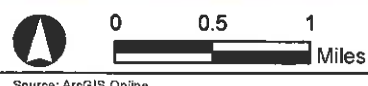
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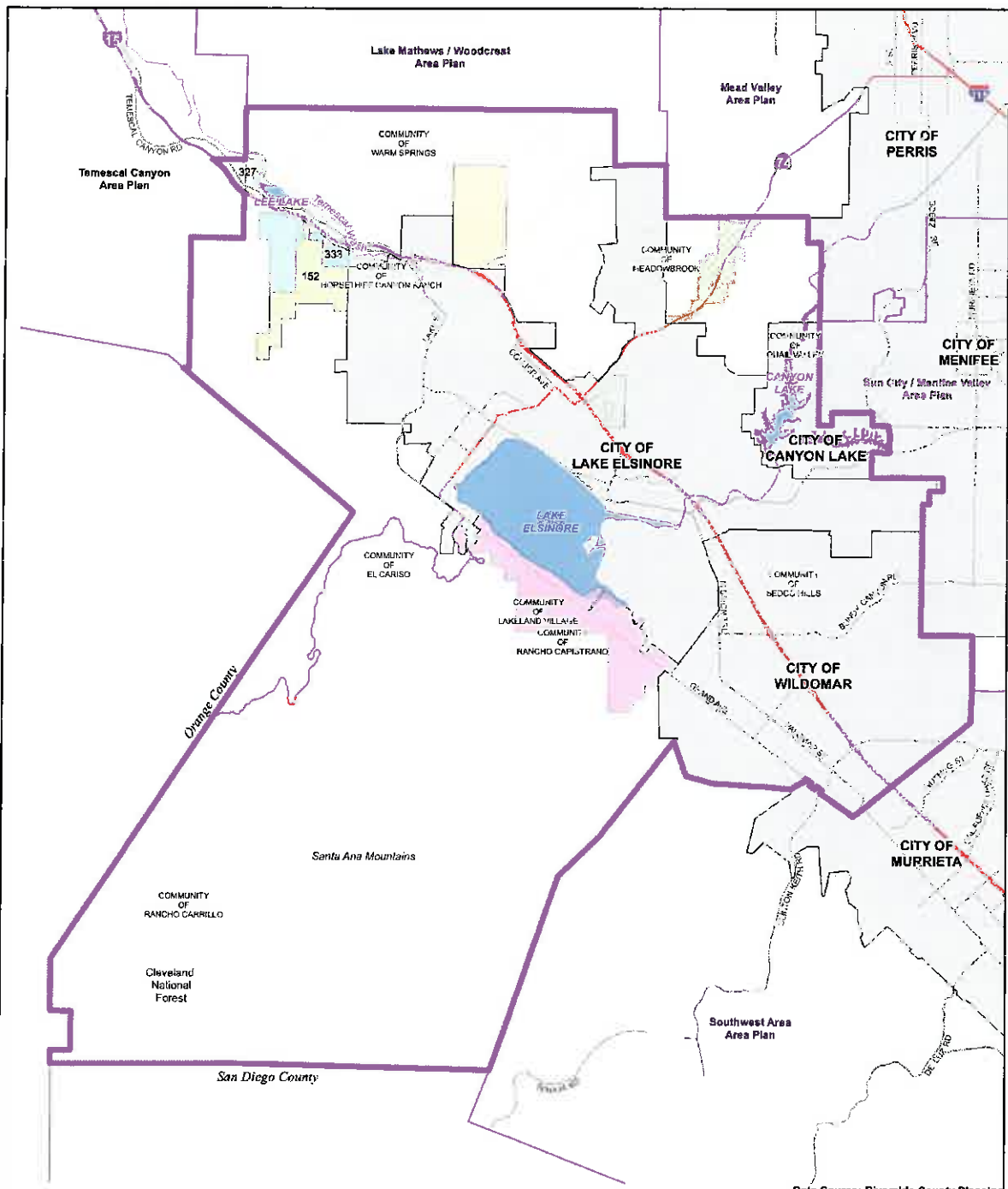
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Legend

 Lakeland Village Policy Area / Community Council Boundary



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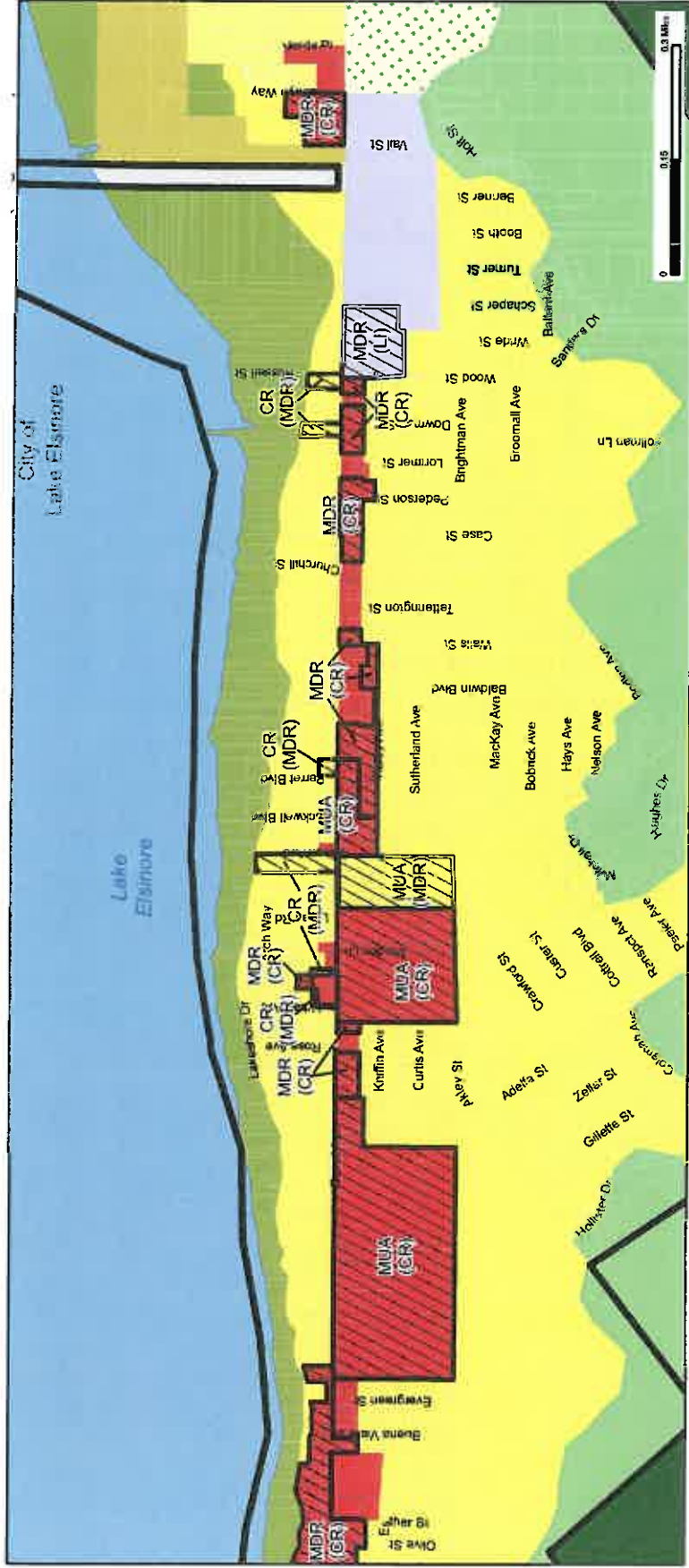


Data Source: Riverside County Planning

- Warm Springs Policy Area
- Temescal Wash Policy Area
- Glen Eden Policy Area
- Walker Canyon Policy Area
- Lake Elsinore Environs Policy Area
- Lakeland Village Policy Area
- Meadowbrook Rural Village Land Use Overlay
- Specific Plans
- Area Plan Boundary
- Highways
- Waterbodies
- City Boundary

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Zoning District: Lakeland Village



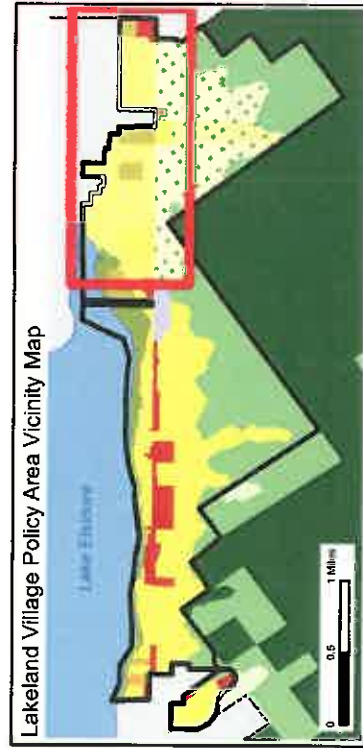
Lakeland Village Policy Area Vicinity Map

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

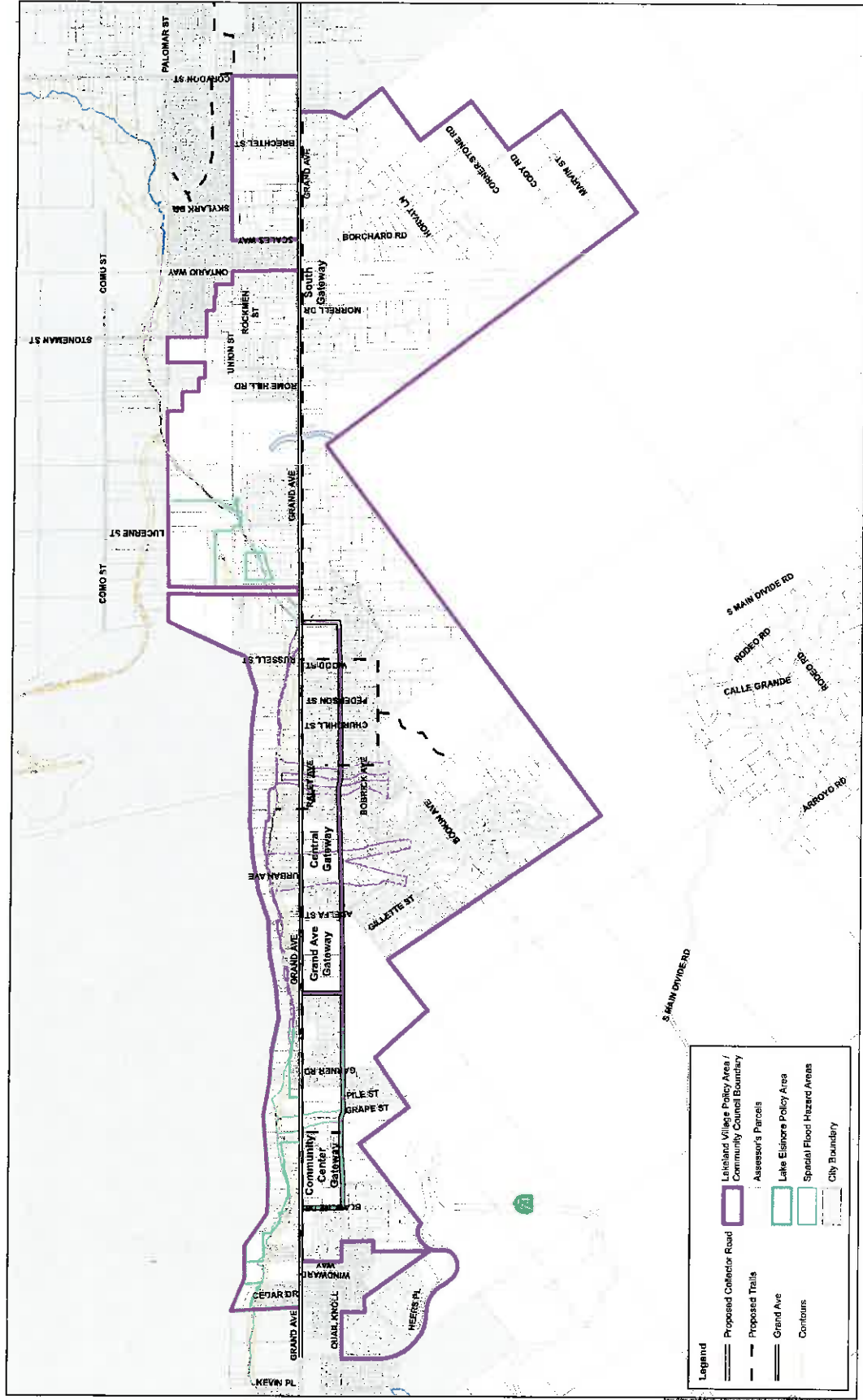
LAKELAND VILLAGE ALTERNATIVE LAND USE PLAN IS/MND Proposed Land Use and Circulation Map



Zoning District: Lakeland Village



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



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

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Section 3.0 Environmental Analysis

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

3.1 AESTHETICS

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

Would the proposal:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

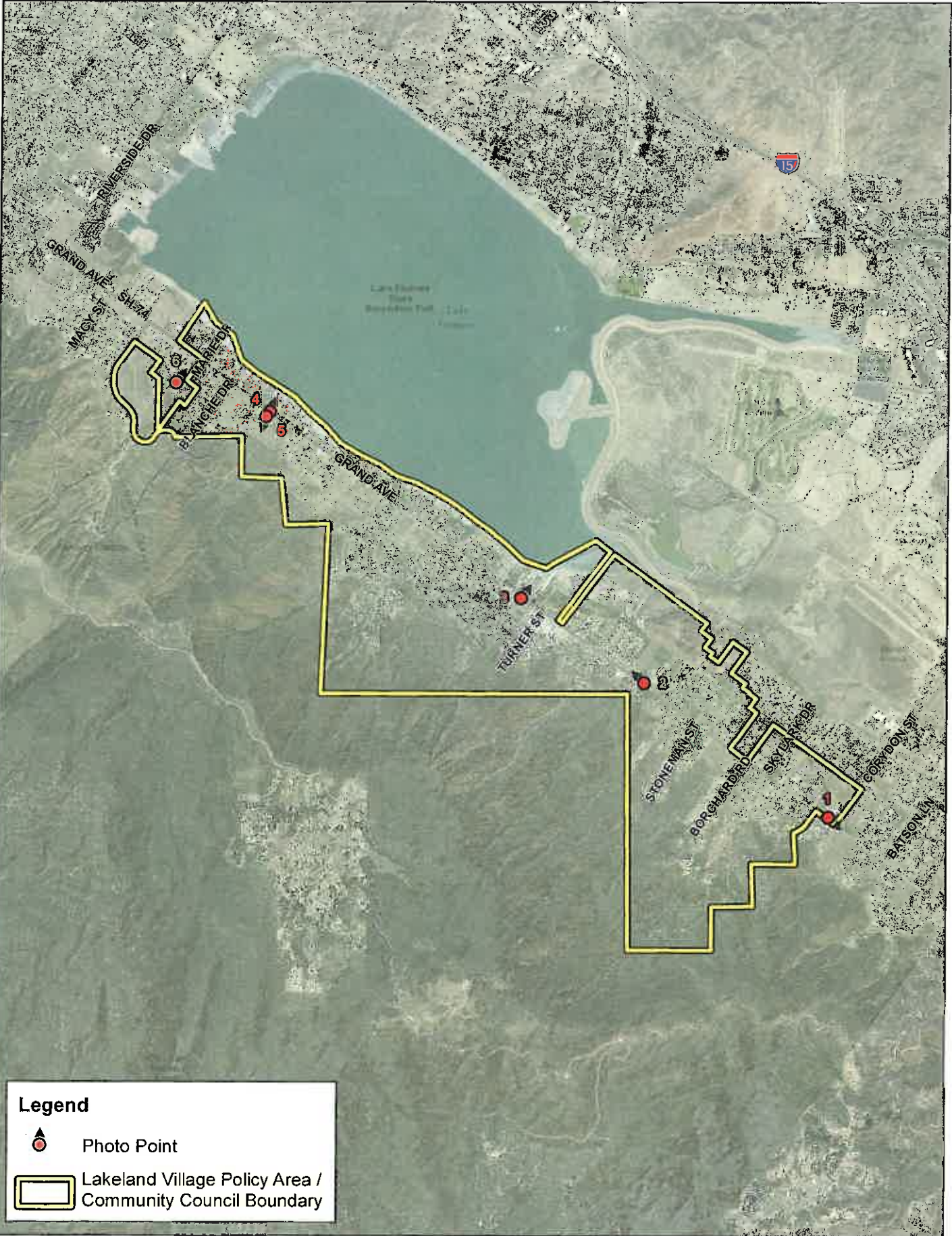
Existing sources of light and glare within the Project area are predominantly emitted from single-family residential and small-scale commercial and industrial uses. Similar land uses are proposed under the Project; however, the proposed land use designations would increase development intensity (particularly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

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

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

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

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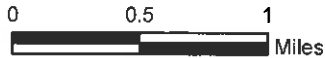
Legend



Photo Point



Lakeland Village Policy Area /
Community Council Boundary



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View looking north towards commercial center



View looking northeast towards barber shop



View looking southwest along Grand Ave



View looking north towards the lake.

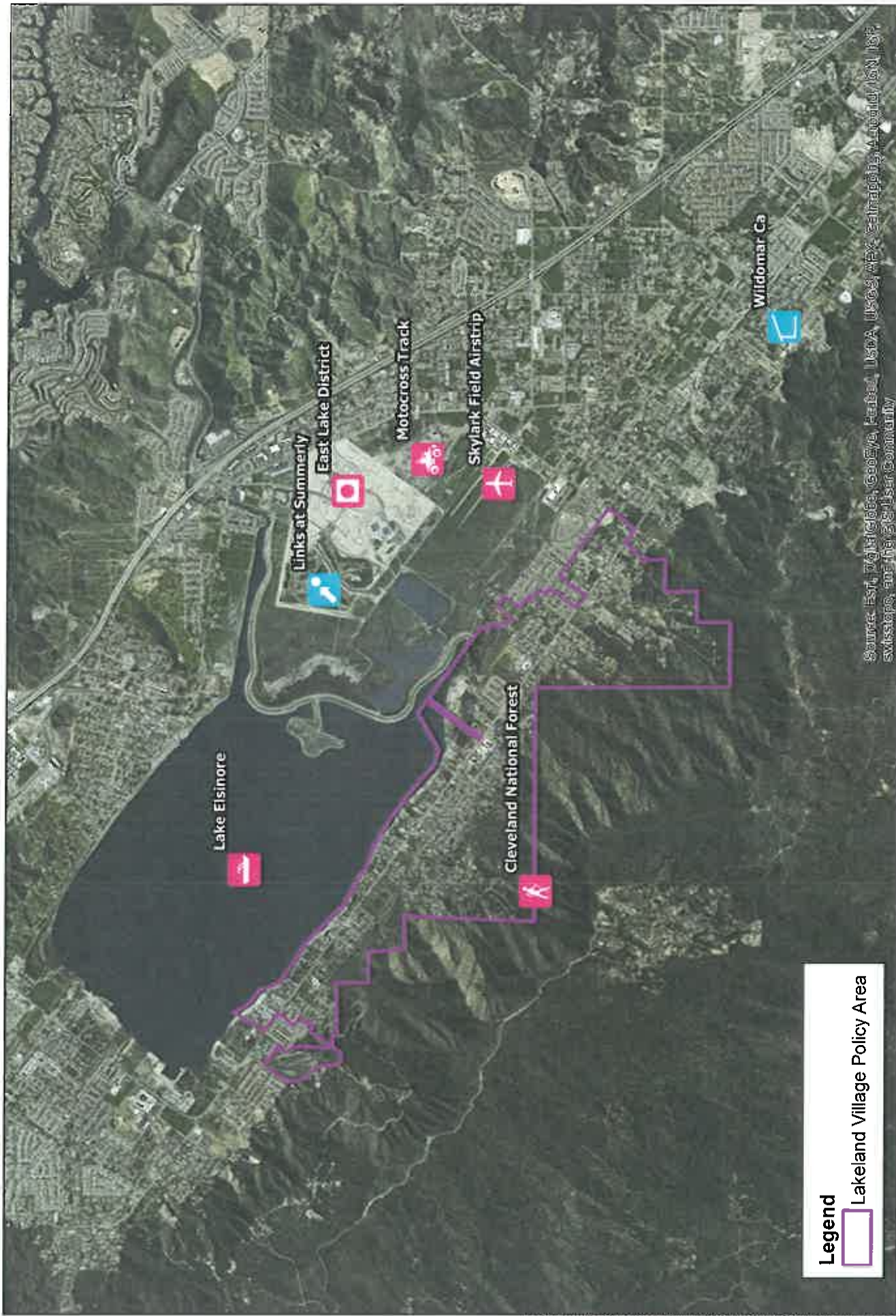


View looking south east along Santa Rosa towards the hills.



View looking along Windward, facing Northeast towards the lake.

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Legend
 Lakeland Village Policy Area



Michael Baker INTERNATIONAL

Source:

Source: Esri, DigitalGlobe, GeoEye, Earthstar, USDA, USGS, AeroGRID, IGN, SRTM30, and the GIS User Community

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

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3.2 AGRICULTURE RESOURCES

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

Would the project:

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

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

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

¹ California Department of Conservation, Farmland Mapping and Monitoring Program, “2012 Important Farmland Finder,” <http://maps.conservation.ca.gov/ciff/ciff.html>, Accessed on May 17, 2016.

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

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

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

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

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

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

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

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

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

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

3.3 AIR QUALITY

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
3. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Would the project:

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

The proposed Project is located within the South Coast Air Basin (Basin), which is governed by the South Coast Air Quality Management District (SCAQMD). On December 7, 2012, the SCAQMD Governing Board approved the *2012 Air Quality Management Plan (2012 AQMP)*, which outlines its strategies for meeting the National Ambient Air Quality Standards (NAAQS) for fine particulate matter (PM_{2.5}) and ozone (O₃). According to the SCAQMD's 2012 AQMP, two main criteria must be addressed.

Criterion 1:

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

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

Since the consistency criteria identified under the first criterion pertain to pollutant emissions relative to localized pollutant concentrations, rather than to total regional emissions, an analysis of the Project's pollutant emissions relative to localized pollutant concentrations is used as the basis for evaluation project consistency. As discussed below in Response 3.3.d, localized concentrations of carbon monoxide (CO), nitrogen oxides (NO_x), particulate matter 10 microns in diameter or less (PM₁₀), and particulate matter 2.5 microns in diameter or less PM_{2.5} would be mitigated to a less than significant level. If individual projects within the LVPA cannot demonstrate that emissions would be below SCAQMD LST thresholds or have a less than significant TAC impact, modifications to

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

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

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

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

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

Criterion 2:

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

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

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

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

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

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

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

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

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

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

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

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

Short-Term Construction Activities

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

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

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

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

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

Fugitive Dust Emissions. Construction activities are a source of fugitive dust (PM₁₀ and PM_{2.5}) emissions that may have a substantial, although temporary, impact on local air quality. These particles are either directly emitted or are formed in the atmosphere from the combustion of gasses such as NO_x and SO_x combining with ammonia. Fugitive dust emissions are associated with land clearing, excavation, cut and fill, and truck travel on unpaved roadways. Since fugitive dust emissions primarily occur during the grading phase of construction, the SCAQMD has established Rule 403 and Rule 402, which reduce the ambient entrainment of fugitive dust, and require that air pollutant emissions to not be a nuisance off-site, respectively. During individual development construction, the property owner, developer, and contractors are required to comply with regional rules, which assist in reducing short-term construction-related air pollutant emissions.

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

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

Implementation of Mitigation Measures AQ-1 through AQ-3, regarding dust control techniques (e.g., daily watering, etc.), limitations on construction hours, and adherence to standard construction practices (watering of inactive and perimeter areas, track-out requirements, etc.), would reduce PM₁₀ and PM_{2.5} concentrations. Thus, impacts from fugitive dust would be less than significant.

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

Reactive Organic Gases (ROG) Emissions. In addition to gaseous and particulate emissions, the application of asphalt and surface coatings creates ROG emissions, which are O₃ precursors. The greatest ROG emissions would be generated during the application of architectural coatings on the buildings. If architectural coatings are used, the proposed Project structures would be required to comply with SCAQMD Regulation XI, Rule 1113 - Architectural Coating; refer to Mitigation Measure AQ-7. Rule 1113 provides specifications on painting practices as well as regulates the ROG content of paint. To ensure that impacts associated with architectural coatings would be less than significant, mitigation such as high-volume-low-pressure (HVLP) paint applicators with a minimum transfer efficiency of at least 50 percent, using pre-painted construction materials, and constructing buildings with materials that do not require painting have been recommended; refer to Mitigation Measure AQ-7.

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

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

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

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

Long-Term Operational Emissions

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

The Project would allow for the development of mixed-use development, residential and commercial uses. For comparison, it should be noted that the Project would result in a net addition of 343 dwelling units and a reduction in commercial, retail, office, and light industrial of 510,923 square feet from the current approved General Plan designations. While future development would have the potential to increase both stationary and mobile source emissions, the Project includes a reduction in intensity from the current General Plan approved land uses. Furthermore, it should be noted that the proposed Project does not include any provisions which require that its growth potential be attained. Not all of the identified land will be available for development at any given time based on site readiness, environmental constraints, market changes, and other factors.

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

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

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

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

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

Mitigation Measures:

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

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

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

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

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

Section 3.0

Environmental Analysis

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

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

AQ-3

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

AQ-4

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

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

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

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

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

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

Mitigation Measures:

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

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

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

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

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

Mitigation Measures:

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

SCAQMD Jurisdiction:

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

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

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

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

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

3.4 BIOLOGICAL RESOURCES

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

Would the project:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

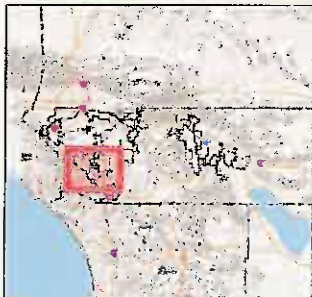
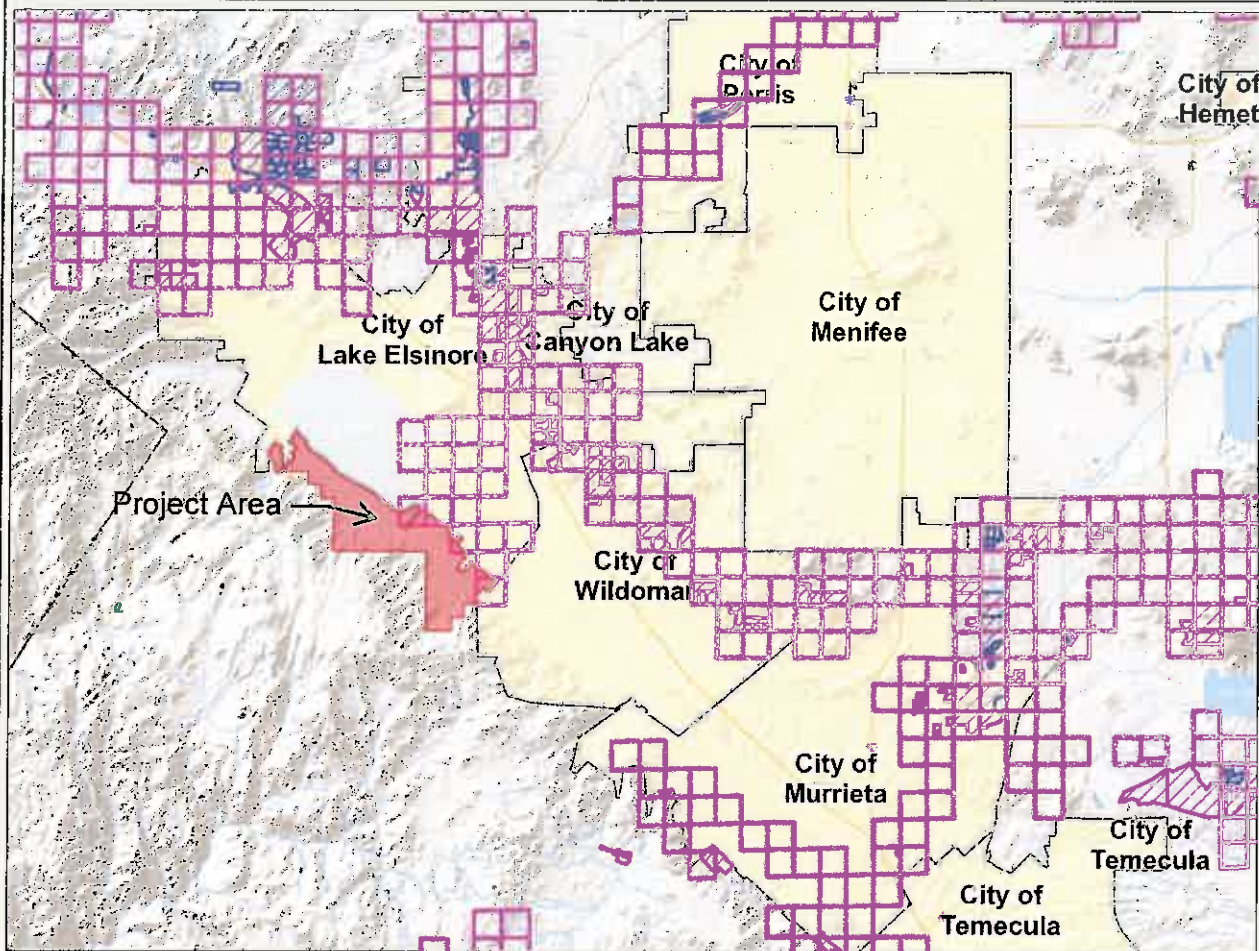
As noted previously, the majority of the Project Area contains existing development with scattered areas of undeveloped land. The project-level development that would be accommodated under the Project could have impacts potential on biological resources (including Oak Trees) through the site preparation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

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

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

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


My Map



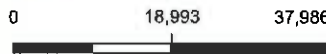
Legend


- Criteria Cells
- WRC RCA Conserved Lands
- City Boundaries
- Cities
- adjacent_highways**
- Interstate
- Interstate 3
- State Highways; 60
- State Highways 3
- US HWY

Notes



0 18,993 37,986 Feet





IMPORTANT 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.

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Riverside County Map My County GIS Database (2016)

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3.5 CULTURAL RESOURCES

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

Would the project:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

3.6 GEOLOGY AND SOILS

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

Would the project:

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

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

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

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

Mitigation Measures:

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

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

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

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

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

Mitigation Measures:

- GEO-2** As determined by the County Geologist, a site-specific assessment shall be prepared to ascertain potential groundshaking impacts resulting from development. The site-specific groundshaking assessment shall incorporate up-to-date data from government and non-government sources and may be included as part of any site-specific geotechnical investigation required Mitigation Measure GEO-1. The site-specific groundshaking assessment shall include specific measures to reduce the significance of potential groundshaking hazards. This site-specific groundshaking assessment shall be prepared by a licensed geologist and shall be submitted to the County Geologist for review and approval prior to the issuance of building permits. (EIR No. 521, Existing Mitigation Measure 4.10.2B)
- GEO-3** The standards stated in Mitigation Measure GEO-1 through GEO-3 above shall apply to any structure of facility that undergoes expansion, remodeling, renovation, refurbishment or other modification. (EIR No. 521, Existing Mitigation Measure 10.2C)

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

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

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

Mitigation Measures:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

² Elsinore Basin Groundwater Management Plan, March 2005, Page 2-33

3.7 GREENHOUSE GAS EMISSIONS

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

Would the project:

Global Climate Change

California is a substantial contributor of global greenhouse gases (GHGs), emitting over 450 million tons of carbon dioxide (CO₂) in 2013.³ Climate studies indicate that California is likely to see an increase of three to four degrees Fahrenheit over the next century. Methane (CH₄) is also an important GHG that potentially contributes to global climate change. GHGs are global in their effect, which is to increase the earth's ability to absorb heat in the atmosphere. As primary GHGs have a long lifetime in the atmosphere, accumulate over time, and are generally well-mixed, their impact on the atmosphere is mostly independent of the point of emission.

The impact of human activities on global climate change is apparent in the observational record. Air trapped by ice has been extracted from core samples taken from polar ice sheets to determine the global atmospheric variation of CO₂, CH₄, and nitrous oxide (N₂O) from before the start of industrialization (approximately 1750), to over 650,000 years ago. For that period, it was found that CO₂ concentrations ranged from 180 to 300 parts per million. For the period from approximately 1750 to the present, global CO₂ concentrations increased from a pre-industrialization period concentration of 280 to 379 parts per million in 2005, with the 2005 value far exceeding the upper end of the pre-industrial period range.

Regulations and Significance Criteria

The Intergovernmental Panel on Climate Change (IPCC) developed several emission trajectories of GHGs needed to stabilize global temperatures and climate change impacts. It concluded that a stabilization of GHGs at 400 to 450 parts per million CO₂ equivalent⁴ (CO₂eq) concentration is required to keep global mean warming below two degrees Celsius, which in turn is assumed to be necessary to avoid significant levels of climate change.

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

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

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

⁴ Carbon Dioxide Equivalent (CO₂eq) – A metric measure used to compare the emissions from various greenhouse gases based upon their global warming potential.

Additionally, issued in April 2015, Executive Order B-30-15 requires statewide GHG emissions to be reduced 40 percent below 1990 levels by 2030. Assembly Bill (AB) 32 Statutes of 2006, Health and Safety Code section 38500 et seq. requires that CARB determine what the statewide GHG emissions level was in 1990, and approve a statewide GHG emissions limit that is equivalent to that level, to be achieved by 2020. CARB has approved a 2020 emissions limit of 427 million metric tons of CO₂ equivalent (MTCO₂eq).

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

In June 2008, the California Governor's Office of Planning and Research (OPR) published a Technical Advisory, which provides informal guidance for public agencies as they address the issue of climate change in CEQA documents.⁵ This is assessed by determining whether the proposed project is consistent with or obstructs the 39 Recommended Actions identified by CARB in its Climate Change Scoping Plan which includes nine Early Action Measures (qualitative approach). The Attorney General's Mitigation Measures identify areas where GHG emissions reductions can be achieved in order to achieve the goals of Assembly Bill 32. As set forth in the OPR Technical Advisory and in the proposed amendments to the *CEQA Guidelines* Section 15064.4, this analysis examines whether the project's GHG emissions are significant based on a qualitative and performance based standard (Proposed *CEQA Guidelines* Section 15064.4(a)(1) and (2)).

Riverside County Thresholds

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

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

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

Implementation of the County's CAP is achieved through the Development Review Process by applying appropriate reduction requirements to projects, which reduce GHG emissions. All new development is required to quantify a project's GHG emissions and adopt feasible mitigation to reduce project emissions below a level of significance. A review standard of 3,000 MTCO₂eq is used to identify and mitigate project emissions.

For projects exceeding 3,000 MTCO₂eq/yr of GHG emissions, the developer may use the CAP Screening Tables as a tool to assist with calculating GHG reduction measures and the determination of a significance finding. Projects that garner 100 or more points on the Screening Tables do not require quantification of

⁵ Governor's Office of Planning and Research, *CEQA and Climate Change: Addressing Climate Change Through California Environmental Quality Act (CEQA) Review*, 2008.

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

Projects exceeding 3,000 MTCO₂eq/yr of GHG emissions that do not use the Screening Tables are required to quantify the project specific GHG emissions or otherwise demonstrate that project specific GHG emissions achieve the equivalent level of GHG emissions efficiency as a 100-point project. Consistent with the CEQA Guidelines, such projects are consistent with the GHG Plan and, therefore, would be determined to have a less than significant individual and cumulative impact for GHG emissions.

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

Project-Related Sources of Greenhouse Gases

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

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

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

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

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

Mitigation Measures:

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

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

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

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

Mitigation Measures:

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

3.8 HAZARDS AND HAZARDOUS MATERIALS

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

Would the project:

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

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

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

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

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

- b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? **Determination: Less than Significant Impact.****

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

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

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

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

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

⁶ California Department of Toxic Substance Control, Envirostor Database, Accessed April 29, 2016.

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

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

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

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

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

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

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

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

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

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

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

3.9 HYDROLOGY AND WATER QUALITY

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

Would the project:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

3.10 LAND USE AND PLANNING

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

Would the project:

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

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

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

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

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

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

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

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

3.11 MINERAL RESOURCES

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

Would the project:

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

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

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

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

- b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? **Determination: No Impact.**

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

3.12 NOISE

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

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

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

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

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

Regulatory Framework

Riverside County General Plan

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

Riverside County General Plan Noise Policies:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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Table 3.12-2: Stationary Source Land Use Noise Standards¹

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

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

Riverside County Ordinance No. 847 – Regulating Noise

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

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

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

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

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

Existing Conditions

Stationary Sources

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

Mobile Sources

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

Table 3.12-4: Existing Traffic Noise Levels

Roadway Segment	ADT	dBA @ 100 Feet from Roadway Centerline	Existing Conditions		
			Distance from Roadway Centerline to: (Feet)		
			60 CNEL Noise Contour	65 CNEL Noise Contour	70 CNEL Noise Contour
Riverside Drive					
East of Grand Avenue	18,732	65.8	439	139	44
Grand Avenue					
Machado Street to Riverside Drive	8,727	62.4	205	65	20
Riverside Drive to Ortega Highway	22,402	65.8	439	139	44
Ortega Highway to Bonnie Lea Drive	17,542	65.5	411	130	41
Bonnie Lea Drive to Windward Way	17,542	65.5	411	130	41
Windward Way to Turner Street	16,507	65.2	387	122	39
Turner Street to Borchard Road	17,197	65.4	403	128	40
Borchard Road to Corydon Road	18,028	65.6	422	134	42
South of Corydon Road	9,405	62.8	220	70	22
Ortega Highway (SR-74)					
West of Grand Avenue	14,139	66.0	439	139	44
Corydon Road					
Grand Avenue to Almond Tree Lane	10,499	64.5	327	103	33

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

Noise Measurements

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

Table 3.12-5: Noise Measurements

Site No.	Location	L_{eq} (dBA)	L_{min} (dBA)	L_{max} (dBA)	Peak (dBA)	Time
1	Along Rigatta Drive, approximately 100 feet north of Lighthouse Lane.	45.3	31.2	66.5	75.0	10:21 a.m.
2	At the northeast corner of the Zellar Street and Coleman Avenue intersection.	59.6	38.9	79.9	75.2	10:44 a.m.
3	Near the western boundary of Lakehills Community Church, along Wood Street	65.2	43.0	88.4	110.5	11:02 a.m.
4	Lakeland Village Middle School, Along Grand Avenue approximately 300 feet north of Gregory Street.	62.4	41.1	79.3	93.0	11:19 a.m.
5	Grand Plaza Center, at the northwest corner of the Grand Avenue and Corydon Street intersection.	64.9	46.3	77.0	91.0	11:37 a.m.

Source: Michael Baker International, April 21, 2016.

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

Sensitive Receptors

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

Would the project result in:

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

Short-Term Construction Noise Impacts

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

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

Type of Equipment	Acoustical Use Factor ¹	L _{max} at 50 Feet (dBA)
Backhoe	40	78
Tractor	40	84
Concrete Saw	20	90
Water Truck	40	70
Excavator	40	81
Cement and Mortar Mixer	40	79
Crane	16	81
Dozer	40	82
Forklift	40	70
Grader	40	85
Paver	50	77
Roller	20	80
Note:		
1. Acoustical Use Factor (percent): Estimates the fraction of time each piece of construction equipment is operating at full power (i.e., its loudest condition) during a construction operation.		
Source: Federal Highway Administration, <i>Roadway Construction Noise Model (FHWA-HEP-05-054)</i> , January 2006.		

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

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

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

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

Long-Term Operational Impacts

Off-Site Mobile Noise

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

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Table 3.12-7: Future Traffic Noise Levels

Roadway Segment	2035 Without Project				2035 With Project				Difference in dBA @ 100 feet from Roadway		
	ADT	dBA @ 100 Feet from Roadway Centerline	Distance from Roadway Centerline to: (Feet)		ADT	dBA @ 100 Feet from Roadway Centerline	Distance from Roadway Centerline to: (Feet)				
			60 CNEL Noise Contour	70 CNEL Noise Contour			60 CNEL Noise Contour	70 CNEL Noise Contour			
Riverside Drive											
East of Grand Avenue	34,000	68.4	798	252	80	29,502	67.7	692	219	69	-0.7
Grand Avenue											
Machado Street to Riverside Drive	33,000	68.2	774	245	77	31,032	68.0	727	230	73	-0.2
Riverside Drive to Ortega Highway	60,000	70.9	1406	445	141	53,534	70.4	1256	397	126	-0.5
Ortega Highway to Bonnie Lea Drive	54,000	70.4	1264	400	126	47,253	69.8	1109	351	111	-0.6
Bonnie Lea Drive to Windward Way	54,000	70.4	1264	400	126	47,253	69.8	1109	351	111	-0.6
Windward Way to Turner Street	54,000	70.4	1264	400	126	46,972	69.8	1101	348	110	-0.6
Turner Street to Borchard Road	67,000	71.3	1570	496	157	60,113	70.8	1409	445	141	-0.5
Borchard Road to Corydon Road	67,000	71.3	1570	496	157	60,113	70.8	1409	445	141	-0.5
South of Corydon Road	50,000	70.0	1172	370	117	46,767	69.7	1096	347	110	-0.3
Ortega Highway (SR-74)											
West of Grand Avenue	29,000	69.1	901	285	90	28,719	69.0	893	282	89	-0.1
Corydon Road											
Grand Avenue to Almond Tree Lane	43,000	70.6	1336	423	134	39,345	70.3	1224	387	122	-0.3

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

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Cumulative Mobile Source Impacts

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

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

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

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

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

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

Table 3.12-8: Cumulative Noise Scenario

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

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

Stationary Noise Impacts

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

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

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

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

Mitigation Measures:

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

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

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

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

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

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

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

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

Table 3.12-9: Typical Vibration Levels for Construction Equipment

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

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

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

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

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

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

Mitigation Measures:

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

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

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

Mitigation Measures:

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

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

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

Mitigation Measures:

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

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

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

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

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

3.13 POPULATION AND HOUSING

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

Would the project:

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

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

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

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

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

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

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

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

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

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

3.14 PUBLIC SERVICES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

4) Parks? Determination: Less Than Significant Impact.

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

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

5) Other public facilities? Determination: No Impact.

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

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

3.15 RECREATION

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

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

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

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

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

3.16 TRANSPORTATION/TRAFFIC

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

Would the project:

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

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

Section 3.0

Environmental Analysis

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

Table 3.16-1: Proposed Changes in Land Use Designation

TRAFFIC BLOCK	LAND USE		NET CHANGE ¹		
1	Rural Mountains (RM)		-1.62	Acre	
	Medium Density Residential (MDR)		32	DU	
	Commercial Retail (CR)		-43,056	SF	
	Open Space - Conservation (OS-C)		-2.52	Acre	
2	Medium Density Residential (MDR)		34	DU	
	Medium-High Density Residential (MHDR)		8	DU	
	High Density Residential (HDR)		11	DU	
	Commercial Retail (CR)		-70,031	SF	
3	Medium Density Residential (MDR)		-188	DU	
	Medium-High Density Residential (MHDR)		1	DU	
	High Density Residential (HDR)		31	DU	
	Very High Density Residential (VHDR)		23	DU	
	Commercial Retail (CR)		-562,130	SF	
	Light Industrial (LI)		-59,325	SF	
	Land Use		Δ Intensity	0	
	0		-	0	
	Mixed Use Area (MUA)78.1		Medium Density Residential (MDR)	123	DU
			Medium-High Density Residential (MHDR)	159	DU
		High Density Residential (HDR)	142	DU	
		Highest Density Residential (HHDR)	90	DU	
		Very High Density Residential (VHDR)	110	DU	
		Commercial Retail (CR)	245,561	SF	
4	Open Space - Conservation (OS-C)		10.12	Acre	
	Rural Mountains (RM)		-1.37	Acre	
	Estate Density Residential (EDR)		22	DU	
	Low Density Residential (LDR)		-176	DU	
	Medium Density Residential (MDR)		192	DU	
	Medium-High Density Residential (MHDR)		-219	DU	
	Commercial Retail (CR)		-20,063	SF	
	Public Facilities (PF)		586,884	SF	
5	Medium Density Residential (MDR)		-40	DU	
	Mixed Use Area (MUA)114.8755608	Commercial Office (CO)	73638.18	SF	
		Public Facilities (PF)	140,742	SF	
6	Medium Density Residential (MDR)		36	DU	
	Medium-High Density Residential (MHDR)		-66	DU	
	Commercial Retail (CR)		-1,879	SF	

Total Change in Dwelling Units²: + 343 DU
 Total Change in Commercial Retail, Commercial Office & Light Industrial²: - 510,923 SF
 Total Proposed Mixed-Use Area³: + 139.64 Acres

Notes:

DU = Dwelling Unit

SF = Square Feet

¹ Net change indicates the change from Approved vs. Proposed Lakeland Village Land Use Plan.

²Total Change includes specific land uses within each Mixed-Use Area.

³Mixed-Use Area includes a combination of residential, retail and office as shown in Block 3 and Block 5.

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

Table 3.16-2: Trip Generation Summary Table

Block	Land Use	Δ Intensity	Δ ADT	AM Peak Hour Trips			PM Peak Hour Trips			
				Total	In	Out	Total	In	Out	
Block 1	Rural Mountains (RM)	-2 Acre		Non-Traffic Generating						
	Medium Density Residential (MDR)	32 DU	305	25	6	18	25	16	9	
	Commercial Retail (CR)	-43,056 SF	-1,838	-41	-26	-16	-160	-77	-83	
	Block 1 Subtotal		-1,534	-17	-19	3	-135	-61	-74	
Block 2	Open Space - Conservation (OS-C)	-3 Acre		Non-Traffic Generating						
	Medium Density Residential (MDR)	34 DU	319	26	7	19	26	17	9	
	Medium-High Density Residential (MHDR)	8 DU	80	6	2	5	7	4	2	
	High Density Residential (HDR)	11 DU	71	6	2	4	4	2	2	
	Commercial Retail (CR)	-70,031 SF	-2,990	-67	-42	-26	-260	-125	-135	
	Block 2 Subtotal		-2,520	-29	-32	3	-223	-101	-122	
Block 3	Medium Density Residential (MDR)	-188 DU	-1,790	-145	-38	-107	-148	-95	-53	
	Medium-High Density Residential (MHDR)	1 DU	6	0	0	0	0	0	0	
	High Density Residential (HDR)	31 DU	203	17	5	12	11	7	4	
	Very High Density Residential (VHDR)	23 DU	156	13	4	9	9	5	3	
	Commercial Retail (CR)	-562,130 SF	-24,003	-540	335	-205	2,086	1,001	1,084	
	Light Industrial (LI)	-59,325 SF	-413	-60	-54	-6	-8	-4	-4	
	Mixed Use Area (MUA) 78.1	Medium Density Residential (MDR)	123 DU	1,171	95	25	70	97	62	35
		Medium-High Density Residential (MHDR)	159 DU	1,514	122	32	91	125	80	45
		High Density Residential (HDR)	142 DU	944	78	23	55	52	32	20
		Highest Density Residential (HHDR)	90 DU	599	50	14	35	33	20	13
		Very High Density Residential (VHDR)	110 DU	732	61	18	43	41	25	16
		Commercial Retail (CR)	245,561 SF	10,485	236	146	90	911	437	474
		Commercial Office (CO)	73,638 SF	812	115	101	14	110	19	91
Public Facilities (PF)	140,742 SF	981	142	128	14	20	9	10		
Block 3 Subtotal		-8,600	184	69	115	-833	-403	-430		
Block 4	Open Space - Conservation (OS-C)	10 Acre		Non-Traffic Generating						
	Rural Mountains (RM)	-1 Acre		Non-Traffic Generating						
	Estate Density Residential (EDR)	22 DU	205	17	4	12	17	11	6	
	Low Density Residential (LDR)	-176 DU	-1,680	-136	-35	-101	-139	-89	-50	
	Medium Density Residential (MDR)	192 DU	1,832	148	39	110	151	97	54	
	Medium-High Density Residential (MHDR)	-219 DU	-2,087	-169	-44	-125	-172	-110	-62	
	Commercial Retail (CR)	-20,063 SF	-857	-19	-12	-7	-74	-36	-39	
	Block 4 Subtotal		-2,586	-159	-48	-111	-217	-127	-90	

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Block 5	Medium Density Residential (MDR)	-40 DU	-385	-31	-8	-23	-32	-20	-11	
	Mixed Use Area (MUA) 114.8755608	Medium Density Residential (MDR)	19 DU	181	15	4	11	15	10	5
		Commercial Retail (CR)	40,952 SF	1,749	39	24	15	152	73	79
	Block 5 Subtotal			1,545	23	20	3	135	62	73
Block 6	Medium Density Residential (MDR)	36 DU	346	28	7	21	29	18	10	
	Medium-High Density Residential (MHDR)	-66 DU	-626	-51	-13	-37	-52	-33	-19	
	Commercial Retail (CR)	-1,879 SF	-80	-2	-1	-1	-7	-3	-4	
	Block 6 Subtotal			-360	-24	-7	-17	-30	-18	-12
TOTAL NET TRIPS			-14,056	-23	-17	-5	-1,303	-648	-655	

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

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

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

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

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

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

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

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

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

As indicated in [Section 3.10, *Land Use and Planning*](#), the nearest airport to the Project Area is the Skylark Airport, which is located along Corydon Road approximately one mile to the north. The airport is privately-owned and does not have an airport compatibility plan.

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

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

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

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

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

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

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

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

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

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

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

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

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

3.17 UTILITIES AND SERVICE SYSTEMS

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

Would the project:

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

Wastewater treatment services for the Project site would be provided by EVMWD through one of their two wastewater treatment facilities. Wastewater is processed at EVMWD's Regional Wastewater Treatment Plant (Regional WWTP) and Santa Rosa Water Reclamation Facility under regulations enforced by the Santa Ana River Regional Water Quality Control Board (SAR-RWQCB). According to EVMWD's *Design Standards and Standard Drawings* (2015), EVMWD has a current baseline wastewater flow rate of 100 gallons per capita per day (gpcd). Based on this baseline wastewater flow rate, future growth accommodated through the proposed Project would increase wastewater treatment demand by approximately 103,500 gpcd,⁸ which would represent approximately 0.8 percent of the existing 13.0 million gpcd combined permitted capacity of both the Regional WWTP and the Santa Rosa Water Reclamation Facility. This percentage does not represent a substantial increase in wastewater and, as such, the increased demand for wastewater treatment generated by the anticipated growth under the Project is not expected to exceed wastewater treatment requirements or orders of the SAR-RWQCB.

⁸ 1,035 additional persons x 100 = 1,998,200 gallons daily

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

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

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

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

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

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

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

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

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

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

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

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

MITIGATION MEASURES

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

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

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

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

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

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

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

Table 3.17-1: Future Water Demand Projections

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

Land Use	Acres	DU	Average Daily Demand ¹		Total Water Use
Estate Density Residential (EDR)	60	21	500	DU	10,500.00
Very Low Density Residential (VLDR)	3,293	2,470	500	DU	1,235,000.00
Low Density Residential (LDR)	453	680	500	DU	340,000.00
Medium Density Residential (MDR) ⁸	2,751	8,850	500	DU	4,425,000.00
Medium-High Density Residential (MHDR)	202	1,313	500	DU	656,500.00
High Density Residential (HDR)	11	121	400	DU	48,400.00
Very High Density Residential (VHDR)	17	289	400	DU	115,600.00
Highest Density Residential (HHDR)	0	0	400	DU	-
Commercial Retail ² (CR)	28	NA	3,000	Acre	84,000.00
Commercial Tourist (CT)	17	NA	3,000	Acre	51,000.00
Commercial Office (CO)	0	NA	-	-	-
Light Industrial (LI)	820	NA	100	1,000 SF	3,571,920.00
Heavy Industrial (HI)	0	NA	-	-	-
Business Park (BP)	56	NA	3,000	Acre	168,000.00
Public Facilities (PF)	76	NA	4,000	Acre	304,000.00
Community Center (CC) ³	0	0	-	-	-
Mixed Use Area (MUA)	139	641	120	1,000 SF ⁷	726,580.80
Total Gallons per Day					12,586,500.80
Total Acre-Feet per Day					38.63
Total Acre-feet per Year					14,098.69

Notes:

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

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

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

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

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

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

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

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

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

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

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

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

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

3.18 MANDATORY FINDINGS OF SIGNIFICANCE

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

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

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

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

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

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

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

CUMULATIVE IMPACT ANALYSIS

Aesthetics

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

Agricultural Resources

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

Air Quality

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

Biological Resources

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

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

Cultural Resources

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

Geology and Soils

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

Greenhouse Gas Emissions

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

Hazards and Hazardous Materials

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

Hydrology and Water Quality

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

Land Use and Planning

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

Mineral Resources

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

Noise

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

Population and Housing

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

Public Services and Recreation

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

Transportation/Traffic

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

Utilities and Service Systems

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

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

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

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Environmental Analysis

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



Section 4.0 References

4.1 REPORT PREPARATION PERSONNEL

County of Riverside

4080 Lemon Street, 12th Floor
Riverside, California 92501

Contact: Desiree Bowie

Michael Baker International

40810 County Center Drive, Suite 200
Temecula, California 92591

Mark Teague, AICP, Technical Manager (Principal-in-Charge)

Peter Minegar, CEP-IT, Environmental Associate (Project Manager)

Chip Leslie, AICP, Senior Associate/Planning Manager

Achilles Malisos, Air & Noise Studies Manager

Ryan Chiene, Environmental Associate

Robert Davis, Transportation Planner

Alicia Gonzalez, Environmental Associate

Ruben Salas, Environmental Associate

Yvette Noir, Planning Associate

Morgan Weintraub, Planning Associate

Hilary Potter, Technical Writer

Amanda McCallum, Technical Writer

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

INVENTORY OF MITIGATION MEASURES**AIR QUALITY**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SCAQMD Jurisdiction:

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

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

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

GEOLOGY AND SOILS

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

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

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

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References

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

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

GREENHOUSE GAS

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

NOISE

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

Furthermore, Construction activities within $\frac{1}{4}$ mile of a school shall be restricted after 6:00 PM.

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

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

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

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

UTILITIES AND SERVICE SYSTEMS

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

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Section 5.0 Consultant Recommendation

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

Mark Teague, AICP
Principal in Charge
Michael Baker International

June 28, 2016

Date

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Section 6.0 Lead Agency Determination

On the basis of this initial evaluation:

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

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

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

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

John Hildebrand
Signature

County of Riverside
Agency

John Hildebrand
Printed Name/Title

7-11-2016
Date

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Appendix F

Mitigation, Monitoring, and Reporting Program

**APPENDIX E
MITIGATION MONITORING AND REPORTING PROGRAM**

PROJECT NAME: GPA No. 1156, Lakeland Village Policy Area

DATE: June 28, 2016

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

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

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

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

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

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

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

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

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

Mitigation No.	MITIGATION MEASURE	Person(s) to Verify	Timing of Verification			Responsible Party	DATE COMPLETED	SIGNATURE
			Pre-Const	During Const	Post-Const			
	<p>h. Proposed sensitive land uses shall be sited at least 500 feet from existing auto body repair services.</p> <p>i. Proposed sensitive land uses shall be sited at least 50 feet from existing gasoline dispensing stations with an annual throughput of less than 3.6 million gallons and 300 feet from existing gasoline dispensing stations with an annual throughput at or above 3.6 million gallons.</p> <p>j. Proposed sensitive land uses shall be sited at least 300 feet from existing land uses that use methylene chloride or other solvents identified as a TAC.</p> <p>k. Proposed sensitive land uses shall be sited at least 1,000 feet from existing distribution centers that accommodate more than 100 trucks per day, accommodate more than 40 trucks per day with transportation refrigeration units, or where transportation refrigeration units operate more than 300 hours per week.</p> <p>(EIR No. 521, NEW Mitigation Measure 4.6.D-N2)</p>							
Geology and Soils								
GEO-1	<p>Minimize fault rupture hazards through enforcement of Alquist-Priolo Earthquake Fault Zoning Act provisions and the following policies: (AI 80, 91)</p> <p>a. Require geologic studies or analyses for critical structures, and lifeline, high-occupancy, schools, and high-risk structures, within 0.5 miles of all</p>	Riverside County or Designee	X			Riverside County		

Mitigation No.	MITIGATION MEASURE	Person(s) to Verify	Timing of Verification			Responsible Party	DATE COMPLETED	SIGNATURE
			Pre-Const	During Const	Post-Const			
	<p>Quaternary to historic faults shown on the Earthquake Fault Studies Zones map.</p> <p>b. Require geologic trenching studies within all designated Earthquake Fault Studies Zones, unless adequate evidence, as determined and accepted by the Riverside County Engineering Geologist, is presented. The County of Riverside may require geologic trenching of non-zoned faults for especially critical or vulnerable structures or lifelines.</p> <p>c. Require that lifelines be designed to resist, without failure, their crossing of a fault, should fault rupture occur.</p> <p>d. Support efforts by the California Department of Conservation, California Geological Survey to develop geologic and engineering solutions in areas of ground deformation due to faulting and seismic activity, in those areas where a through-going fault cannot be reliably located. County of Riverside General Plan S-10 December 8, 2015</p> <p>e. Encourage and support efforts by the geologic research community to define better the locations and risks of Riverside County faults. Such efforts could include data sharing and database development with regional entities, other local governments, private organizations, utility agencies or companies, and local universities. (S 2.1)</p>							
GEO-2	As determined by the County Geologist, a site-specific assessment shall be prepared to ascertain potential groundshaking impacts resulting from development. The site-specific groundshaking assessment shall incorporate	Riverside County or Designee	X			Riverside County		

Mitigation No.	MITIGATION MEASURE	Person(s) to Verify	Timing of Verification			Responsible Party	DATE COMPLETED	SIGNATURE
			Pre-Const	During Const	Post-Const			
	up-to-date data from government and non-government sources and may be included as part of any site-specific geotechnical investigation required Mitigation Measure GEO-1. The site-specific groundshaking assessment shall include specific measures to reduce the significance of potential groundshaking hazards. This site-specific groundshaking assessment shall be prepared by a licensed geologist and shall be submitted to the County Geologist for review and approval prior to the issuance of building permits. (EIR No. 521, Existing Mitigation Measure 4.10.2B)							
GEO-3	The standards stated in Mitigation Measure GEO-1 through GEO-3 above shall apply to any structure of facility that undergoes expansion, remodeling, renovation, refurbishment or other modification. (EIR No. 521, Existing Mitigation Measure 10.2C)	Riverside County or Designee	X			Riverside County		
GEO-4	Require geological and geotechnical investigations in areas with potential for earthquake-induced liquefaction, landsliding or settlement, for any building proposed for human occupancy and any structure whose damage would cause harm, except for accessory buildings. (S 2.2)	Riverside County or Designee	X			Riverside County		
Green House Gas								
GHG-1	To ensure GHG emissions resulting from new development are reduced to levels necessary to meet California State targets, the County of Riverside shall require all new discretionary development to comply with the Implementation Measures of the Riverside County Climate Action Plan or provide comparable custom measure backed by a project GHG study (for example, using CalEEMod modeling) demonstrating achievement of	Riverside County or Designee	X			Riverside County		

Mitigation No.	MITIGATION MEASURE	Person(s) to Verify	Timing of Verification			Responsible Party	DATE COMPLETED	SIGNATURE
			Pre-Const	During Const	Post-Const			
	the same target.. (EIR No. 521, NEW Mitigation Measure 4.7.A-N1)							
GHG-2	In lieu of a project-specific GHG analysis per Mitigation Measures 4.7.A-N1, a future discretionary project pursuant to the Riverside County General Plan shall incorporate into the project design, operational features and/or Implementing Measures from the County Climate Action Plan, in such a manner as to garnish at least 100 points. The point values within the CAP's Screening Tables constitute GHG emission reductions. (EIR No. 521, NEW Mitigation Measure 4.7.A-N2)	Riverside County or Designee	X			Riverside County		
Noise								
NOI-1	<p>Prior to the issuance of any grading plans, the County [of Riverside] shall condition approval of subdivisions adjacent to any developed/occupied noise-sensitive land uses by requiring applicants to submit a construction-related noise mitigation plan to the County [of Riverside] for review and approval. The plan should depict the location of construction equipment and how the noise from this equipment will be mitigated during construction of the Project through use of such methods as:</p> <ul style="list-style-type: none"> • The construction contractor shall use temporary noise attenuation fences where feasible, to reduce construction noise impacts on adjacent noise sensitive land uses. • During all Project site excavation and grading on site, the construction contractors shall equip all construction equipment, fixed or mobile, with 	Riverside County or Designee	X			Riverside County		

Mitigation No.	MITIGATION MEASURE	Person(s) to Verify	Timing of Verification			Responsible Party	DATE COMPLETED	SIGNATURE
			Pre-Const	During Const	Post-Const			
	<p>properly operating and maintained mufflers, consistent with manufacturers' standards. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the Project site.</p> <ul style="list-style-type: none"> The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise sensitive receptors nearest the Project site during all Project construction. The construction contractor shall limit all construction-related activities that would result in high noise levels to between the hours of 7:00 a.m. and 7:00 p.m. Monday through Saturday. No construction shall be allowed on Sundays and public holidays. Furthermore, construction activities within ¼ mile of a school shall be restricted after 6:00 p.m. <p>(EIR No. 521, NEW Mitigation Measure 4.13.1A)</p>							
NOI-2	<p>The construction-related noise mitigation plan required shall also specify that haul truck deliveries be subject to the same hours specified for construction equipment. Additionally, the plan shall denote any construction traffic haul routes where heavy trucks would exceed 100 daily trips (counting those both to and from the construction site). To the extent feasible, the plan shall denote haul routes that do not pass sensitive land uses or residential dwellings. Lastly, the construction-related</p>				Riverside County			

Mitigation No.	MITIGATION MEASURE	Person(s) to Verify	Timing of Verification			Responsible Party	DATE COMPLETED	SIGNATURE
			Pre-Const	During Const	Post-Const			
	noise mitigation plan shall incorporate any other restrictions imposed by [Riverside] County staff. (EIR No. 521, NEW Mitigation Measure 4.13.1B)							
NOI-3	All new residential developments within the County [of Riverside] shall conform to a noise exposure standard of 65 dBA L _{dn} for outdoor noise in noise-sensitive outdoor activity areas and 45 dBA L _{dn} for indoor noise in bedrooms and living/family rooms. New development, which does not and cannot be made to conform to this standard, shall not be permitted. (EIR No. 521, NEW Mitigation Measure 4.13.2A)	Riverside County or Designee	X			Riverside County		
NOI-4	Acoustical studies, describing how the exterior and interior noise standards will be met, shall be required for all new residential developments with a noise exposure greater than 65 dBA L _{dn} . The studies shall also satisfy the requirements set forth in Title 24, Part 2 of the California [Building] Code (Noise Insulation Standards), for multiple-family attached homes, hotels, motels, etc. No development permits or approval of land use applications shall be issued until an acoustic analysis is received and approved by the [Riverside] County Planning Department. (EIR No. 521, NEW Mitigation Measure 4.13.2B)	Riverside County or Designee	X			Riverside County		
NOI-5	The County [of Riverside] shall require that proposed new commercial and industrial developments prepare acoustical studies, analyzing potential noise impacts on adjacent properties, when these developments abut noise-sensitive land uses. The County [of Riverside] will require that all direct impacts to noise-sensitive land	Riverside County or Designee	X			Riverside County		

Mitigation No.	MITIGATION MEASURE	Person(s) to Verify	Timing of Verification			Responsible Party	DATE COMPLETED	SIGNATURE
			Pre-Const	During Const	Post-Const			
	uses be mitigated to the maximum extent practicable. (EIR No. 521, NEW Mitigation Measure 4.13.2C)							
NOI-6	Ensure that all new schools, particularly in subdivisions and specific plans, are sited more than 2 miles away from any airport. (EIR No. 521, NEW Mitigation Measure 4.13.2D)	Riverside County or Designee	X			Riverside County		
NOI-7	Acoustical studies shall be required for all new noise-sensitive projects that may be affected by existing noise from stationary sources. (EIR No. 521, NEW Mitigation Measure 4.13.3A)	Riverside County or Designee	X			Riverside County		
NOI-8	To permit new development of residential and noise-sensitive land uses where existing stationary noise sources exceed [Riverside] County's noise standards, effective mitigation measures shall be implemented to reduce noise exposure to or below the allowable levels of the zoning code/noise control ordinance. (EIR No. 521, NEW Mitigation Measure 4.13.3B)	Riverside County or Designee	X			Riverside County		
NOI-9	No industrial facilities shall be constructed within 500 feet of any commercial land uses or within 2,800 feet of any residential uses without the preparation of a noise impact analysis. This analysis shall document the nature of the industrial facility as well as "noise producing" operations associated with that facility. Furthermore, the analysis shall document the placement of any existing or proposed commercial or residential land uses situated within the noted distances. The analysis shall determine the potential noise levels that could be received at these commercial and/or residential land uses and specify measures to be employed by the industrial facility to	Riverside County or Designee	X			Riverside County		

Mitigation No.	MITIGATION MEASURE	Person(s) to Verify	Timing of Verification			Responsible Party	DATE COMPLETED	SIGNATURE
			Pre-Const	During Const	Post-Const			
	ensure that these levels do not exceed [Riverside] County noise requirements. Such measures could include, but are not limited to, the use of enclosures for noisy pieces of equipment, the use of noise walls and/or berms for exterior equipment and/or on-site truck operations, and/or restrictions on hours of operations. No development permits or approval of land use applications shall be issued until an acoustic analysis is received and approved by the County [of Riverside] staff. (EIR No. 521, NEW Mitigation Measure 4.13.3C)							
NOI-10	Prior to the issuance of any grading permit for new development involving vibration-sensitive land uses (which shall include, but not be limited to: hospitals, residential areas, concert halls, libraries, sensitive research operations, schools and offices), the Project proponent shall provide evidence to the County of Riverside that placement of such uses within the area would not exceed groundborne vibration or groundborne noise impact criteria identified by the FTA (for example, the standards shown in Table 4.15-1 of the EIR) or as otherwise deemed appropriate for the situation by the County of Riverside. (EIR No. 521, NEW Mitigation Measure 4.15.B-N1)	Riverside County or Designee	X			Riverside County		
Utilities and Service Systems								
UTIL-1	Monitor the capacities of infrastructure and services in coordination with service providers, utilities, and outside agencies and jurisdictions to ensure that growth does not exceed acceptable levels of service. (LU 5.2)	Riverside County or Designee	X			Riverside County		



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steven Weiss, AICP
Planning Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: General Plan Amendment No. 1156

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

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment).

COMPLETED/REVIEWED BY:

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

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

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: _____ Date: _____

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

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

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

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

Please charge deposit fee case#: ZEA42912

ZCFG06283

FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steven Weiss, AICP
Planning Director

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

General Plan Amendment No. 1156

Project Title/Case Numbers

Desiree Bowie – Urban Planner II

County Contact Person

(951) 955-8254

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

County of Riverside

Project Applicant

4080 Lemon Street, 12th Floor, Riverside, CA 92501

Address

The project area is generally located along Grand Avenue, between Lake Elsinore on the east, the Cleveland National Forest on the west, Corydon Road on the south, and Bonnie Lea Drive on the north.

Project Location

A General Plan Amendment replacing the existing Elsinore Area Plan Elsinore Environs Policy Area with the Lakeland Village Policy Area, amending Figure 3: Land Use Plan, to include the redesignation of 471 parcels, Figure 4: Overlays and Policy Areas, Figure 7: Circulation, and Figure 8: Trails and Bikeway System in the Elsinore Area Plan, amending the General Plan Land Use Element Table LU-2 "Unincorporated Riverside County Buildout Capacity Summary," amending the General Plan Circulation Element Figure C-1 "Circulation Plan Map" and Figure C-6 "Trails and Bikeway System Map," and amending Appendix E-1 "Socioeconomic Build-Out Assumptions and Methodology," based on the findings and conclusions incorporated in the staff report; and, pending final adoption of the General Plan Amendment Resolution by the Board of Supervisors.

Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on MM-DD-2016, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A MITIGATED NEGATIVE DECLARATION was prepared for the project pursuant to the provisions of the California Environmental Quality Act and reflects the independent judgment of the Lead Agency.
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted
6. Findings were not made pursuant to the provisions of CEQA.

This is to certify that the Mitigated Negative Declaration, with any comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

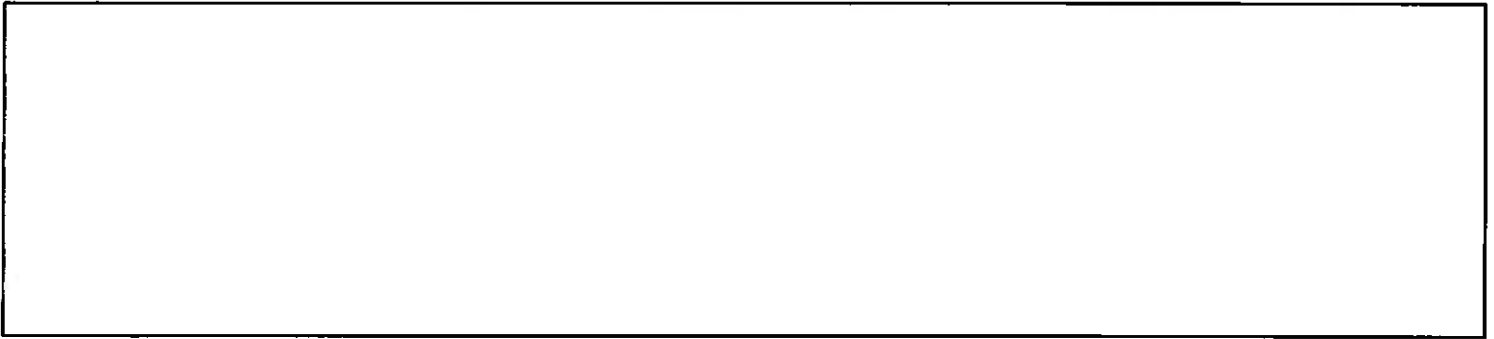
Urban Regional Planner II

Title

MM-DD-2016

Date

Date Received for Filing and Posting at OPR: _____



December 9, 2015

Attn: Heather Thomson, Archaeologist
Riverside County
Planning Department
P.O. Box 1409
Riverside, CA 92502-1409



Re: AB 52 Consultation; General Plan Amendment 1156

The Soboba Band of Luiseño Indians has received your notification pursuant under Assembly Bill 52.

Soboba Band of Luiseño Indians is requesting to initiate formal consultation with the County of Riverside. A meeting can be scheduled by contacting me via email or phone. All contact information has been included in this letter.

I look forward to hearing from and meeting with you soon.

Sincerely,

A handwritten signature in black ink, appearing to read "Joe", with a long horizontal line extending to the right.

Joseph Ontiveros, Director of Cultural Resources
Soboba Band of Luiseño Indians
P.O. Box 487
San Jacinto, CA 92581
Phone (951) 654-5544 ext. 4137
Cell (951) 663-5279
jontiveros@soboba-nsn.gov

Confidentiality: The entirety of the contents of this letter shall remain confidential between Soboba and the County of Riverside. No part of the contents of this letter may be shared, copied, or utilized in any way with any other individual, entity, municipality, or tribe, whatsoever, without the expressed written permission of the Soboba Band of Luiseño Indians.



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP
Planning Director*

April 28, 2016

Joseph Ontiveros
Cultural Resource Director
Soboba Band of Luiseño Indians
P.O. BOX 487
San Jacinto, Ca 92581

RE: AB 52 Consultation Conclusion Letter for General Plan Amendment No. 1156

Dear Mr. Ontiveros,

An AB 52 notification for General Plan Amendment No. 1156 was sent to you on November 09, 2015. On December 09, 2015, the Riverside County Planning Department ("Planning") received your request on behalf of the Soboba band of Luiseno Indians for AB 52 consultation on the Project. On March 15, 2016 at a face-to-face meeting between Joe Ontiveros and Riverside County, this project was discussed. At this meeting Soboba stated that they had no concerns regarding this project and would send a letter concluding consultation.

At this time, however, Planning has not received this letter nor any further communication or information from you regarding this project. Planning welcomes input from Soboba regarding this Project, however, based on the information gathered by Planning and the information provided by you to date, Planning has concluded that there is no potential significant impact to Tribal Cultural Resources as defined in Section 21073 of the Public Resources Code because there are no Tribal Cultural Resources present.

Based on the above, and in accordance with Public Resource Code section 21080.3.2(b), Planning has acted in good faith and made reasonable efforts to consult with Soboba on GPA01156 and considers AB 52 consultation concluded as of this letter's date.

Sincerely,

Heather Thomson
County Archaeologist

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

Desert Office • 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7040

Cc: Shellie Clack, Deputy County Counsel IV
Desiree Bowie, Urban Regional Planner I



PECHANGA CULTURAL RESOURCES
Temecula Band of Luiseño Mission Indians

Post Office, Box 2183 • Temecula, CA 92593
Telephone (951) 308-9295 • Fax (951) 506-9491

December 9, 2015

Chairperson:
Mary Bear Magee

Vice Chairperson:
Darlene Miranda

Committee Members:
Evie Gerber
Bridgett Barcello Maxwell
Richard B. Searce, III
Neal Ibanez
Michael Vasquez

Director:
Gary DuBois

Coordinator:
Paul Macarro

Planning Specialist:
Tuba Ebru Ozdil

Cultural Analyst:
Anna Hoover

VIA E-MAIL and USPS

Ms. Heather Thomson
County of Riverside
Planning Department
4080 Lemon Street, 12th Floor
P.O. Box 1409
Riverside, CA 92502-1409

Re: Pechanga Tribe Request for Consultation Pursuant to AB 52 for the General Plan Amendment No. 1156

Dear Ms. Thomson:

This letter is written on behalf of the Pechanga Band of Luiseño Indians (hereinafter, “the Tribe” and/or “Payómkawichum”), a federally recognized Indian tribe and sovereign government in response to the AB 52 notice provided by County of Riverside, dated November 9, 2015 and received in our office November 20, 2015.

This letter serves as the Tribe’s formal request to begin consultation under AB 52 for this Project. Per AB 52, we intend to assist the County of Riverside in determining the type of environmental document that should be prepared for this Project (i.e. EIR, MND, ND); with identifying potential tribal cultural resources (TCRs); determining whether potential substantial adverse effects will occur to them; and to develop appropriate preservation, avoidance and/or mitigation measures, as appropriate. Preferred TCR mitigation is always avoidance and the Tribe requests that all efforts to preserve sensitive TCRs be made as early in the development process as possible.

Please add the Tribe to your distribution list(s) for public notices and circulation of all documents, including environmental review documents, archaeological reports, development plans, conceptual grading plans (if available), and all other applicable documents pertaining to this Project. The Tribe further requests to be directly notified of all public hearings and scheduled approvals concerning this Project, and that these comments be incorporated into the record of approval for this Project.

The Pechanga Tribe asserts that the Project area is part of Payómkawichum (Luiseño), and therefore the Tribe’s, aboriginal territory as evidenced by the existence of Payómkawichum

Pechanga Comment Letter to the County of Riverside
Re: Pechanga Tribe Request for AB 52 Consultation RE GPA 1156
December 9, 2015
Page 2

cultural resources, named places, *tóota yixélval* (rock art, pictographs, petroglyphs), and an extensive Payómkawichum artifact record in the vicinity of the Project. This culturally sensitive area is affiliated with the Pechanga Band of Luiseño Indians because of the Tribe's cultural ties to this area as well as our extensive history with the County of Riverside and other projects within the area. During our consultation we will provide more specific, confidential information on potential TCRs that may be impacted by the proposed Project.

As you know, the AB 52 consultation process is ongoing and continues until appropriate mitigation has been agreed upon for the TCRs that may be impacted by the Project. As such, under both AB 52 and CEQA, we look forward to working closely with County of Riverside on ensuring that a full, comprehensive environmental review of the Project's impacts is completed, including addressing the culturally appropriate and respectful treatment of human remains and inadvertent discoveries.

In addition to those rights granted to the Tribe under AB 52, we reserve the right to fully participate in the environmental review process, as well as to provide further comment on the Project's impacts to cultural resources and potential mitigation for such impacts.

The formal contact person for this Project will be Tuba Ebru Ozdil.

The Pechanga Tribe looks forward to working together with the County of Riverside in protecting the invaluable Pechanga cultural resources found in the Project area. Please contact me at 951-770-8113 or at eozdil@pechanga-nsn.gov within 30 days of receiving these comments so that we can begin the consultation process. Thank you.

Sincerely,



Tuba Ebru Ozdil
Planning Specialist

cc Pechanga Office of the General Counsel

*Pechanga Cultural Resources • Temecula Band of Luiseño Mission Indians
Post Office Box 2183 • Temecula, CA 92592*

Sacred Is The Duty Trusted Unto Our Care And With Honor We Rise To The Need

Hildebrand, John

From: Anna Hoover <ahoover@pechanga-nsn.gov>
Sent: Tuesday, May 10, 2016 4:30 PM
To: Bowie, Desiree
Cc: Thomson, Heather; Ebru Ozdil; Andrea Fernandez; Hildebrand, John; Lovelady, Kristi
Subject: RE: Pechanga Tribe AB 52 Comments on GPA 1156

Thank you Desiree. With this e-mail and the inclusion of the requested language in the Project Staff Report, we consider our AB 52 consultation complete. Please forward us a copy of the IS and the environmental documents associated with the Project, including the study(s) prepared for Brightman Avenue. The Tribe would like the County to be aware that should additional measures or conditions be applied/deleted/modified that could impact cultural and archaeological resources during the public hearing(s), the Tribe and the County should meet and discuss the revisions, prior to going for final approvals.

The Tribe further requests, as was indicated in our letter, the cultural information provided to be included in the new Policy Area's description. As we stated, the Lake Elsinore area is a Traditional Cultural Property, Traditional Cultural Landscape and contains Tribal Cultural Resources that could be impacted by future implementing projects. Early notification of the significance of this area allows for sensitive designs that take into account tribal practices and concerns as well as other environmental factors that could be adversely impacted.

Additionally, this Project is subject to SB 18 as it is an amendment to the General Plan. As such, Tribal consultation under SB 18 remains open until the Project is approved by the Board of Supervisors. Should any changes to cultural or archaeological resources, or other environmental factors that would impact these resources, during the public review/hearing process, please contact the Tribe immediately to continue our consultation and to discuss the changes.

The Pechanga Band thanks the County of Riverside for the opportunity to review and comment on this Project and work together to successfully complete the mandates of AB 52 and SB 18. We look forward to continuing our good working relationship on future projects.

Nofúun Lóoviq (Thank you),

Anna M. Hoover
Cultural Analyst
Pechanga Band of Luiseno Indians
P.O. Box 2183
Temecula, CA 92593

951-770-8104 (C)
951-694-0446 (F)
951-757-6139 (C)
ahoover@pechanga-nsn.gov

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From: Bowie, Desiree [mailto:DBOWIE@rctlma.org]
Sent: Tuesday, May 10, 2016 2:11 PM
To: Anna Hoover <ahoover@pechanga-nsn.gov>
Cc: Thomson, Heather <HTHOMSON@rctlma.org>; Ebru Ozdil <eozdil@pechanga-nsn.gov>; Andrea Fernandez <afernandez@pechanga-nsn.gov>; Hildebrand, John <JHildebr@rctlma.org>; Lovelady, Kristi <KLOVELAD@rctlma.org>
Subject: RE: Pechanga Tribe AB 52 Comments on GPA 1156

Good Afternoon,

I have read your document and added the language you provided to the staff report.

Desiree A. Bowie

Urban Regional Planner
Planning Department, County of Riverside
4080 Lemon St., 12th Floor
Riverside, CA 92501
dbowie@rctlma.org



From: Anna Hoover [mailto:ahoover@pechanga-nsn.gov]
Sent: Tuesday, May 10, 2016 1:41 PM
To: Bowie, Desiree
Cc: Thomson, Heather; Ebru Ozdil; Andrea Fernandez
Subject: Pechanga Tribe AB 52 Comments on GPA 1156

Dear Ms. Bowie;

Electronically attached are the Pechanga Tribe's comments regarding the above named project. Please respond to this e-mail for confirmation of receipt. A hard copy will also follow via USPS.

As you may know, the SB 18 consultation process continues until the Project is approved at the Board of Supervisors. Under AB 52, we will be happy to 'close' consultation as soon as we receive confirmation from you regarding receipt of this letter and whether the language we recommend can be included in the Staff Report.

Please do not hesitate to contact me at 951-770-8104 or ahoover@pechanga-nsn.gov should the attachment not open or if you have any questions or comments.

Noŋuun Lóoviq (Thank you),

Anna M. Hoover
Cultural Analyst
Pechanga Band of Luiseno Indians
P.O. Box 2183
Temecula, CA 92593

951-770-8104 (O)
951-694-0446 (F)
951-757-6139 (C)
ahoover@pechanga-nsn.gov

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NOTICE OF PUBLIC HEARING SCHEDULING REQUEST FORM

Principal's signature/initials: 

Date: 5/31/16

DATE SUBMITTED: May 31, 2016

TO: Planning Commission Secretary

FROM: Desiree Bowie

(Riverside)

PHONE No.: (951) 955-8254

E-Mail: dbowie@rctlma.org

SCHEDULE FOR: Planning Commission on July 6, 2016

20-Day Advertisement: Advertisement Adopt Mitigate Negative Declaration

GENERAL PLAN AMENDMENT NO. 1156 (County-initiated) – Intent to Adopt a Mitigated Negative Declaration – 1st Supervisorial District – Area Plan: Elsinore Area Plan – Location: Generally located along Grand Avenue, between Lake Elsinore on the east, the Cleveland National Forest on the west, Corydon Road on the south, and Bonnie Lea Drive on the north – Project size: 2,626 acres and includes portions of the community of Lakeland Village. **REQUEST:** A General Plan Amendment to replace the existing Elsinore Environs Policy Area and establish the Lakeland Village Policy Area ("LVPA") within the Elsinore Area Plan ("ELAP"), for the purpose of guiding future development in the Lakeland Gateway Community area. In addition, this General Plan Amendment includes minor consistency changes to the ELAP Land Use and Circulation sections, as well as the Riverside County General Plan Land Use and Circulation Elements, and Appendix E. Land Use changes include adding the new Policy Area extent and showing the underlying land uses. Circulation changes include showing the widening of Brightman Road, extension of Union Avenue, and the addition of trails through the LVPA. Appendix E will be modified to show related build-out assumptions.

STAFF RECOMMENDATION:

- APPROVAL (CONSENT CALENDAR)
- APPROVAL
- APPROVAL WITHOUT DISCUSSION
- CONTINUE WITH DISCUSSION TO _____
- CONTINUE WITHOUT DISCUSSION TO _____
- CONTINUE WITHOUT DISCUSSION OFF CALENDAR
- DENIAL
- SCOPING SESSION
- INITIATION OF THE GENERAL PLAN AMENDMENT
- DECLINE TO INITIATE THE GENERAL PLAN AMENDMENT
- _____

Provide one set of mailing labels, including surrounding property owners, Non-County Agency and Interested Parties and, owner, applicant, and engineer/representative (Confirmed to be less than 6 months old from date of preparation to hearing date)

Provide one set of labels for owner, applicant, and engineer/representative.

Fee Balance: \$N/A, as of _____.

CFG Case # N/A - Fee Balance: \$ N/A

Estimated amount of time needed for Public Hearing: 20 Minutes (Min 5 minutes)

Controversial: YES NO

Provide a very brief explanation of controversy (1 short sentence)

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 5/10/2016.

The attached property owners list was prepared by Riverside County GIS.

APN (s) or case numbers GPA01156 For

Company or Individual's Name Planning Department

Distance buffered Ø

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-8158

GPA01156



Selected Parcels

381-284-002	370-310-008	381-242-001	381-242-038	381-262-002	381-341-007	381-223-007	371-221-043	371-222-010	383-124-032
371-233-009	381-152-028	381-242-039	381-242-037	381-242-042	381-242-041	371-221-037	381-071-035	371-221-030	371-222-003
371-222-033	370-423-004	381-281-004	381-281-005	381-281-003	371-233-014	370-424-011	371-222-011	370-423-007	371-221-038
371-234-007	371-221-042	381-300-018	381-300-016	381-300-015	371-221-002	371-221-020	370-422-003	381-110-001	381-290-036
381-251-004	381-251-006	381-251-005	381-284-001	381-072-013	371-150-015	371-222-013	370-424-038	381-232-007	381-245-010
381-232-004	381-232-005	381-120-030	371-222-062	381-245-039	381-246-001	370-424-013	370-422-004	381-064-008	370-424-003
371-233-012	370-424-041	371-221-022	371-222-069	370-424-018	381-064-009	371-222-042	381-152-027	381-246-003	370-424-002
371-150-010	371-221-006	371-150-014	371-221-029	381-273-006	370-424-025	371-221-050	381-242-022	370-421-001	381-231-006
381-241-005	381-241-007	381-241-006	381-273-037	381-273-040	381-300-008	370-424-024	381-290-023	381-290-015	381-242-020
381-242-019	381-341-026	381-273-029	381-273-039	370-422-006	370-424-019	381-252-010	386-140-007	386-140-008	381-174-055
381-300-019	381-174-027	381-174-071	381-174-072	381-300-004	381-252-009	381-300-017	381-100-016	381-071-002	381-261-001
370-421-005	371-234-005	381-110-003	381-110-004	381-281-033	381-290-016	371-222-049	370-421-012	381-062-031	370-423-011

First 120 parcels shown



3,600 1,800 0 3,600 Feet

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.

ASMT: 370190001, APN: 370190001
LAKE ELSINORE LAKESIDE ESTATES
C/O ERIK LUNDE
225 WEST PLAZA ST STE 105
SOLANA BEACH CA 92075

ASMT: 370421004, APN: 370421004
LURDES CASILLAS, ETAL
32985 MODESTO CT
LAKE ELSINORE, CA. 92530

ASMT: 370310006, APN: 370310006
CECELIA MAYVILLE, ETAL
32885 CORYDON ST
LAKE ELSINORE, CA. 92530

ASMT: 370421005, APN: 370421005
DALLIN
C/O WAYPOINT GI VENTURE
1 PARK PLZ STE 930
IRVINE CA 92614

ASMT: 370310014, APN: 370310014
MARIANNE TARNER, ETAL
6700 NOAH AVE
BAKERSFIELD CA 93308

ASMT: 370421006, APN: 370421006
CHRISTINE HEFLEY, ETAL
32957 MODESTO CT
LAKE ELSINORE, CA. 92530

ASMT: 370310015, APN: 370310015
PETE LEONARDO, ETAL
P O BOX 1254
WILDOMAR CA 92595

ASMT: 370421007, APN: 370421007
JOHN SALGADO
P O BOX 5625
RIVERSIDE CA 92517

ASMT: 370421001, APN: 370421001
KATHY SMITH, ETAL
32956 MODESTO CT
LAKE ELSINORE, CA. 92530

ASMT: 370421008, APN: 370421008
MARGO KIRKLAND
32970 WINNEPEG PL
LAKE ELSINORE, CA. 92530

ASMT: 370421002, APN: 370421002
PATRICIA NELSON, ETAL
32972 MODESTO CT
LAKE ELSINORE, CA. 92530

ASMT: 370421010, APN: 370421010
HEIDI RAMIREZ
32983 WINNEPEG PL
LAKE ELSINORE, CA. 92530

ASMT: 370421003, APN: 370421003
YOLANDA ASH, ETAL
32986 MODESTO CT
LAKE ELSINORE, CA. 92530

ASMT: 370421011, APN: 370421011
JORGETTE PEREZ
32971 WINNEPEG PL
LAKE ELSINORE, CA. 92530



ASMT: 370421012, APN: 370421012
DENISE MERRITT, ETAL
32959 WINNEPEG PL
LAKE ELSINORE, CA. 92530

ASMT: 370422007, APN: 370422007
JASON RONDA
21360 MAPLE ST
WILDOMAR CA 92595

ASMT: 370422001, APN: 370422001
HENRY VIDAHA
32935 WINNEPEG PL
LAKE ELSINORE, CA. 92530

ASMT: 370422008, APN: 370422008
CINTHYA PEREZ, ETAL
P O BOX 93384
CITY OF INDUSTRY CA 91715

ASMT: 370422002, APN: 370422002
VERONICA ALMANZA, ETAL
32923 WINNEPEG PL
LAKE ELSINORE, CA. 92530

ASMT: 370422009, APN: 370422009
FELIPE GOMEZ
32839 WINNEPEG PL
LAKE ELSINORE, CA. 92530

ASMT: 370422003, APN: 370422003
ASUCENA OLIVERA
32911 WINNEPEG PL
LAKE ELSINORE, CA. 92530

ASMT: 370422010, APN: 370422010
SOLEDAD SANCHEZ, ETAL
32827 WINNEPEG PL
LAKE ELSINORE, CA. 92530

ASMT: 370422004, APN: 370422004
BRADLEY TOOLE
32899 WINNEPEG PL
LAKE ELSINORE, CA. 92530

ASMT: 370422011, APN: 370422011
FREO CALIF
909 N SEPULVEDA BLV NO 840
EL SEGUNDO CA 90245

ASMT: 370422005, APN: 370422005
JOSE VARGAS
32887 WINNEPEG PL
LAKE ELSINORE, CA. 92530

ASMT: 370423001, APN: 370423001
JASON NORTON
32791 WINNEPEG PL
LAKE ELSINORE, CA. 92530

ASMT: 370422006, APN: 370422006
COLEEN SHRUM
32875 WINNEPEG PL
LAKE ELSINORE, CA. 92530

ASMT: 370423002, APN: 370423002
JOAN KEYSER, ETAL
36854 RIVIERA DR
FREMONT CA 94536



ASMT: 370423003, APN: 370423003
CATHY KOHLI, ETAL
32767 WINNEPEG PL
LAKE ELSINORE, CA. 92530

ASMT: 370423010, APN: 370423010
PATRICK FAGAN
19298 OKEECHOBEE LN
LAKE ELSINORE, CA. 92530

ASMT: 370423004, APN: 370423004
ANA RODRIGUEZ
32755 WINNEPEG PL
LAKE ELSINORE, CA. 92530

ASMT: 370423011, APN: 370423011
RACHEL SOZA, ETAL
11902 HEWES ST
ORANGE CA 92869

ASMT: 370423005, APN: 370423005
EPIFANIA MEZA, ETAL
19208 OKEECHOBEE LN
LAKE ELSINORE, CA. 92530

ASMT: 370423012, APN: 370423012
LETICIA ABUNDIS
2229 S DIAMOND ST
SANTA ANA CA 92704

ASMT: 370423006, APN: 370423006
TERESA BELTRAN, ETAL
32840 AUTUMNWOOD
LAKE ELSINORE CA 92530

ASMT: 370424001, APN: 370424001
NADYA RANKIN, ETAL
19323 OKEECHOBEE LN
LAKE ELSINORE, CA. 92530

ASMT: 370423007, APN: 370423007
ANGELA APPENZELLER
19244 OKEECHOBEE LN
LAKE ELSINORE, CA. 92530

ASMT: 370424002, APN: 370424002
CARLOS CADIZ
110 W ESCALONES STE A
SAN CLEMENTE CA 92672

ASMT: 370423008, APN: 370423008
MARY TRUONG
19262 OKEECHOBEE LN
LAKE ELSINORE, CA. 92530

ASMT: 370424003, APN: 370424003
BRET LEEF
29010 NECTARINE CT
LAKE ELSINORE CA 92530

ASMT: 370423009, APN: 370423009
SHAHRIAR MOKHTARZAD
26772 BARKSTONE LN
LAGUNA HILLS CA 92653

ASMT: 370424004, APN: 370424004
PAMELA HOLUM, ETAL
19279 OKEECHOBEE LN
LAKE ELSINORE, CA. 92530



ASMT: 370424005, APN: 370424005
FRANK MARQUES
19261 OKEECHOBEE LN
LAKE ELSINORE, CA. 92530

ASMT: 370424012, APN: 370424012
ZARA FRANCIA, ETAL
19296 PYRAMID CIR
LAKE ELSINORE, CA. 92530

ASMT: 370424006, APN: 370424006
MARGARITA SANTOS, ETAL
19243 OKEECHOBEE LN
LAKE ELSINORE, CA. 92530

ASMT: 370424013, APN: 370424013
KIMBERLY POTTER, ETAL
19314 PYRAMID CIR
LAKE ELSINORE, CA. 92530

ASMT: 370424007, APN: 370424007
JOHN CARTER
PMB 289
23905 CLINTON KEITH 114
WILDOMAR CA 92595

ASMT: 370424014, APN: 370424014
FAASALA CULHANE, ETAL
19322 PYRAMID CIR
LAKE ELSINORE, CA. 92530

ASMT: 370424008, APN: 370424008
MARIAELENA MARTIN, ETAL
8322 WHITAKER ST APT 18
BUENA PARK CA 90621

ASMT: 370424015, APN: 370424015
ANGELICA GONZALEZ, ETAL
19321 PYRAMID CIR
LAKE ELSINORE, CA. 92530

ASMT: 370424009, APN: 370424009
MARIA LOPEZ
19242 PYRAMID CIR
LAKE ELSINORE, CA. 92530

ASMT: 370424016, APN: 370424016
MICHAEL HAWORTH, ETAL
19313 PYRAMID CIR
LAKE ELSINORE, CA. 92530

ASMT: 370424010, APN: 370424010
CYNTHIA KOTCH, ETAL
2729 PINWOOD AVE
HENDERSON NV 89074

ASMT: 370424017, APN: 370424017
ONA HAYWARD
32515 DURANGO CT
WILDOMAR CA 92595

ASMT: 370424011, APN: 370424011
ANDREW REAM
19278 PYRAMID CIR
LAKE ELSINORE, CA. 92530

ASMT: 370424018, APN: 370424018
BRENDA GARRETT, ETAL
19277 PYRAMID CIR
LAKE ELSINORE, CA. 92530



ASMT: 370424019, APN: 370424019
COREY BERRY LYTLE
32920 WILDOMAR RD
LAKE ELSINORE CA 92530

ASMT: 370424026, APN: 370424026
ROBIN MELENDEZ, ETAL
19294 HENSHAW CT
LAKE ELSINORE, CA. 92530

ASMT: 370424020, APN: 370424020
JESSENIA VELARDE, ETAL
19241 PYRAMID CIR
LAKE ELSINORE, CA. 92530

ASMT: 370424027, APN: 370424027
REBEKAH GUZMAN, ETAL
19310 HENSHAW CT
LAKE ELSINORE, CA. 92530

ASMT: 370424021, APN: 370424021
MARCOS HERNANDEZ
19219 PYRAMID CIR
LAKE ELSINORE, CA. 92530

ASMT: 370424028, APN: 370424028
MCCC
33373 RED DAWN CT
WILDOMAR CA 92595

ASMT: 370424022, APN: 370424022
TIMOTHY CUMMINGS
19216 HENSHAW CT
LAKE ELSINORE, CA. 92530

ASMT: 370424029, APN: 370424029
JESUS GARCIA, ETAL
19325 HENSHAW CT
LAKE ELSINORE, CA. 92530

ASMT: 370424023, APN: 370424023
SYLVIA RUVALCABA, ETAL
19238 HENSHAW CT
LAKE ELSINORE, CA. 92530

ASMT: 370424030, APN: 370424030
AUTUMN COATES, ETAL
19309 HENSHAW CT
LAKE ELSINORE, CA. 92530

ASMT: 370424024, APN: 370424024
JEANA OLIVA, ETAL
19250 HENSHAW CT
LAKE ELSINORE, CA. 92530

ASMT: 370424031, APN: 370424031
LORENA MCCULLEY, ETAL
19293 HENSHAW CT
LAKE ELSINORE, CA. 92530

ASMT: 370424025, APN: 370424025
CHAD BAKER
19272 HENSHAW CT
LAKE ELSINORE, CA. 92530

ASMT: 370424032, APN: 370424032
KATHRYN RUSK, ETAL
19271 HENSHAW CT
LAKE ELSINORE, CA. 92530



ASMT: 370424033, APN: 370424033
AMELIA BRISENO, ETAL
19249 HENSHAW CT
LAKE ELSINORE, CA. 92530

ASMT: 370424040, APN: 370424040
KEITH ROGERS
261 CORTEZ ST
DENVER CO 80221

ASMT: 370424034, APN: 370424034
JOHN HANSON
19237 HENSHAW CT
LAKE ELSINORE, CA. 92530

ASMT: 370424041, APN: 370424041
BRIAN DEANDA
19316 ELENA DR
LAKE ELSINORE, CA. 92530

ASMT: 370424035, APN: 370424035
ELIZABETH DURBIN, ETAL
19215 HENSHAW CT
LAKE ELSINORE, CA. 92530

ASMT: 370424042, APN: 370424042
JUAN GONZALEZ
19324 ELENA DR
LAKE ELSINORE, CA. 92530

ASMT: 370424036, APN: 370424036
ROGELIA CORTES
19218 ELENA DR
LAKE ELSINORE, CA. 92530

ASMT: 371090009, APN: 371090009
MARVIN PITTS
P O BOX 3033
WHITTIER CA 90605

ASMT: 370424037, APN: 370424037
STACY ALLEN, ETAL
19230 ELENA DR
LAKE ELSINORE, CA. 92530

ASMT: 371090019, APN: 371090019
CHONG SUH, ETAL
426 DE ARAGON
REDONDO BEACH CA 90277

ASMT: 370424038, APN: 370424038
BENJAMIN LARA
33546 SELLERS RD
WILDOMAR CA 92595

ASMT: 371090020, APN: 371090020
CHONG SUH, ETAL
11269 HUTTON RD
CORONA CA 92883

ASMT: 370424039, APN: 370424039
MAURINE HAHN
19278 ELENA DR
LAKE ELSINORE, CA. 92530

ASMT: 371110003, APN: 371110003
BONGIOVANNI CONST CO, ETAL
608 REMINGTON CT
ST AUGUSTINE FL 92029



ASMT: 371110009, APN: 371110009
ELAINE NESVACIL, ETAL
27262 LEGEND LN
HEMET CA 92544

ASMT: 371130004, APN: 371130004
JEFFREY MCELRATH
20995 ALAMEDO DEL NORTE
WILDOMAR CA 92595

ASMT: 371150002, APN: 371150002
STEVE GALVEZ
31938 TEMECULA PKY A369
TEMECULA CA 92592

ASMT: 371150004, APN: 371150004
TERRY CHENG, ETAL
725 RIDGECREST ST
MONTEREY PARK CA 91754

ASMT: 371150011, APN: 371150011
DOROTHY DANDURANDI, ETAL
1465 LA RIATA DR
LA HABRA HEIGHTS CA 90631

ASMT: 371150014, APN: 371150014
CAROL HILLARY
18330 GRAND AVE
LAKE ELSINORE, CA. 92530

ASMT: 371150015, APN: 371150015
BARRY LEFROY
32295 MISSION TR NO 8
LAKE ELSINORE CA 92530

ASMT: 371160007, APN: 371160007
CARLOS LOPEZ, ETAL
C/O STEVE GALVEZ
45621 CORTE ROYALE
TEMECULA CA 92592

ASMT: 371160010, APN: 371160010
MARY HOENIG, ETAL
28510 RED GUM
LAKE ELSINORE CA 92530

ASMT: 371160015, APN: 371160015
JAMES DOUGLAS
P O BOX 1110
LAKE ELSINORE CA 92531

ASMT: 371160030, APN: 371160030
VINCENT GRAVES
695 W RACQUET CLUB RD
PALM SPRINGS CA 92262

ASMT: 371190008, APN: 371190008
LAKE ELSINORE UNIFIED SCHOOL DIST
545 CHANEY ST
LAKE ELSINORE CA 92530

ASMT: 371221001, APN: 371221001
JOANN STEWARD, ETAL
32764 GREGORY PL
LAKE ELSINORE, CA. 92530

ASMT: 371221002, APN: 371221002
ARTURO SOLORIO
32774 GREGORY PL
LAKE ELSINORE, CA. 92530



ASMT: 371221003, APN: 371221003
JULIO AYALA
32782 GREGORY PL
LAKE ELSINORE, CA. 92530

ASMT: 371221012, APN: 371221012
MARTA GUILLEN, ETAL
9825 RICHEON AVE
DOWNEY CA 90240

ASMT: 371221006, APN: 371221006
VIOLETA MARTINEZ, ETAL
32804 GREGORY PL
LAKE ELSINORE, CA. 92530

ASMT: 371221013, APN: 371221013
LUCILLE NAVARRO, ETAL
1322 S BAKER ST
SANTA ANA CA 92707

ASMT: 371221007, APN: 371221007
RUTH GALE, ETAL
32824 GREGORY PL
LAKE ELSINORE, CA. 92530

ASMT: 371221018, APN: 371221018
SHARON FERREIRO, ETAL
18820 GRAND AVE
LAKE ELSINORE, CA. 92530

ASMT: 371221008, APN: 371221008
HARRY PARRELL
232 KAMAKOI LOOP
KIHEI HI 96753

ASMT: 371221019, APN: 371221019
HASSAN BADER
24791 RITTEN HOUSE CIR
LAGUNA HILLS CA 92653

ASMT: 371221009, APN: 371221009
OFELIA VERA, ETAL
39513 CALLE AZUCAR
MURRIETA CA 92562

ASMT: 371221020, APN: 371221020
ARTURO ZAZUETA
18840 GRAND AVE
LAKE ELSINORE, CA. 92530

ASMT: 371221010, APN: 371221010
SMOOT ALVIN GLEN ESTATE OF
C/O DORLA LEDBETTER
19470 PALOMAR ST
LAKE ELSINORE CA 92530

ASMT: 371221021, APN: 371221021
DONNA BUDNIK, ETAL
26143 SAN VALERIE RD
MURRIETA CA 92562

ASMT: 371221011, APN: 371221011
LUCINA BELLO, ETAL
32870 GREGORY PL
LAKE ELSINORE, CA. 92530

ASMT: 371221022, APN: 371221022
BRIAN VALENTI
32931 ROME HILL RD
LAKE ELSINORE, CA. 92530

ASMT: 371221023, APN: 371221023
CHRISTINE WITHERS, ETAL
41690 CORPORATE CTR DR
MURRIETA CA 92562

ASMT: 371221031, APN: 371221031
PAYOM MERRILL
32849 ROME HILL RD
LAKE ELSINORE, CA. 92530

ASMT: 371221024, APN: 371221024
JESUS FIGUEROA
26206 VISTA PL
HEMET CA 92545

ASMT: 371221032, APN: 371221032
RAYMOND GAROFANO
33161 GILLETTE ST
LAKE ELSINORE CA 92530

ASMT: 371221025, APN: 371221025
PERRY BELLCOURT
6920 NAVAJO ST NO A
DENVER CO 80221

ASMT: 371221033, APN: 371221033
GRACIA SANCHEZ, ETAL
32805 ROME HILL RD
LAKE ELSINORE, CA. 92530

ASMT: 371221026, APN: 371221026
HERMILINDA MORALES, ETAL
32911 ROME HILL RD
LAKE ELSINORE, CA. 92530

ASMT: 371221034, APN: 371221034
JOSEFINA HERRERA
32791 ROME HILL RD
LAKE ELSINORE, CA. 92530

ASMT: 371221028, APN: 371221028
TODD KERRN
20793 GRAND AVE
WILDOMAR CA 92595

ASMT: 371221035, APN: 371221035
GARY SEEKINS
32789 ROME HILL RD
LAKE ELSINORE, CA. 92530

ASMT: 371221029, APN: 371221029
CATALINA GONZALEZ
32861 ROME HILL RD
LAKE ELSINORE, CA. 92530

ASMT: 371221037, APN: 371221037
THERESA SMITH, ETAL
24815 PICNIC LN
WILDOMAR CA 92595

ASMT: 371221030, APN: 371221030
GUADALUPE DURAN, ETAL
32853 ROME HILL RD
LAKE ELSINORE, CA. 92530

ASMT: 371221038, APN: 371221038
ANNET ENTERPRISES INC
41690 CORPORATE CENTER CT
MURRIETA CA 92562



ASMT: 371221039, APN: 371221039
ROXANNE MILLER, ETAL
32788 GREGORY PL
LAKE ELSINORE, CA. 92530

ASMT: 371221049, APN: 371221049
JULIO ARTEAGA
32889 ROME HILL RD
LAKE ELSINORE, CA. 92530

ASMT: 371221041, APN: 371221041
HELEN HOBBS, ETAL
32769 ROME HILL RD
LAKE ELSINORE, CA. 92530

ASMT: 371221050, APN: 371221050
CHARLENE MITTEL
1039 S JAMES ST
OTTUMWA IA 52501

ASMT: 371221042, APN: 371221042
MARIA AVINA, ETAL
32902 GREGORY PL
LAKE ELSINORE, CA. 92530

ASMT: 371221051, APN: 371221051
TODD KERRN
P O BOX 1506
TEMECULA CA 92592

ASMT: 371221043, APN: 371221043
ALBERT ARROYO
32910 GREGORY PL
LAKE ELSINORE, CA. 92530

ASMT: 371221052, APN: 371221052
GUERRA ROBERT A ESTATE OF
10801 KERN AVE
HESPERIA CA 92345

ASMT: 371221044, APN: 371221044
ROBERT HERNANDEZ
32942 GREGORY PL
LAKE ELSINORE CA 92530

ASMT: 371221053, APN: 371221053
GRACE GUERRA
32938 GREGORY PL
LAKE ELSINORE CA 92530

ASMT: 371221046, APN: 371221046
GENARO HERNANDEZ
C/O ROBERT HERNANDEZ
P O BOX 518
YUCCA VALLEY CA 92286

ASMT: 371221056, APN: 371221056
RONALD FRANCIS
32982 GREGORY PL
LAKE ELSINORE, CA. 92530

ASMT: 371221047, APN: 371221047
GRACE GUERRA
32938 GREGORY LN
LAKE ELSINORE, CA. 92530

ASMT: 371222003, APN: 371222003
AMELIA ILLINGWORTH
C/O DEBRA J SPRADLIN
P O BOX 2014
HELENDALE CA 92342



ASMT: 371222004, APN: 371222004
CESAR ALFARO, ETAL
32782 ROME HILL RD
LAKE ELSINORE, CA. 92530

ASMT: 371222007, APN: 371222007
JOSEPHINE GERARD, ETAL
6491 CELESTE CIRCLE
BUENA PARK CA 90620

ASMT: 371222008, APN: 371222008
VICTORIA HERNANDEZ, ETAL
32818 ROME HILL RD
LAKE ELSINORE, CA. 92530

ASMT: 371222009, APN: 371222009
JUANA BONILLA
19010 ROCKMEN ST
LAKE ELSINORE CA 92530

ASMT: 371222010, APN: 371222010
ALBERTO GARAY
32838 ROME HILL RD
LAKE ELSINORE, CA. 92530

ASMT: 371222011, APN: 371222011
ANGEL RODRIGUEZ
32842 ROME HILL RD
LAKE ELSINORE, CA. 92530

ASMT: 371222014, APN: 371222014
ROGELIO RAMIREZ
32880 ROME HILL RD
LAKE ELSINORE, CA. 92530

ASMT: 371222015, APN: 371222015
JANICE BRUNK, ETAL
33298 MANDAVILLE WAY
LAKE ELSINORE CA 92530

ASMT: 371222017, APN: 371222017
PHILLIP MALIK
25607 CYPRESS ST
LOMITA CA 90717

ASMT: 371222018, APN: 371222018
MARCO ARIAS
32910 ROME HILL RD
LAKE ELSINORE, CA. 92530

ASMT: 371222019, APN: 371222019
EVANGELINA JUAREZ, ETAL
32926 ROME HILL RD
LAKE ELSINORE, CA. 92530

ASMT: 371222020, APN: 371222020
SANDRA CERVANTES, ETAL
32940 ROME HILL RD
LAKE ELSINORE, CA. 92530

ASMT: 371222026, APN: 371222026
LISA SWANSON, ETAL
18864 GRAND AVE
LAKE ELSINORE, CA. 92530

ASMT: 371222027, APN: 371222027
WENDY FITZGERALD, ETAL
18900 GRAND AVE
LAKE ELSINORE, CA. 92530



ASMT: 371222028, APN: 371222028
VASKEN SARKISIAN
33821 JO ANN CT
WILDOMAR CA 92595

ASMT: 371222043, APN: 371222043
PAULINE MARTINEZ
32835 MORRISON PL
LAKE ELSINORE, CA. 92530

ASMT: 371222029, APN: 371222029
LUZ HERMAN
18950 GRAND AVE
LAKE ELSINORE, CA. 92530

ASMT: 371222044, APN: 371222044
PEGGY EMSER, ETAL
32825 MORRISON PL
LAKE ELSINORE, CA. 92530

ASMT: 371222032, APN: 371222032
JEROME EADS
32921 MORRISON PL
LAKE ELSINORE, CA. 92530

ASMT: 371222045, APN: 371222045
DOROTHY SHANNON, ETAL
32815 MORRISON PL
LAKE ELSINORE CA 92530

ASMT: 371222033, APN: 371222033
ANA CARDENAS
32941 MORRISON PL
LAKE ELSINORE, CA. 92530

ASMT: 371222046, APN: 371222046
GARY PINKERTON
32805 MORRISON PL
LAKE ELSINORE, CA. 92530

ASMT: 371222035, APN: 371222035
KARMEN PAULUS, ETAL
32911 MORRISON PL
LAKE ELSINORE, CA. 92530

ASMT: 371222049, APN: 371222049
DANIEL MACKENZIE
32765 MORRISON PL
LAKE ELSINORE, CA. 92530

ASMT: 371222036, APN: 371222036
CAREY CALLANDER, ETAL
P O BOX 3334
NEWPORT BEACH CA 92659

ASMT: 371222050, APN: 371222050
ERIC SMITH
39765 CALLE DE LUZ
FALLBROOK CA 92028

ASMT: 371222042, APN: 371222042
BUDGET REAL ESTATE FUND I
C/O JEANNE VASQUEZ
1849 SAWTELLE BLV STE 700
LOS ANGELES CA 90025

ASMT: 371222051, APN: 371222051
JOSEPHINE GERARD, ETAL
6491 CELESTE CIR
BUENA PARK CA 90620



ASMT: 371222053, APN: 371222053
IRENE SANTISTEVAN, ETAL
32950 ROME HILL RD
LAKE ELSINORE, CA. 92530

ASMT: 371222068, APN: 371222068
LINDA KELLOGG, ETAL
32765 SEXTON ST
WILDOMAR CA 92595

ASMT: 371222054, APN: 371222054
LUZ EADS, ETAL
32931 MORRISON PL
LAKE ELSINORE, CA. 92530

ASMT: 371222069, APN: 371222069
BRUCE MOFFORD
18850 GRAND AVE
LAKE ELSINORE, CA. 92530

ASMT: 371222056, APN: 371222056
NICKI ZARBIS, ETAL
32764 ROMEHILL RD
LAKE ELSINORE, CA. 92530

ASMT: 371231001, APN: 371231001
TONY OLSEN
510 BALLARD ST
EL CAJON CA 92019

ASMT: 371222060, APN: 371222060
BARBARA TRUE, ETAL
P O BOX 1264
WILDOMAR CA 92595

ASMT: 371231002, APN: 371231002
MELISSA BANGHART, ETAL
11850 SEMILLON BLVD
SAN DIEGO CA 92131

ASMT: 371222061, APN: 371222061
ANA GARCIA, ETAL
P O BOX 1324
POWAY CA 92074

ASMT: 371231003, APN: 371231003
JANISSE TRUST
C/O DAN OMARA
17066 NOBLE VIEW CIR
RIVERSIDE CA 92503

ASMT: 371222062, APN: 371222062
BJJ ASSOC
5690 CAMINO DE BRYANT
YORBA LINDA CA 92887

ASMT: 371231004, APN: 371231004
LORIE BORGES, ETAL
19049 JANISSE LN
LAKE ELSINORE, CA. 92530

ASMT: 371222063, APN: 371222063
MARGARET MEEKS, ETAL
32850 MORRISON PL
LAKE ELSINORE, CA. 92530

ASMT: 371231005, APN: 371231005
ANGELA SOUTHWICK, ETAL
19035 JANISSE LN
LAKE ELSINORE, CA. 92530



ASMT: 371231006, APN: 371231006
OSCAR SANCHEZ, ETAL
C/O ANICETO SANCHEZ
19021 JANISSE LN
LAKE ELSINORE, CA. 92530

ASMT: 371231007, APN: 371231007
ANGELIA SOTELO, ETAL
19007 JANISSE LN
LAKE ELSINORE, CA. 92530

ASMT: 371231008, APN: 371231008
DYLAN SKAGGS
18993 JANISSE LN
LAKE ELSINORE, CA. 92530

ASMT: 371231009, APN: 371231009
JUDY TRUETT
P O BOX 454
LAKE ELSINORE CA 92531

ASMT: 371231013, APN: 371231013
BEVERLY GRIFFIN, ETAL
4537 ORCHID DR
LOS ANGELES CA 90043

ASMT: 371232001, APN: 371232001
JEANETTE MEJIA, ETAL
18978 JANISSE LN
LAKE ELSINORE, CA. 92530

ASMT: 371232002, APN: 371232002
JAQUELINE SPRAGUE
C/O JACQUELINE H SPRAGUE
18992 JANISSE LN
LAKE ELSINORE, CA. 92530

ASMT: 371232003, APN: 371232003
TAMARA KUMEROW, ETAL
19006 JANISSE LN
LAKE ELSINORE, CA. 92530

ASMT: 371232004, APN: 371232004
JAMES MCCRYSTAL
19020 JANISSE LN
LAKE ELSINORE, CA. 92530

ASMT: 371232005, APN: 371232005
JEANNE SHEIRE, ETAL
19034 JANISSE LN
LAKE ELSINORE, CA. 92530

ASMT: 371232006, APN: 371232006
JANICE FARGO
19048 JANISSE LN
LAKE ELSINORE, CA. 92530

ASMT: 371232007, APN: 371232007
NICOLE JOHNSON, ETAL
19062 JANISSE LN
LAKE ELSINORE, CA. 92530

ASMT: 371232008, APN: 371232008
SHELLEY DEPALMER, ETAL
19076 JANISSE LN
LAKE ELSINORE, CA. 92530

ASMT: 371232009, APN: 371232009
JOHN CARTER
NO 114-289
23905 CLINTON KEITH
WILDOMAR CA 92595

ASMT: 371232010, APN: 371232010
OMAR OREGON, ETAL
421 N IXOU ST NO 15
SANTA ANA CA 92701

ASMT: 371232017, APN: 371232017
DEREK BUFFINGTON
18991 TULE WAY
LAKE ELSINORE, CA. 92530

ASMT: 371232011, APN: 371232011
HEIDI ENGEMAN, ETAL
19075 TULE WAY
LAKE ELSINORE, CA. 92530

ASMT: 371232018, APN: 371232018
DOUGLAS DICKERSON
18977 TULE WAY
LAKE ELSINORE, CA. 92530

ASMT: 371232012, APN: 371232012
SOHEYLA MORSSAEI
19061 TULE WAY
LAKE ELSINORE, CA. 92530

ASMT: 371233001, APN: 371233001
GAVINO RAMIREZ
18976 TULE WAY
LAKE ELSINORE, CA. 92530

ASMT: 371232013, APN: 371232013
VIDAL ORTIZ
19047 TULE WAY
LAKE ELSINORE, CA. 92530

ASMT: 371233002, APN: 371233002
BARBARA SIMONS, ETAL
18990 TULE WAY
LAKE ELSINORE, CA. 92530

ASMT: 371232014, APN: 371232014
MARIA ORTIZ, ETAL
13402 LILLY ST GARDEN
GROVE CA 92843

ASMT: 371233003, APN: 371233003
KATHRYN FOXEN
19004 TULE WAY
LAKE ELSINORE, CA. 92530

ASMT: 371232015, APN: 371232015
GAYLENE HOAR, ETAL
18570 PASADENA ST
LAKE ELSINORE CA 92530

ASMT: 371233004, APN: 371233004
MELINDA REISTER, ETAL
19018 TULE WAY
LAKE ELSINORE, CA. 92530

ASMT: 371232016, APN: 371232016
RONALD FAGAN
19005 TULE WAY
LAKE ELSINORE, CA. 92530

ASMT: 371233005, APN: 371233005
SUZETTE HERRERA, ETAL
19032 TULE WAY
LAKE ELSINORE, CA. 92530



ASMT: 371233006, APN: 371233006
LAKE PLACE HOMES
13405 INGLEWOOD AVE NO 5
HAWTHORNE CA 90250

ASMT: 371233013, APN: 371233013
CONNIE PICKERING, ETAL
25 FREMONT
IRVINE CA 92620

ASMT: 371233007, APN: 371233007
NANCY MACKELL, ETAL
21517 PUMICE LN
WILDOMAR CA 92595

ASMT: 371233014, APN: 371233014
JEANNE NAVARRETE, ETAL
19031 REINDEER DR
LAKE ELSINORE, CA. 92530

ASMT: 371233008, APN: 371233008
FELICIA HOLLAND, ETAL
19074 TULE WAY
LAKE ELSINORE, CA. 92530

ASMT: 371233015, APN: 371233015
JANE IMAGANE, ETAL
19017 REINDEER DR
LAKE ELSINORE, CA. 92530

ASMT: 371233009, APN: 371233009
CRYSTAL VERDI, ETAL
19088 TULE WAY
LAKE ELSINORE, CA. 92530

ASMT: 371233016, APN: 371233016
FLOR VILLASENOR, ETAL
19003 REINDEER DR
LAKE ELSINORE, CA. 92530

ASMT: 371233010, APN: 371233010
GEORGE HARGIS
19087 REINDEER DR
LAKE ELSINORE, CA. 92530

ASMT: 371233017, APN: 371233017
MARIA SANTARROSA, ETAL
18989 REINDEER DR
LAKE ELSINORE, CA. 92530

ASMT: 371233011, APN: 371233011
LISA RADVANSKY, ETAL
46 SYCAMORE LN
BUENA PARK CA 90621

ASMT: 371234001, APN: 371234001
TERESA GARCIA
3470 MONROE ST NO 2
SANTA CLARA CA 95051

ASMT: 371233012, APN: 371233012
BRIAN ALLAN
19059 REINDEER DR
LAKE ELSINORE, CA. 92530

ASMT: 371234002, APN: 371234002
FRED MILLER
18988 REINDEER DR
LAKE ELSINORE, CA. 92530



ASMT: 371234003, APN: 371234003
VICKIE HAJDUK
1224 PARKSIDE DR
BRIDGEVILLE PA 15017

ASMT: 381061001, APN: 381061001
DEWAYNE KROEGER
119 W SULPHUR
LAKE ELSINORE CA 92530

ASMT: 371234004, APN: 371234004
BRIGITTEE GUTIERREZ, ETAL
19016 REINDEER DR
LAKE ELSINORE, CA. 92530

ASMT: 381061002, APN: 381061002
WANDA COLWELL
32976 BONNIE LEA DR
LAKE ELSINORE, CA. 92530

ASMT: 371234005, APN: 371234005
DALLIN
5440 TRABUCO RD STE 200
IRVINE CA 92620

ASMT: 381061003, APN: 381061003
HECTOR LOPEZ
32984 PERRET BLV
LAKE ELSINORE CA 92530

ASMT: 371234006, APN: 371234006
GLORIA GARCIA
19044 REINDEER DR
LAKE ELSINORE, CA. 92530

ASMT: 381061027, APN: 381061027
GLENDA ZELAYA, ETAL
32983 PEPPER DR
LAKE ELSINORE, CA. 92530

ASMT: 371234007, APN: 371234007
ANNETTE GALARZA
19058 REINDEER DR
LAKE ELSINORE, CA. 92530

ASMT: 381061028, APN: 381061028
STEPHEN FRAZIER
32989 PEPPER DR
LAKE ELSINORE, CA. 92530

ASMT: 371234008, APN: 371234008
VIRGINIA SCHELL
19072 REINDEER DR
LAKE ELSINORE, CA. 92530

ASMT: 381061029, APN: 381061029
MARY FELCH, ETAL
32993 PEPPER DR
LAKE ELSINORE, CA. 92530

ASMT: 371234009, APN: 371234009
SWAY 2014-1 BORROWER
P O BOX 1226
OAKLAND CA 94604

ASMT: 381062001, APN: 381062001
LEE COLLINS
4334 CANTERRA ARC
LAS CRUCES NM 88011



ASMT: 381062002, APN: 381062002
DANA CAMPISI, ETAL
10043 ARTESIA PL
BELLFLOWER CA 90706

ASMT: 381063028, APN: 381063028
LANCE LEBER
32984 CEDAR DR
LAKE ELSINORE, CA. 92530

ASMT: 381062030, APN: 381062030
NIPA SPROAT
11526 216TH ST
LAKEWOOD CA 90715

ASMT: 381064008, APN: 381064008
BRECKENRIDGE PROPERTY FUND 2015
2015 MANHATTAN BEACH 100
REDONDO BEACH CA 90278

ASMT: 381062031, APN: 381062031
DANIEL OHALLORAN
32995 CEDAR DR
LAKE ELSINORE, CA. 92530

ASMT: 381064009, APN: 381064009
TENILLE MUITER, ETAL
32892 OLEANDER DR
LAKE ELSINORE CA 92530

ASMT: 381063001, APN: 381063001
RICHARD STEPHENS
1 LAS BRISAS
ALPINE TX 79830

ASMT: 381064010, APN: 381064010
MARY WARRICK, ETAL
2008 BATAAN RD
REDONDO BEACH CA 90278

ASMT: 381063025, APN: 381063025
CINDY KROON, ETAL
535 LA PRADERA LANO
ESCONDIDO CA 92026

ASMT: 381071002, APN: 381071002
RESORT INC, ETAL
15980 GRAND AVE
LAKE ELSINORE CA 92530

ASMT: 381063026, APN: 381063026
RONALD WIKE
1920 RUHLAND
REDONDO BEACH CA 90278

ASMT: 381071007, APN: 381071007
ENRIQUE ESCOBEDO
6024 AZURITE ST
RIVERSIDE CA 92509

ASMT: 381063027, APN: 381063027
INGLIS THOMAS T ESTATE OF
C/O DAVID B INGLISI
5355 S SWENSON RD
DEER PARK WA 99006

ASMT: 381071008, APN: 381071008
KATHY GOBBLE, ETAL
32971 MARIE DR
LAKE ELSINORE, CA. 92530



ASMT: 381071035, APN: 381071035
MICHAEL MILLER, ETAL
32341 WILDOMAR RD
LAKE ELSINORE CA 92530

ASMT: 381071036, APN: 381071036
TRUDEE STEVENS, ETAL
28601 N FRONTAGE RD
LAKE ELSINORE CA 92532

ASMT: 381071037, APN: 381071037
MARTHA VALENCIA
15996 GRAND AVE
LAKE ELSINORE, CA. 92530

ASMT: 381071038, APN: 381071038
JOHN LIVINGSTONE
16002 GRAND AVE
LAKE ELSINORE, CA. 92530

ASMT: 381072011, APN: 381072011
JAMES HERRING
32972 MARIE DR
LAKE ELSINORE, CA. 92530

ASMT: 381072012, APN: 381072012
SANDRA WOODARD, ETAL
32980 MARIE DR
LAKE ELSINORE, CA. 92530

ASMT: 381072013, APN: 381072013
BARBARA JORDAN
15986 GRAND AVE
LAKE ELSINORE, CA. 92530

ASMT: 381072014, APN: 381072014
HECTOR BALDERAS
15992 GRAND AVE
LAKE ELSINORE, CA. 92530

ASMT: 381072015, APN: 381072015
MELENY RIGBY
32981 ETHLENE DR
LAKE ELSINORE, CA. 92530

ASMT: 381091013, APN: 381091013
HAROLD SAMPSON, ETAL
P O BOX 873
TEMECULA CA 92593

ASMT: 381091014, APN: 381091014
JAMES KETCHUM
33320 BARNSTABLE
LAKE ELSINORE CA 92530

ASMT: 381091015, APN: 381091015
LYNNE CHEMOTTI
103 W AVENIDA SANTIAGO
SAN CLEMENTE CA 92672

ASMT: 381091016, APN: 381091016
CLARENCE WATKINS, ETAL
C/O TAX SERVICE
31735 RIVERSIDE DR NO C273
LAKE ELSINORE CA 92530

ASMT: 381100004, APN: 381100004
LYNDEL SMITH, ETAL
16370 GRAND AVE
LAKE ELSINORE, CA. 92530



ASMT: 381100007, APN: 381100007
RUTH SMITH
16390 GRAND AVE
LAKE ELSINORE, CA. 92530

ASMT: 381100021, APN: 381100021
STEVE TAYLOR
23905 CLINTON KEITH RD 114
WILDOMAR CA 92595

ASMT: 381100010, APN: 381100010
DESMOND GRANT
P O BOX 73
LAKE ELSINORE CA 92531

ASMT: 381110001, APN: 381110001
AWO
27370 CARLTON OAKS ST
MURRIETA CA 92562

ASMT: 381100011, APN: 381100011
SKI CLUB, ETAL
C/O LINDA VERES
11292 GARDEN AIRE LN
GARDEN GROVE CA 92641

ASMT: 381110002, APN: 381110002
IRENE SARIAN, ETAL
1701 WABASSO WAY
GLENDALE CA 91208

ASMT: 381100013, APN: 381100013
KAREN CHENG, ETAL
1018 CORONET DR
RIVERSIDE CA 92506

ASMT: 381110004, APN: 381110004
DANA KENIRY
426 31ST ST
HERMOSA CA 90254

ASMT: 381100016, APN: 381100016
JAN SARGENT BEACH, ETAL
16530 GRAND AVE
LAKE ELSINORE, CA. 92530

ASMT: 381110008, APN: 381110008
BERNADETTE FONTES, ETAL
2087 N BELMAR CT
SIMI VALLEY CA 93063

ASMT: 381100018, APN: 381100018
FRANCES OTTO
16520 GRAND AVE
LAKE ELSINORE CA 92530

ASMT: 381120027, APN: 381120027
IRMA MOLLER, ETAL
P O BOX 385
WILDOMAR CA 92595

ASMT: 381100020, APN: 381100020
JOEL LEATHERS
2029 S PARKO AVE
ONTARIO CA 91761

ASMT: 381120028, APN: 381120028
ERIC CHINLUND
P O BOX 141
LAKE ELSINORE CA 92531

ASMT: 381120029, APN: 381120029
SHIRLEY HARDLEY, ETAL
19423 CRAIG JON AVE
CARSON CA 90746

ASMT: 381120030, APN: 381120030
BILLY HALL
17140 GRAND AVE
LAKE ELSINORE CA 92530

ASMT: 381120033, APN: 381120033
RAY POLIZZI
2455 DUSTIN CIR
SPRING HILL FL 34608

ASMT: 381120034, APN: 381120034
LEONA SPENCER
64 LA VERNE AVE
LONG BEACH CA 90803

ASMT: 381120036, APN: 381120036
PAMELA WALLACE, ETAL
723 N ELM AVE
JACKSON MI 49202

ASMT: 381120038, APN: 381120038
DONNA SHOOK, ETAL
17030 GRAND AVE
LAKE ELSINORE CA 92530

ASMT: 381130011, APN: 381130011
MARIA GUILLEN, ETAL
9825 RICHEON AVE
DOWNEY CA 90240

ASMT: 381140008, APN: 381140008
HAUSHA LIU
1982 WINDOVER RD
PASADENA CA 91107

ASMT: 381140010, APN: 381140010
GERARDO ZURITA
27333 GREENWALD AVE
PERRIS CA 92570

ASMT: 381140011, APN: 381140011
KONIECZNY JOHN FRANCIS NO 01 TRUST
C/O JOHN F KONIECZNY
P O BOX 401176
HESPERIA CA 92340

ASMT: 381151001, APN: 381151001
PRISCILA ZUNIGA
32991 URBAN AVE
LAKE ELSINORE, CA. 92530

ASMT: 381151005, APN: 381151005
MICHAEL HUNZEKER, ETAL
P O BOX 7080
SAN CARLOS CA 94070

ASMT: 381151027, APN: 381151027
SONS PROP MANAGEMENT, ETAL
21806 PAINT BRUSH LN
DIAMOND BAR CA 91765

ASMT: 381152027, APN: 381152027
CALBAR HOLDINGS
21 CAMALI CT
NEWPORT BEACH CA 92663



ASMT: 381152029, APN: 381152029
SON PROP MGMT, ETAL
2830 EAGLECREST PL
DIAMOND BAR CA 91765

ASMT: 381162009, APN: 381162009
TERRY SHOOK
32910 LILLIAN RD
LAKE ELSINORE, CA. 92530

ASMT: 381161002, APN: 381161002
HENRIETTA CARMONA, ETAL
124 CALLE DIAZ
ANAHEIM CA 92807

ASMT: 381174003, APN: 381174003
SOCORRO DELATORRE, ETAL
P O BOX 727
WILDOMAR CA 92595

ASMT: 381161005, APN: 381161005
JUANA LONDONO, ETAL
32975 LILLIAN RD
LAKE ELSINORE, CA. 92530

ASMT: 381174008, APN: 381174008
SCOTT HADLEY
31902 AVE EVITA
SAN JUAN CAPISTRANO CA 92675

ASMT: 381161016, APN: 381161016
THERESA LABROUSSE, ETAL
78 6701 ALII DR
KAILUA KONA HI 96740

ASMT: 381174009, APN: 381174009
KONRAD ASCHENBACH, ETAL
C/O KONRAD HSU ASCHENBACH
8311 HONEY HILL RD
LAUREL MD 20723

ASMT: 381161017, APN: 381161017
ROBERT DONAVAN
32985 LILLIAN RD
LAKE ELSINORE, CA. 92530

ASMT: 381174018, APN: 381174018
DENNIS DEMONTIGNY
P O BOX 646
LAKE ELSINORE CA 92530

ASMT: 381162002, APN: 381162002
KENNETH HOWARD, ETAL
17540 GRAND AVE
LAKE ELSINORE CA 92530

ASMT: 381174028, APN: 381174028
DENNIS DEMONTIGNY
32931 BLACKWELL BLV
LAKE ELSINORE CA 92530

ASMT: 381162003, APN: 381162003
WELDON PAGE
2301 E SANTA FE APT 5
FULLERTON CA 92831

ASMT: 381174039, APN: 381174039
SREYLACK SOM, ETAL
10406 CHESTNUT ST
BELLFLOWER CA 90706



ASMT: 381174052, APN: 381174052
SHAWN MCDONALD, ETAL
31500 GRAPE ST STE 3
LAKE ELSINORE CA 92532

ASMT: 381190008, APN: 381190008
TORIE WHEELER KERCHELICH
15509 ORION ST
LAKE ELSINORE CA 92530

ASMT: 381174061, APN: 381174061
ILDA LOPEZ, ETAL
C/O ROSA I MARTINEZ
15048 ZIEGLINDE DR
LAKE ELSINORE CA 92530

ASMT: 381221001, APN: 381221001
JOHN LAJEUNESS, ETAL
C/O JOHN B LAJEUNESS
3640 VIRGINIA ST
LA CRESCENTA CA 91214

ASMT: 381174062, APN: 381174062
RAFAEL SEDILLO
32988 PERRET BLV
LAKE ELSINORE, CA. 92530

ASMT: 381221028, APN: 381221028
SIBYLLE AZZAM, ETAL
17941 GRAND AVE
LAKE ELSINORE, CA. 92530

ASMT: 381174065, APN: 381174065
KRISTINE ANDERSON
22266 WALNUT DR
WILDOMAR CA 92595

ASMT: 381222002, APN: 381222002
TINA VARTANIAN
P O BOX 4584
VALLEY VILLAGE CA 91617

ASMT: 381174066, APN: 381174066
MICHELLE PELLETIER
17594 GRAND AVE
LAKE ELSINORE, CA. 92530

ASMT: 381222007, APN: 381222007
LYNDA ALLBAUGH, ETAL
20721 COMO ST
WILDOMAR CA 92595

ASMT: 381174076, APN: 381174076
LAMSON PROP
C/O BLUESTAR PROPERTIES
12176 INDUSTRIAL BLV NO 1
VICTORVILLE CA 92395

ASMT: 381222034, APN: 381222034
FRANCISCO FACIO, ETAL
33040 LORIMER ST
LAKE ELSINORE, CA. 92530

ASMT: 381190002, APN: 381190002
FOURSQUARE FINANCIAL SOLUTIONS INC
C/O CARL D MCAULAY
295 E ORANGETHORPE AVE
ANAHEIM CA 92801

ASMT: 381222035, APN: 381222035
TINA VARTANIAN
PO BOX 4584
VALLEY VILLAGE CA 91617

ASMT: 381223002, APN: 381223002
MARIA ARELLANO, ETAL
18055 GRAND AVE
LAKE ELSINORE, CA. 92530

ASMT: 381231005, APN: 381231005
MARCOS GUTIERREZ
17807 GRAND AVE
LAKE ELSINORE, CA. 92530

ASMT: 381223006, APN: 381223006
ROGER CONTE, ETAL
C/O ROGER F CONTE SR
11 FIRENZE CT NO 12
NEWPORT BEACH CA 92657

ASMT: 381231006, APN: 381231006
KERI WISE, ETAL
2847 JUDIANN LN
VISTA CA 92084

ASMT: 381223007, APN: 381223007
ADAM CONTE
19 SPLENDORE DR
NEWPORT COAST CA 92657

ASMT: 381231026, APN: 381231026
ELMER HARTNEY
33042 CHURCHILL ST
LAKE ELSINORE, CA. 92530

ASMT: 381223030, APN: 381223030
JOANN MCCRACKEN
33040 DOWMAN ST
LAKE ELSINORE, CA. 92530

ASMT: 381232002, APN: 381232002
MICHAEL GOLDEN ARM
42050 KARRIE LN
MURRIETA CA 92562

ASMT: 381231002, APN: 381231002
ROSITA SANCHEZ, ETAL
15157 SPINNAKER DR
LAKE ELSINORE CA 92530

ASMT: 381232003, APN: 381232003
BRANDI DOUCET, ETAL
231 WOODHURST DR
COPPELL TX 75019

ASMT: 381231003, APN: 381231003
ROBERT TUPPER
18339 SANDERS DR
LAKE ELSINORE CA 92530

ASMT: 381232005, APN: 381232005
BIG CHANG
5501 BOHLIG RD NO 45
LOS ANGELES CA 90032

ASMT: 381231004, APN: 381231004
RACHEL SPAIR, ETAL
17797 GRAND AVE
LAKE ELSINORE, CA. 92530

ASMT: 381232006, APN: 381232006
SILVIA LAMBARENA
33035 PEDERSON ST
LAKE ELSINORE, CA. 92530

ASMT: 381232007, APN: 381232007
EMMA REYES, ETAL
33041 PEDERSON ST
LAKE ELSINORE, CA. 92530

ASMT: 381242020, APN: 381242020
CIRCLE K STORES
P O BOX 52085
PHOENIX AZ 85072

ASMT: 381232028, APN: 381232028
LORENZO GARCIA
33028 CASE ST
LAKE ELSINORE, CA. 92530

ASMT: 381242021, APN: 381242021
ROSALIA VIVEROS, ETAL
17670 RALEY AVE
LAKE ELSINORE, CA. 92530

ASMT: 381232029, APN: 381232029
MARK ORMAN
31805 TEMECULA PKWY NO 114
TEMECULA CA 92592

ASMT: 381242022, APN: 381242022
CHARLES MACIEL
18950 NEWMAN AVE
RIVERSIDE CA 92508

ASMT: 381241007, APN: 381241007
CHE HOANG
25125 VIA LAS LOMAS
MURRIETA CA 92562

ASMT: 381242028, APN: 381242028
DEBORAH COOPER, ETAL
34625 VIA CATALINA
CAPISTRANO BEACH CA 92624

ASMT: 381241008, APN: 381241008
SEKAB SAMAD, ETAL
17586 RALEY AVE
LAKE ELSINORE, CA. 92530

ASMT: 381242029, APN: 381242029
ROBERT HELLING
300 WHITE FOX RUN
FALLBROOK CA 92028

ASMT: 381241011, APN: 381241011
ALEJANDRA MUNOZ, ETAL
29662 COOL MEADOW DR
MENIFEE CA 92584

ASMT: 381242031, APN: 381242031
ROBERT ERISCH, ETAL
17150 ALTA VISTA
LAKE ELSINORE CA 92530

ASMT: 381242007, APN: 381242007
ERNEST ACOSTA
17609 GRAND AVE
LAKE ELSINORE, CA. 92530

ASMT: 381242033, APN: 381242033
DEBRA BARTON
17614 RALEY AVE
LAKE ELSINORE, CA. 92530



ASMT: 381242034, APN: 381242034
MERCEDES REY PLANTIER
32810 COX RD
MENIFEE CA 92584

ASMT: 381242045, APN: 381242045
MAXSON JEFFRIES INV
17668 GRAND AVE
LAKE ELSINORE CA 92530

ASMT: 381242037, APN: 381242037
JOYCE CHEN, ETAL
4115 LIVE OAK LN
YORBA LINDA CA 92886

ASMT: 381243005, APN: 381243005
GEORGE WOLFE
17700 RALEY AVE
LAKE ELSINORE CA 92530

ASMT: 381242038, APN: 381242038
3D LANDMARK
P O BOX 1167
VALLEY CENTER CA 92082

ASMT: 381243013, APN: 381243013
DONOVAN PROP
2635 E OCEAN BLV
LONG BEACH CA 90803

ASMT: 381242039, APN: 381242039
JOYCE CHEN, ETAL
3105 CAPA DR
HACIENDA HEIGHTS CA 91745

ASMT: 381244001, APN: 381244001
JESUS ZUNIGA
33070 BALDWIN BLV
LAKE ELSINORE, CA. 92530

ASMT: 381242041, APN: 381242041
SANDRA SALDIVAR, ETAL
17648 RALEY AVE
LAKE ELSINORE CA 92530

ASMT: 381244002, APN: 381244002
MARIA CHAVEZ
1502 W WILLITS ST
SANTA ANA CA 92703

ASMT: 381242042, APN: 381242042
SANDRA GRANADIOS, ETAL
17648 RALLY AVE
LAKE ELSINORE, CA. 92530

ASMT: 381245004, APN: 381245004
HEIDI HANELINE, ETAL
14492 RALEY AVE
LAKE ELSINORE CA 92530

ASMT: 381242043, APN: 381242043
DEBBEY CONLON, ETAL
39821 BROKEN AXLE DR
ANZA CA 92539

ASMT: 381245005, APN: 381245005
PAUL ANANIAS
25207 COPPER LEAF CT
MURRIETA CA 92563



ASMT: 381245006, APN: 381245006
EMILY MOORE, ETAL
653 W COACHLINE LN
BENSON AZ 85602

ASMT: 381245038, APN: 381245038
GENERAL TELEPHONE CO OF CALIF
C/O GTE ATTN GARY WILLIAMS HQCO2G08
P O BOX 152206
IRVING TX 75015

ASMT: 381245008, APN: 381245008
ELONA MOLLON
17643 RALEY AVE
LAKE ELSINORE, CA. 92530

ASMT: 381245039, APN: 381245039
BLESSING ENTERPRISES
2461 DOUBLETREE LN
ROWLAND HEIGHTS CA 91748

ASMT: 381245009, APN: 381245009
DARRYL BARBEE
29309 STILLWATER CT
LAKE ELSINORE CA 92530

ASMT: 381245043, APN: 381245043
JOANNE MORTENSEN
33086 BLACKWELL BLV
LAKE ELSINORE, CA. 92530

ASMT: 381245010, APN: 381245010
BHARAT GALA
7718 WALNUT RIDGE RD
ORANGE CA 92869

ASMT: 381246001, APN: 381246001
BLUE SHADOWS PROP
C/O CHAD BAKER
P O BOX 5000 FMB 403
RANCHO SANTA FE CA 92067

ASMT: 381245011, APN: 381245011
MARCUS SMITH
P O BOX 10619
COSTA MESA CA 92627

ASMT: 381246002, APN: 381246002
VIKEN KECKECHIAN, ETAL
27202 GALVEZ LN
MISSION VIEJO CA 92691

ASMT: 381245014, APN: 381245014
WRIGHT BYRON E ESTATE OF
31657 HIDDEN CANYON RD
LAKE ELSINORE CA 92532

ASMT: 381246003, APN: 381246003
CARL CHOI
10618 WINCHECK RD
SAN DIEGO CA 92131

ASMT: 381245016, APN: 381245016
MARIO CAMACHO
3515 CHERRY BLOSSOM LN
LAKE ELSINORE CA 92530

ASMT: 381246006, APN: 381246006
MIGUEL LOPEZ
15073 KNOLLWOOD ST
LAKE ELSINORE CA 92530



ASMT: 381246007, APN: 381246007
ANGELA SUBER, ETAL
14790 TOFT DR
LAKE ELSINORE CA 92530

ASMT: 381252003, APN: 381252003
DENNIS SPAHR, ETAL
6130 GRENADA AVE
CYPRESS CA 90630

ASMT: 381246008, APN: 381246008
RANDI SAVAGE, ETAL
33245 MORRELL DR
LAKE ELSINORE CA 92530

ASMT: 381252009, APN: 381252009
COUNTY OF RIVERSIDE
C/O REAL ESTATE DIVISION
P O BOX 1180
RIVERSIDE CA 92502

ASMT: 381246009, APN: 381246009
LESLIE MICHAEL S TRUST
C/O MICHAEL LESLE
21048 LAGUNA RD
WILDOMAR CA 92595

ASMT: 381252010, APN: 381252010
JACKIE CORRIGAN, ETAL
C/O JACKIE S CORRIGAN
33040 MAIDEN LN
LAKE ELSINORE, CA. 92530

ASMT: 381246011, APN: 381246011
HT PROP
C/O SCOTT HADLEY
31902 AVD EVITA
SAN JUAN CAPO CA 92675

ASMT: 381252012, APN: 381252012
TERESA ZAMBRANA, ETAL
39551 CALLE DE COMPANERO
MURRIETA CA 92562

ASMT: 381251006, APN: 381251006
BAHAR ALAVI
17 CATANIA
MISSION VIEJO CA 92692

ASMT: 381261001, APN: 381261001
AMANDA DELROSARIO, ETAL
3628 FAIRESTA ST
LA CRESCENTA CA 91214

ASMT: 381251024, APN: 381251024
R ROY, ETAL
2545 OCOTILLO AVE
SANTA MARIA CA 93455

ASMT: 381261003, APN: 381261003
AZAR PIROUZANIA, ETAL
3106 CALLE QUIETO
SAN CLEMENTE CA 92672

ASMT: 381251025, APN: 381251025
SONIA LOPEZ, ETAL
33045 VICTORIA BROOKE LN
LAKE ELSINORE CA 92530

ASMT: 381261004, APN: 381261004
TONY AMJADI, ETAL
27192 GALVEZ LN
MISSION VIEJO CA 92691

ASMT: 381261005, APN: 381261005
EVMWD
P O BOX 3000
LAKE ELSINORE CA 92531

ASMT: 381281002, APN: 381281002
SON INC, ETAL
130 RAILROAD AVE
MONROVIA CA 91016

ASMT: 381262002, APN: 381262002
R BEST INC, ETAL
12971 GLENDA ST
CERRITOS CA 90703

ASMT: 381281005, APN: 381281005
ANDREW LEE
973 GROVE PL
COSTA MESA CA 92627

ASMT: 381262052, APN: 381262052
CC KOSITITARUT, ETAL
555 12TH ST NO 1250
OAKLAND CA 94607

ASMT: 381281007, APN: 381281007
RMT PROP
31902 AVENIDA EVITA
SAN JUAN CAPO CA 92675

ASMT: 381262057, APN: 381262057
LINDA SHAVER
17307 GRAND AVE
LAKE ELSINORE CA 92530

ASMT: 381281008, APN: 381281008
GREG PAGAN
23555 GOLDEN SPG NO A2
DIAMOND BAR CA 91765

ASMT: 381273006, APN: 381273006
MARTHA PEREZ, ETAL
33024 EVERGREEN DR
LAKE ELSINORE, CA. 92530

ASMT: 381281032, APN: 381281032
DAVID SNYDER
33060 MAGNOLIA ST
LAKE ELSINORE CA 92530

ASMT: 381273023, APN: 381273023
DOMINIC TENACE
P O BOX 1480
TEMECULA CA 92593

ASMT: 381281033, APN: 381281033
DANIEL FINKLE
P O BOX 2205
RUNNING SPRINGS CA 92382

ASMT: 381273039, APN: 381273039
SHAROL BRUNNER, ETAL
171 B AVENIDA VAQUERO
SAN CLEMENTE CA 92672

ASMT: 381282044, APN: 381282044
MIGUEL OCHOA
33035 OLIVE ST
LAKE ELSINORE, CA. 92530

ASMT: 381282045, APN: 381282045
MENA CHRISTIE, ETAL
25041 LUNA BONITA DR
LAGUNA HILLS CA 92653

ASMT: 381290023, APN: 381290023
KIN HONG, ETAL
C/O HSIANG YUAN CHANG
12342 ROSE ST
CERRITOS CA 90703

ASMT: 381284001, APN: 381284001
BARBARA HARRISON
16755 GRAND AVE
LAKE ELSINORE, CA. 92530

ASMT: 381290035, APN: 381290035
FIROUZEH GABLE, ETAL
20091 MT ISRAEL PLACE
ESCONDIDO CA 92029

ASMT: 381284002, APN: 381284002
16763 GRAND AVENUE TRUST
C/O TAX SERVICE
322958 MISSION TR NO 415F
LAKE ELSINORE CA 92530

ASMT: 381290036, APN: 381290036
BABAK GOLSHAHI
26 BRIGADEER
IRVINE CA 92603

ASMT: 381290005, APN: 381290005
SHU LU KUO, ETAL
1711 MORNING CANYON RD
DIAMOND BAR CA 91765

ASMT: 381300005, APN: 381300005
LYNDA DUBREUIL, ETAL
40020 JONES RD
FALLBROOK CA 92028

ASMT: 381290012, APN: 381290012
FAR EASTERN GROUP PARTNERSHIP IV, ETAL
C/O MILBRIDGE CORP
12403 CENTRAL AVE NO 600
CHINO CA 91710

ASMT: 381300006, APN: 381300006
KAREN PECORA, ETAL
16336 GRAND AVE
LAKE ELSINORE, CA. 92530

ASMT: 381290016, APN: 381290016
MELANIE LINDSEY, ETAL
30013 HAPPY HUNTER DR
CANYON LAKE CA 92587

ASMT: 381300008, APN: 381300008
CHIA LIN
3065 DIBBLE CT
SANTA CLARA CA 95051

ASMT: 381290021, APN: 381290021
KIRCHER FAMILY PARTNERS
PO BOX 922
ROSS CA 94957

ASMT: 381300009, APN: 381300009
PEDRO RODRIGUEZ
2569 CRYSTAL CIR
RIVERSIDE CA 92509



ASMT: 381300014, APN: 381300014
TERESA MUNOZ, ETAL
16109 GRAND AVE
LAKE ELSINORE, CA. 92530

ASMT: 383121004, APN: 383121004
TONY CARLUCCI
33033 WALLS ST
LAKE ELSINORE, CA. 92530

ASMT: 381300018, APN: 381300018
ANZA BUTTERFIELD ROAD 34
13240 EVENING CREEK 316
SAN DIEGO CA 92128

ASMT: 383121005, APN: 383121005
LUIS PEREZ
33041 WALLS ST
LAKE ELSINORE, CA. 92530

ASMT: 381341007, APN: 381341007
AARAV INV
16005 GRAND AVE
LAKE ELSINORE, CA. 92530

ASMT: 383121006, APN: 383121006
RODNEY TOPKOV
17703 GRAND AVE
LAKE ELSINORE, CA. 92530

ASMT: 381341026, APN: 381341026
PAMELA AYRES, ETAL
16360 GRAND AVE
LAKE ELSINORE CA 92530

ASMT: 383122001, APN: 383122001
JEANETTE CHAN
2536 GREENWICH DR
FULLERTON CA 92833

ASMT: 381341027, APN: 381341027
JUAN PROKOPIJ
16422 PASEO DE ROCHA DR
HACIENDA HEIGHTS CA 91745

ASMT: 383122002, APN: 383122002
JEFF MCCASLIN
33075 WALLS ST
LAKE ELSINORE, CA. 92530

ASMT: 381341030, APN: 381341030
MEI NENG WANG, ETAL
53216 SAVANNAH CT
LAKE ELSINORE CA 92530

ASMT: 383124005, APN: 383124005
WENTY HA, ETAL
31597 VIA CRUZADA
SAN JUAN CAPO CA 92675

ASMT: 381344023, APN: 381344023
DOLORES CHRISTIAN, ETAL
C/O DOLORES CHRISTIAN
73261 LONE MOUNTAIN LN
PALM DESERT CA 92260

ASMT: 383124029, APN: 383124029
DUSTIN CLICK
16181 BLACKSAGE CT
RIVERSIDE CA 92503

ASMT: 383124030, APN: 383124030
ROSA CHAVARIN, ETAL
33060 WALLS ST
LAKE ELSINORE, CA. 92530

ASMT: 386140008, APN: 386140008
COUNTY OF RIVERSIDE
C/O ECONOMIC DEVELOPMENT AGENCY
3403 10TH ST STE 400
RIVERSIDE CA 92501

ASMT: 383124032, APN: 383124032
MARIA BALDERAS, ETAL
33048 WALLS ST
LAKE ELSINORE, CA. 92530

ASMT: 386140010, APN: 386140010
VERDA PONCE, ETAL
P O BOX 1391
LAKE ELSINORE CA 92531

ASMT: 383124033, APN: 383124033
THI NGUYEN, ETAL
26900 REDWOOD
MURRIETA CA 92563

ASMT: 386140014, APN: 386140014
FIROUZEH GAMBLE, ETAL
20091 MT ISRAEL PL
ESCONDIDO CA 92029

ASMT: 383125003, APN: 383125003
DONNA LUNDGREN, ETAL
P O BOX 77368
CORONA CA 92877

ASMT: 386160011, APN: 386160011
FIROUZEH GAMBLE, ETAL
20091 MOUNT ISRAEL PL
ESCONDIDO CA 92029

ASMT: 383125005, APN: 383125005
GILA MAHGEREFTEH, ETAL
967 NETHERWAY DR
HUNTINGTON BEACH CA 92846

ASMT: 386202008, APN: 386202008
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

ASMT: 383125042, APN: 383125042
OMAR RIVERA, ETAL
18875 MARIPOSA AVE
RIVERSIDE CA 92508

ASMT: 386210014, APN: 386210014
LAKE ELSINORE 133
C/O CHARLES WONG
1 CORNSILK
IRVINE CA 92614

ASMT: 386120030, APN: 386120030
STATE OF CALIF
DEPT OF TRANSPORTATION
464 W FOURTH ST 6TH FL
SAN BERNARDINO CA 92401

