

III. SUMMARY

A. Project Summary

1. Project Location

The BSA Properties Specific Plan is located along Highway 79 (Winchester Road) within Perris Valley south of the community of Winchester (see Regional Map, Figure 1). Perris Valley occupies approximately 284 square miles and is bounded by the San Geronio area to the north, the Hemet/San Jacinto area to the east, the Murrieta/Temecula area to the south, and the Lake Mathews area to the west. Immediately east of the specific plan area is the Metropolitan Water District Diamond Valley Reservoir and its associated recreational lands.

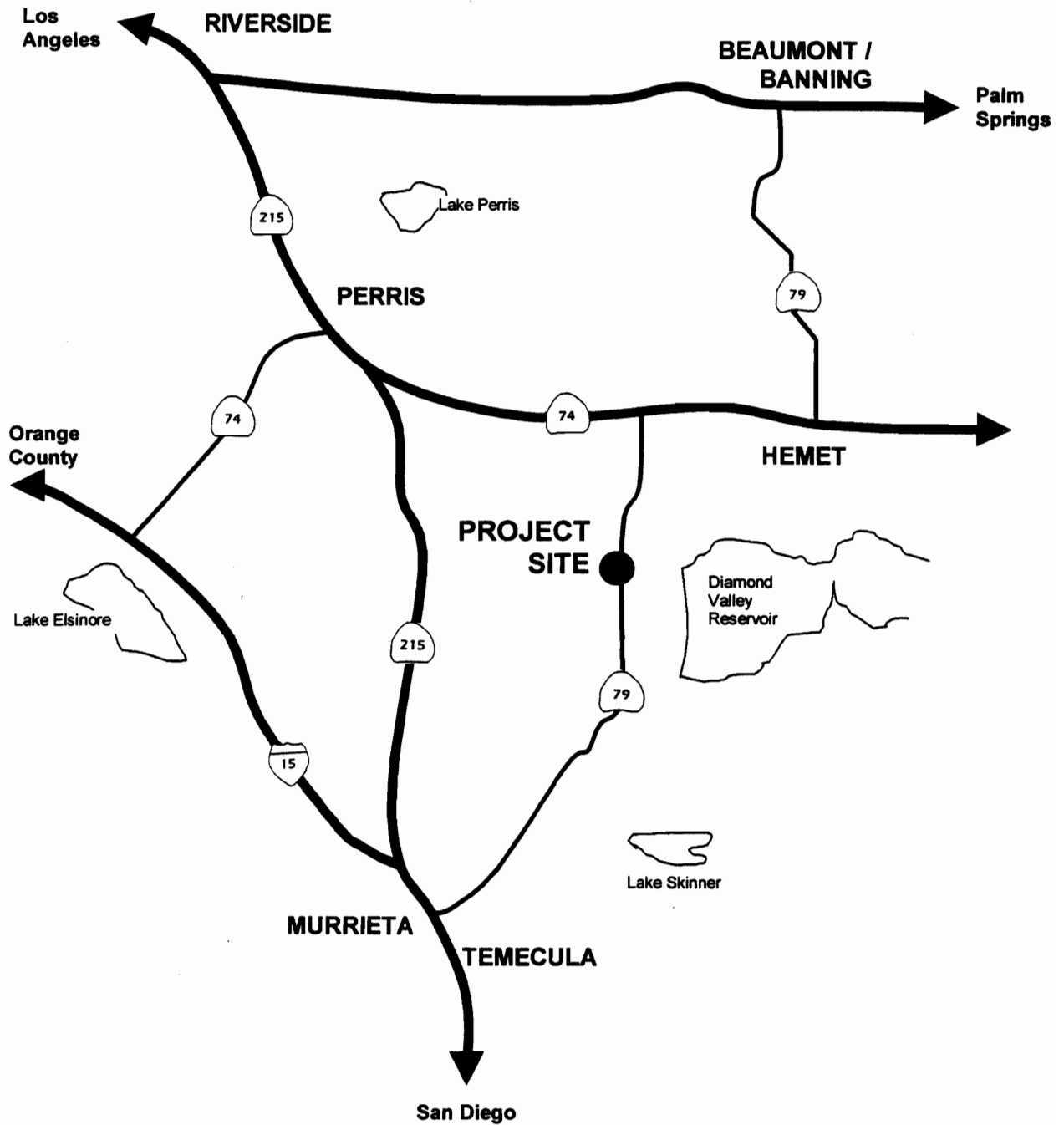
The specific plan covers multiple parcels located both east and west of Highway 79. This highway, located about 5 miles east of State Route 215, is a State Highway that connects the Beaumont/Banning area to the north with the Temecula/Murrieta area to the south. Of the total 420 acres within the plan, 72 acres are located south of Patton Avenue and east of Highway 79 (Allen Property). The remaining 348 acres are divided into two major land blocks located west of Highway 79, Steifel dairy to the north and Boer dairy to the south of Holland Road. The properties will be tied together by Highway 79, Patterson Road, and Holland Road (see Vicinity Map, Figure 2).

2. Project Description

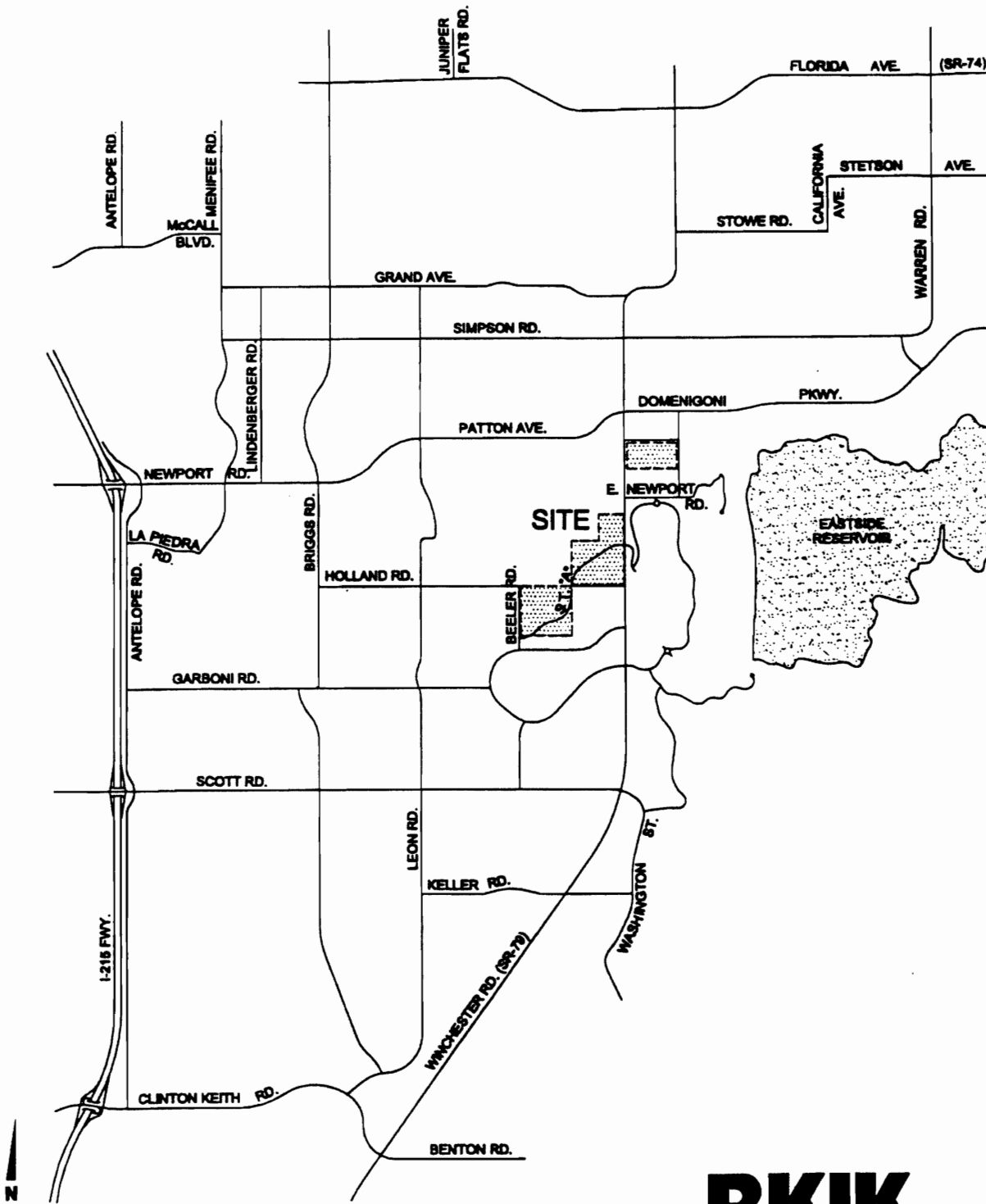
The BSA Properties Specific Plan provides a long-range development plan for approximately 420 acres that border the future recreation areas of the Diamond Valley Reservoir. The types and density of uses defined by the proposed development ordinance will guide future growth within this project. This growth will occur as a result of the development of recreation uses surrounding the reservoir, and the need for additional housing in western Riverside County. The areas surrounding the planned Diamond Valley recreation developments will be needed to provide support uses such as retail commercial, resort commercial and residential, that serve recreationalists, the reservoir-related workforce, and the general public.

Although currently rural in character, the area is changing to more urban types of land uses as a result of previously adopted master planned communities such as Winchester Hills Specific Plan No. 293 and Winchester 222 Specific Plan No. 288 to the north, and the proposed Domenigoni-Barton Specific Plan No. 310 adjoining this project to the south. Moreover, these projects reflect urban corridors that are emerging along Hwy. 79 and along the Newport Road/Domenigoni Parkway corridors. These corridors lead from the I-15 and I-215 freeways to the massive Diamond Valley MWD Reservoir that adjoins the project area to the east. The reservoir is expected to attract more than 3 million visitors annually. Plans are being developed for a master planned development within the MWD property featuring residential and recreational uses immediately east of the BSA Properties project site. The BSA Properties Specific Plan will provide retail commercial, resort commercial,

and residential development a) to support the planned growth in the area, b) for reservoir-related visitors and workforce, and c) for travelers along the Highway 79 corridor. The BSA Properties Specific Plan presents development criteria designed to create a quality development consistent with the high level of standards emerging along the Highway 79 corridor.



Regional Map - Figure 1



Vicinity Map- Figure 2

EIR/ISSUES MATRIX

ISSUE/EXISTING CONDITION	PROJECT ENVIRONMENTAL IMPACTS BEFORE MITIGATION	PROPOSED MITIGATION	IMPACT AFTER MITIGATION
II. LAND USE ELEMENT			
Project site is located within the Perris Valley Land Use Planning Area (LUPA) which calls for a continuation of Category III and IV (rural and agricultural) land use patterns. The proposed project is a Category II (Urban) land use.	Potentially Significant: Project is not consistent with the Perris Valey LUPA's 1984 Comprehensive General Plan land use objectives and a General Plan Amendment has been filed. The project is consistent with development patterns emerging in the area and the RCIP Vision plan for this region.	Mitigation cannot reduce this impact to below the level of significance. Land use patterns are established at the regional level by the County. The issue of changing patterns of development must be addressed at the General Plan level.	Significant: A Statement of Overriding Consideration is necessary.
Site is within the Mount Palomar Observatory Special Lighting Policy Area.	Potentially Significant: Project complies with County lighting requirements.	Project design will comply with Riverside County Ordinance 655.	Less than Significant.
The northern 72 acres of the project site is within the Hemet-Ryan Airport Community Policy Area.	Potentially Significant: Project complies with this Community Policy Area.	The project design will be subject to review by the Airport Land Use Committee.	Less than Significant.
A portion of the project site (the southern 153.7 acres) is within the Antelope Valley Community Policy Area.	Potentially Significant: Project complies with this Community Policy Area.	In compliance with General Plan regarding projects with parcel sizes of less than 5 acres, project will provide schedule AB@ domestic water.	Less than Significant.
The northern two properties (195 acres total) are within the Hemet-San Jacinto Community Policy Area.	Potentially Significant: Project is not consistent with the land use patterns of this Community Policy Area.	General Plan Amendment.	Less than Significant.
The site is currently zoned R-R (Rural-Residential) and A-D	Potentially Significant: Project will require a Change of Zone to	Change of Zone requested with Specific Plan application.	Less than Significant.

ISSUE/EXISTING CONDITION	PROJECT ENVIRONMENTAL IMPACTS BEFORE MITIGATION	PROPOSED MITIGATION	IMPACT AFTER MITIGATION
(Agriculture-Dairy).	reflect Specific Plan zoning.		
III. A. SEISMIC SAFETY			
Site may be susceptible to seismically induced settlement hazards.	Potentially Significant: Level of potential impact will vary depending upon the characteristics of the given earthquake. Overall seismic risk on-site is no greater than any other area of Southern California.	Standard State and local building and seismic codes will ensure structural safety.	Not Significant due to incorporated design standards.
Portions of the site may be susceptible to seismically induced liquefaction.	Potentially Significant: Unconsolidated sandy or alluvial deposits on the site could potentially be subject to liquefaction if perched groundwater is present.	Subsurface geotechnical investigation will be performed on an as-needed basis to determine site-specific liquefaction susceptibilities in alluvial areas. Soil remediation will be performed to the satisfaction of the County geologist.	Not Significant with implementation of incorporated mitigation measures.
III. B. SOILS, SLOPES, AND EROSION			
Project includes development of residential areas on former dairylands.	Potentially Significant: Dairyland soils can contain significant amounts of organic materials, creating the potential for methane production.	Removal of any highly organic soils in former dairy areas will be required prior to development. Removed soil will be replaced with clean fill. All soil remediation will be approved by the County geologist. A soils study will be performed prior to the beginning of grading in areas susceptible to liquefaction.	Not Significant with implementation of incorporated mitigation measures.
In a few places on-site, development may occur on slopes that exceed	Potentially Significant: Grading of slopes greater than 25% can	All cut and fill slopes will be inspected by the project soil engineer or	Not Significant with implementation of

ISSUE/EXISTING CONDITION	PROJECT ENVIRONMENTAL IMPACTS BEFORE MITIGATION	PROPOSED MITIGATION	IMPACT AFTER MITIGATION
25%.	create landslide and other hazards.	engineer geologist to ensure stability. All grading shall conform to County Ordinance 457 and hillside grading policies. A slope analysis will be performed and reviewed by the county geologist prior to initiation of grading activities.	mitigation.

III. C. WIND EROSION AND BLOWSAND

The area is not known for high winds. Site is not within any County-designated Ablowsand hazard areas, ⁶ but is subject to Santa Ana winds. Soil types on site are not significantly prone to wind erosion.	Potentially Significant: Short-term hazard of soil erosion and dust levels by wind during grading and construction.	Short-term erosion impacts will be minimized by limiting areas of soil disturbance and watering exposed soils before and during grading operations. Upon completion of grading/construction, exposed slopes shall be revegetated to establish vegetation that will minimize the effects of wind and water erosion.	Not Significant with implementation of incorporated mitigation measures.
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III. D. FLOODING, DRAINAGE AND DAM INUNDATION

Project site is not within any 100-year flood plain. Flooding risk is also reduced due to Salt Creek improvements and Diamond Valley Reservoir.	Not Significant: Project will not increase risk of flooding to the area.	None.	Not Significant.
Project development will increase the total area of impervious surfaces on the site.	Potentially Significant: Due to increase in impermeable surfaces, project could result in increase in runoff.	Developer(s) shall pay any flood control improvement fees. Project construction will occur under a valid NPDES permit issued by the applicable Regional Water Quality Control Board. This will ensure	Not Significant with implementation of incorporated mitigation measures.

ISSUE/EXISTING CONDITION	PROJECT ENVIRONMENTAL IMPACTS BEFORE MITIGATION	PROPOSED MITIGATION	IMPACT AFTER MITIGATION
		construction areas are protected from excessive runoff and sediment deposition.	
Project will be located within the inundation area of the Diamond Valley Reservoir.	Not Significant: Project development will result in the introduction of residents to an inundation area. However, Metropolitan Water District has determined that the probability of dam failure is extremely low.	None.	Not Significant.

III. E. NOISE

Site development will result in short-term noise impacts associated with construction equipment.	Potentially Significant: In the absence of mitigation, construction-related noise impacts may be potentially significant.	All construction-related equipment will be operated with adequate muffler exhaust systems. All stationary equipment will be situated to reduce noise impacts to sensitive receptors. County requirements for time limits on heavy equipment operation will be followed. Hearing protection will be worn as necessary by construction personnel.	Not Significant with implementation of incorporated mitigation measures.
Site development will result in long-term noise impacts associated primarily with traffic generated by the development and drawn to the development's commercial areas.	Potentially Significant: In the absence of mitigation, operational noise impacts may be potentially significant.	Noise buffers and propagation barriers will be incorporated where feasible to reduce noise impacts. All residential lots and dwellings will be sound attenuated. Attenuation shall ensure that noise levels do not exceed 65 dB CNEL in outdoor living area or 45	Not Significant with implementation of incorporated mitigation measures.

ISSUE/EXISTING CONDITION	PROJECT ENVIRONMENTAL IMPACTS BEFORE MITIGATION	PROPOSED MITIGATION	IMPACT AFTER MITIGATION
		dB CNEL in habitable rooms.	
III. F. AIR QUALITY			
Project will result in short-term construction related air quality impacts due to generation of dust and equipment exhaust.	Potentially Significant: Construction-related emissions may exceed AQMD thresholds for NOx and PM10.	Implementation of dust control measures will minimize dust generation during clearing, grading and construction. Soil-disturbing activities will cease if winds exceed 25 miles per hour.	Significant Even with Mitigation: A Statement of Overriding Consideration is necessary.
Project will result in operation impacts to air quality due primarily to emissions from mobile (automotive) sources. Diesel emissions from recreational vehicles utilizing commercial recreation areas will cause an increase in stationary sources. Project will generate approximately 53,530 new vehicle trips per day to the area.	Potentially Significant: Increased levels of traffic will result in the exceeding of AQMD standards for the region.	SCAQMD car-pooling and other trip reduction measures will be required. Pedestrian and bicycle facilities are incorporated into project design to promote non-vehicular travel. Bus stops and/or bus shelters will be provided. All parking lots will be paved. The builder will utilize best available control technology (BACT) measures to reduce emissions from idling RV engines.	Significant Even with Mitigation: A Statement of Overriding Consideration is necessary.
III. G. WATER QUALITY			
Project will alter the composition of surface runoff entering local drainages.	Potentially Significant: In the absence of mitigation, impacts to local drainages may be potentially significant.	Construction will be conducted under a valid NPDES permit. Project drainage plans will conform to federal, State and County requirements.	Not Significant due to compliance with applicable policies.
Development of the site will increase the amount of sediment, suspended debris, chemicals, and other urban pollutants entering the water table.	Potentially Significant: In the absence of mitigation, the impacts to local water quality may be potentially significant.	All discharges to surface waters and groundwater will comply with applicable Water Quality Control Plans and County Flood Control	Not Significant due to compliance with applicable policies.

ISSUE/EXISTING CONDITION	PROJECT ENVIRONMENTAL IMPACTS BEFORE MITIGATION	PROPOSED MITIGATION	IMPACT AFTER MITIGATION
		and Water Conservation District requirements.	
III. H. TOXIC SUBSTANCES			
Project development may result in commercial uses of hazardous materials on-site. No industrial uses will be permitted on the site.	Potentially Significant: Possibility exists that certain future commercial facilities may store, handle, or generate toxic substances on site.	Hazardous material use on-site will conform to County, State and federal requirements. Any hazardous materials used or produced on site will require transport by a licensed hauler to a designated facility, both of which must be EPA licensed.	Not Significant due to compliance with applicable policies.
III. I. OPEN SPACE AND CONSERVATION			
No portion of site is currently designated as County Open Space.	Not Significant: Specific Plan will preserve 84 acres as open space on the site. As the area to be preserved is currently zoned as Rural-Residential, this will be a beneficial impact.	None.	Not Significant.
III. J. AGRICULTURE			
The project site encompasses approximately 360 acres of designated agricultural resources. Existing dairies will be permitted uses under the proposed Specific Plan.	Potentially Significant: Full buildout of project will result in the loss of approximately 360 acres of designated agricultural lands.	Development will incorporate setbacks and buffers to minimize urban/rural land use conflicts. Conditions and Restrictions will be incorporated as necessary for conveyance of properties that abut existing agricultural land uses in the area. Existing agricultural uses are protected under County Right-to-Farm Ordinance No. 625.	Significant Even with Mitigation: A Statement of Overriding Consideration is necessary.

ISSUE/EXISTING CONDITION	PROJECT ENVIRONMENTAL IMPACTS BEFORE MITIGATION	PROPOSED MITIGATION	IMPACT AFTER MITIGATION
III. K. BIOLOGICAL RESOURCES			
<p>Vegetation: Development will result in the loss of approximately 68 acres of sparse to moderate sage scrub. The rest of the area to be developed has been previously disturbed by agricultural activities.</p>	<p>Not Significant: The majority of the native habitats on-site will be preserved in the open space areas on the Allen property.</p>	<p>Construction activities will be kept out of native areas to be preserved as open space to the maximum extent possible within the Allen property.</p>	<p>Not Significant.</p>
<p>Drainages: One spring that occurs on-site is under ACOE jurisdiction. This spring, and two other drainages on-site are under CDFG jurisdiction.</p>	<p>Potentially Significant: The spring is located in a proposed open space area and will not be affected. Impacts to CDFG jurisdictional areas are governed by the California Fish and Game Code.</p>	<p>A Streambed Alteration Agreement will be obtained prior to development of any CDFG jurisdictional drainages on-site. Mitigation will include avoidance where feasible. Where avoidance is not feasible, the project proponent will mitigate loss of CDFG jurisdictional waters through the creation, enhancement or restoration of comparable on- or off-site habitats.</p>	<p>Less than Significant with implementation of incorporated mitigation measures.</p>
<p>Wildlife: A number of sensitive species are known to utilize the site. Federally protected California gnatcatcher and Stephens' kangaroo rat were also detected on the site. Habitat for the endangered Quino checkerspot butterfly occurs on site but none were observed during surveys.</p>	<p>Potentially Significant: Impacts to federally protected species are illegal under Federal Endangered Species Act.</p>	<p>An open space preserve consisting of 84 acres of natural hillside areas of sage scrub (including all localities of gnatcatcher sightings) will be set aside as open space, thereby avoiding impacts to California gnatcatchers. Loss of SKR habitat and potential take of the species will be mitigated through fee payment in support of the County</p>	<p>Less than Significant with implementation of incorporated mitigation measures.</p>

ISSUE/EXISTING CONDITION	PROJECT ENVIRONMENTAL IMPACTS BEFORE MITIGATION	PROPOSED MITIGATION	IMPACT AFTER MITIGATION
		SKR preserve system. Prior to any development, a permit (section 10(a) or section 7) will be obtained as necessary to mitigate for take of federally protected species.	
III. L. MINERAL RESOURCES			
No mining activities occur on the project site. The site is not within a Mineral Resource Zone or State-designated area of significance. No mining is proposed under this project	Not Significant.	None.	Not Significant.
III. M. ENERGY RESOURCES			
Electricity is currently provided by SCE via aerial lines. Natural gas is not currently provided, although existing lines occur near the project site. The project will not require development of any significant new energy sources.	Not Significant: The project will cause an increase in energy consumption in the area. Per SCE existing and anticipated future supplies are sufficient to provide the site's energy needs.	None.	Not Significant.
III. N. SCENIC HIGHWAYS			
Site is not within viewshed of an existing or eligible state or county scenic highway.	Not Significant.	None.	Not Significant.
III. O. CULTURAL RESOURCES			
A number of archeological and historical resources occur on the project site. Of these, only one area (CA-RIV-6479H) is considered unique and therefore	Not Significant: The unique site is located within an area to be preserved as open space.	Archeological monitoring of construction will be performed to ensure no previously unknown cultural artifact is harmed by the project. In the event a resource is	Not Significant.

ISSUE/EXISTING CONDITION	PROJECT ENVIRONMENTAL IMPACTS BEFORE MITIGATION	PROPOSED MITIGATION	IMPACT AFTER MITIGATION
significant under CEQA.		uncovered, construction in the area will stop until find's significance can be assessed. Permanent fencing will be installed to protect the site	

III. P. AESTHETICS, LIGHT AND GLARE

The project will not substantially alter land within any designated or eligible scenic corridor.	Potentially Significant.	Major views of the proposed project are afforded from State Highway 79, an eligible Scenic Highway. Specific Plan calls for the streetscape character of these areas to include groupings of trees and shrubs, a pedestrian walkway, and screening of parking areas in the commercial centers.	Less than Significant.
The project will result in the introduction of a substantial number of light sources to the area.	Potentially Significant: Skyglow in the area could denigrate the area around the Mount Palomar Observatory in northern San Diego County.	Project will comply with Riverside County Ordinance No. 655, the Mount Palomar Observatory Lighting Policies to ensure the site does not significantly degrade the area due to skyglow.	Not Significant.

IV. A. TRAFFIC AND CIRCULATION

At full buildout the project will generate 53,530 trips per day in and around the area.	Potentially Significant: The project will require roadway improvements and new signals to control traffic.	County General Plan Circulation Element will be amended (via GPA) to upgrade roadway designations in the Specific Plan area. A number of specific roadway improvements and new signals will be installed. Financing for needed facilities is required. Despite these improvements, project	Significant Even with Mitigation: A Statement of Overriding Consideration is necessary.
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ISSUE/EXISTING CONDITION	PROJECT ENVIRONMENTAL IMPACTS BEFORE MITIGATION	PROPOSED MITIGATION	IMPACT AFTER MITIGATION
		traffic at full buildout will result in an LOS of D at the Winchester Road/Domenigoni Parkway intersection.	
IV. B. WATER AND SEWER			
At full buildout the project will result in domestic water consumption of approximately 760,000 gallons of water per day. Distribution of water to the site will require the installation of infrastructure to the area.	Not Significant: Eastern Municipal Water District has stated that current water supplies are sufficient to meet the needs of the development. Project will also comply with all federal, State, and local water regulations.	None.	Not Significant due to compliance with applicable policies.
At full buildout, project will generate approximately 530,000 gallons of wastewater (sewage) per day, which will be treated at the Sun City Regional Wastewater Reclamation Facility. Infrastructure will be provided throughout the project site to convey wastewater.	Not Significant: The plant has capacity available for this proposed development and EMWD will add capacity as needed regionally. Project will also comply with all federal, State, and local wastewater regulations.	None.	Not Significant due to compliance with applicable policies.
IV. C. FIRE PROTECTION SERVICES			
The project will create 421 residential units and 202 acres of commercial development on the site. Regional population will increase by approximately 1,263 persons. These increases will create additional demand for fire protection services.	Not Significant: Increased demand for fire services will be offset through payment of mitigation and development fees to be used to fund additional services in the area.	Project will comply with existing federal, State and local fire protection standards and policies.	Not Significant due to compliance with applicable policies.

ISSUE/EXISTING CONDITION	PROJECT ENVIRONMENTAL IMPACTS BEFORE MITIGATION	PROPOSED MITIGATION	IMPACT AFTER MITIGATION
IV. D. LAW ENFORCEMENT SERVICES			
The project will create 421 residential units and 202 acres of commercial development on the site. Regional population will increase by approximately 1,263 persons. These increases will create additional demand for law enforcement services.	Not Significant: Increased demand for law enforcement services will be offset through payment of mitigation and development fees to be used to fund additional services in the area.	None.	Not Significant due to compliance with applicable policies.
IV. E. SCHOOLS			
At full buildout the project will generate 330 new students within the three school districts serving the site, including: 179 elementary students, 67 middle school students, and 84 high school students.	Potentially Significant: The project will require new school capacity, as existing schools in the area are already impacted.	Operational impacts will be mitigated through payment of school impact fees, including additional mitigation fees for impacted areas as authorized by the County.	Not Significant with implementation of mitigation.
IV. F. PARKS AND RECREATION			
Project will provide 5 acres of developed local parkland and 84 acres of natural open space on the site. No regional park facilities are proposed on-site. Project will generate approximately 1,263 persons who are expected to utilize these and existing facilities in the region.	Not Significant: The parkland and open space proposed for this project meets County requirements. With the development of adjacent Reservoir and parks proposed for surrounding developments, there will be ample recreational opportunities in the area.	None.	Not Significant.

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IV. G. UTILITIES			
Electricity: The project at full buildout will consume an estimated 73.2 megawatt-hours per day. This is an 89% increase over existing consumption levels.	Not Significant: Southern California Edison has stated that they do not anticipate any problem providing an adequate level of service for the site.	Design measures are incorporated into the project to ensure electrical service is adequate, including compliance with the California Uniform Building Code and other State and County regulations.	Not Significant due to compliance with applicable policies.
: At full buildout the project will result in an average consumption of 265,000 cubic feet of natural gas per day, a considerable increase over existing conditions.	Not Significant: The Southern California Gas Company has stated that they do not anticipate any problem providing an adequate level of service for the site.	Design measures are incorporated into the project to ensure service is adequate, including compliance with the California Uniform Building Code and other State and County regulations.	Not Significant due to compliance with applicable policies.
Telephone: Development of the project site will require extension of phone lines to the area from existing trunks located throughout the region.	Not Significant: Verizon will provide phone service to the site in accordance with current directives and rules filed with the California Public Utilities Commission. Phone facilities will be installed at developer's cost.	Developer(s) will work with Verizon to meet project needs, including: financing of any required additions or changes to existing facilities, and providing Verizon with a development schedule to facilitate timely completion of required upgrades.	Not Significant due to compliance with applicable policies.
Television: Cable services to the area will be provided by Inland Valley Cablevision.	Not Significant: Inland Valley Cablevision has stated that they are prepared to finance 100% of the cost to extend cable facilities to the site.	Developer(s) will coordinate infrastructure installation with Inland Valley Cablevision. All television cable lines will be located underground per General Plan policies.	Not Significant due to compliance with applicable policies.
IV. H. SOLID WASTE			
At full buildout, the	Potentially Significant: Solid waste generated	Project efforts to reduce	Less than

ISSUE/EXISTING CONDITION	PROJECT ENVIRONMENTAL IMPACTS BEFORE MITIGATION	PROPOSED MITIGATION	IMPACT AFTER MITIGATION
project's 421 homes and 202 acres of commercial development are expected to generate approximately 15.18 tons per day of solid waste.	by the project will impact landfills already near capacity. Waste generated by this project will contribute to the need for development of additional regional land fill capacity.	solid waste generation include: curbside recycling programs, compliance with County waste receptacle program, use of trash compactors for commercial wastes, and public recycling collection centers.	Significant.
IV. I. LIBRARIES			
Project development will increase area population by 1,133 persons (based on RCCPL standards). This population will require 1,360 new book volumes and 567 square feet of library floor space to provide an adequate level of service.	Potentially Significant: This population growth will increase demand for library services and strain existing facilities and resources in an area that is already at an inadequate level of service.	Mitigation will be provided via fee payments to be used to support County library facilities and compliance with all County, State and federal regulations.	Not Significant due to compliance with applicable policies.
IV. J. HEALTH SERVICES			
At full buildout the project will increase the regional population by 1,263. Based on the County standard of 4 beds per 1,000 population, approximately 5 beds would be necessary to serve the expected population.	Not Significant: Currently, the four medical facilities in the region that would serve the project are operating at below capacity, with a total excess inventory of approximately 211 beds. This excess will provide ample capacity for the project population.	None.	Not Significant.
IV. K. AIRPORTS			
The project site does not lie within existing or future noise contours for the two local airports nearest the site. There are also no airport risk	Not Significant: Existing and planned airport facilities will be sufficient to meet the anticipated need for airport services in the	None.	Not Significant.

ISSUE/EXISTING CONDITION	PROJECT ENVIRONMENTAL IMPACTS BEFORE MITIGATION	PROPOSED MITIGATION	IMPACT AFTER MITIGATION
areas designated for the site.	region.		
IV. L. DISASTER PREPAREDNESS			
The proposed project will result in the presence of 421 homes, 202 acres of commercial uses, and up to 1,263 persons in the area who will be exposed to potential hazards resulting from natural or man-made disasters.	Potentially Significant: The site is not within any 100 flood plain, but is within the dam inundation area for the Diamond Valley Reservoir. As with the rest of the region, the site is also at risk from seismic activity.	Conformance with UBC will reduce seismic impacts to structures to the maximum extent possible. Commercial areas using hazardous materials must implement safe storage and handling plans and train employees in these procedures. Regional disaster preparedness plans are prepared at the County level. MWD will prepare an inundation plan for the reservoir. Project will comply with any regional plans, as well as all local, State and federal disaster preparedness regulations..	Not Significant due to compliance with applicable policies.
V. HOUSING ELEMENT			
The project will provide 421 residential units consisting of 25 estate density units (1 du/ac), 60 low density units (3 du/ac) and 264 medium density units (6 du/ac).	Not Significant: The project will provide housing needed to meet the anticipated population growth in the region.	None.	Not Significant.
The 202 acres of commercial development included in this project will provide a very favorable jobs-to-housing ratio of 9.67 jobs per dwelling unit.	Not Significant: This high jobs-to-housing ratio will be very beneficial for a region that is currently housing-rich and jobs-poor.	None.	Not Significant.
VI. REGIONAL ELEMENT			
Growth: The project represents just under 1% of the expected housing growth and less than 1% of the population growth	Not Significant: This level of growth will not significantly impact SCAG policies and goals for the region.	None.	Not Significant.

ISSUE/EXISTING CONDITION	PROJECT ENVIRONMENTAL IMPACTS BEFORE MITIGATION	PROPOSED MITIGATION	IMPACT AFTER MITIGATION
projected by SCAG for the region in the next 20 years.			
VIII. A. CUMULATIVE IMPACTS			
LAND USE: As a proposed Category II (Urban) land use, the project will contribute to the region's shift from rural/agricultural uses to urban land uses. This is contrary to the current land use policies for the region as stated in the 1984 Comprehensive General Plan.	Potentially Significant: Project is consistent the on-going pattern of development occurring in the region, but is not consistent with the LUPA's land use pattern objectives. Project will contribute to potentially significant impacts by committing site to urban, rather than rural, uses, counter to the land use pattern objectives of the 1984 Comprehensive General Plan.	An urban land use pattern is already established in the area by the County. Land use patterns are established at the regional level by the County. The issue of changing patterns of development must be addressed at the County General Plan level.	Significant: A Statement of Overriding Consideration is necessary.
SEISMIC SAFETY: Development of the project site will increase the number of people and structures potentially at seismic risk in the area. No active faults have been mapped at or near the site.	Not Significant: The seismic risks on the project site are not any greater than those of the surrounding region.	None.	Not Significant.
SOILS, SLOPES, AND EROSION: Project development will not contribute significantly to loss of soils due to water or wind erosion, increase in landslide risks due to development of slopes, or increase regional erosion problems. Project will not increase blowsand conditions in the area.	Not Significant: Project will not contribute to cumulatively significant increases in erosion or impacts to soils or slopes.	None.	Not Significant.
FLOODING	Not Significant: The	None.	Not Significant.

ISSUE/EXISTING CONDITION	PROJECT ENVIRONMENTAL IMPACTS BEFORE MITIGATION	PROPOSED MITIGATION	IMPACT AFTER MITIGATION
<p>DRAINAGE AND DAM INUNDATION: Incorporation of drainage facilities into the project site will ensure that the site does not impact flooding or drainage regionally. Urbanization of the area will result in a large population living within the potential inundation area of the Diamond Valley Reservoir.</p>	<p>project will not create any significant impacts to drainage or flooding. MWD has determined that the likelihood of dam failure is extremely small and does not represent a significant inundation risk to the area.</p>		
<p>NOISE: The proposed project, combined with anticipated urbanization along the Highway 79 corridor, is expected to greatly increase vehicular traffic in the area. This will result in elevation of noise levels in the region, particularly along the highway.</p>	<p>Potentially Significant: In the absence of mitigation, operational noise impacts may be potentially significant, particularly along Highway 79.</p>	<p>Noise mitigation can be achieved on an individual project basis. Noise buffers and barriers can be incorporated into areas where noise impacts exceed noise thresholds. Residential lots and dwellings can be sound attenuated against noise levels. Attenuation will ensure that noise levels do not exceed 65 dB CNEL in outdoor living area or 45 dB CNEL in habitable rooms.</p>	<p>Not Significant with implementation of incorporated mitigation measures.</p>
<p>AIR QUALITY: Project will result in operation impacts to air quality due primarily to emissions from mobile (automotive) sources. Project will generate approximately 53,530 new vehicle trips per day to the area.</p>	<p>Potentially Significant: Increased levels of traffic will cause exceeding of AQMD regional standards for SO_x, NO_x, ROG, CO, and PM₁₀. Incremental project impacts will also contribute cumulatively to regional non-attainment of AQMD air quality standards and improvement goals.</p>	<p>SCAQMD car-pooling and other trip reduction measures will be implemented, but project's cumulative impact on regional air quality will still be significant.</p>	<p>Significant Even with Mitigation: A Statement of Overriding Consideration is necessary.</p>
	<p>Potentially Significant:</p>		<p>Not Significant</p>

ISSUE/EXISTING CONDITION	PROJECT ENVIRONMENTAL IMPACTS BEFORE MITIGATION	PROPOSED MITIGATION	IMPACT AFTER MITIGATION
WATER QUALITY: Project will alter the composition of surface runoff entering local drainages. Development of the site will increase the amount of sediment, suspended debris, chemicals, and other urban pollutants entering the water table.	In the absence of mitigation, the impacts to local water quality may be potentially significant.	Construction will occur under a valid NPDES permit. Project drainage plans will conform to State and County requirements. Compliance with these requirements will ensure the project does not hinder any regional water quality attainment goals.	due to compliance with applicable policies.
TOXIC SUBSTANCES Project development may result in commercial uses of hazardous materials on-site.	Not Significant: Presence of hazardous materials for commercial uses will not represent a significant safety hazard in the region, as materials will be used under valid permits and in controlled amounts.	Any hazardous material use on-site will conform to County, State and federal requirements.	Not Significant due to compliance with applicable policies.
OPEN SPACE AND CONSERVATION: No portion of site is currently designated as County Open Space. However, the project will contribute incrementally to loss of open space in the region.	Not Significant: Most of the project site to be developed is already disturbed. The principal undisturbed portion of the site will be preserved as open space.	None.	Not Significant.
AGRICULTURE: The project site encompasses approximately 360 acres of designated agricultural resources. Existing dairies will be permitted uses under the proposed Specific Plan.	Not Significant: Full project buildout will result in the loss of approximately 360 acres of designated agricultural lands, which will contribute incrementally to the cumulative loss of agricultural lands within the region. However, most of the land within the project	None.	Not Significant.

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	site is not within any existing agricultural preserve and is already zoned as residential (R-R).		
BIOLOGICAL RESOURCES: The project will result in loss of approximately 68 acres of native habitat and approximately 360 acres of agricultural lands. This area will include land occupied by SKR, California gnatcatcher, raptors and other native birds, as well as non-sensitive wildlife species.	Potentially Significant: The majority of the native habitats on-site will be preserved in the open space areas. The project will contribute incrementally to cumulative habitat loss, however the bulk of the area to be developed is already disturbed.	Endangered species impacts will be addressed through FESA, which requires mitigation for impacts. - The project will address loss of native riparian habitat through the CDFG Streambed Alteration Agreement permitting process, which also includes mitigation requirements.	Not Significant due to compliance with applicable policies.
MINERAL RESOURCES: No mining activities occur on the project site. The site is not within a MRZ. No mining is proposed under this project	Not Significant: The project will not contribute to cumulative impacts to mineral resources.	None.	Not Significant.
ENERGY RESOURCES: The project will not require development of any significant new energy sources. Energy providers have stated that available resources will be adequate to serve the project site.	Not Significant: The project will cause an incremental increase in energy consumption in the area, but this increase will not be cumulatively significant.	None.	Not Significant.
SCENIC HIGHWAYS: Site does not lie within the viewshed of an existing or eligible state or county scenic highway.	Not Significant: The project will not contribute to cumulatively significant impacts to scenic highways.	None.	Not Significant.
CULTURAL RESOURCES: A number of archeological	Not Significant: The unique site will be preserved within an	Archeological monitoring of construction will be performed to ensure no	Not Significant.

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and historical resources occur on the project site. Of these, only one area is considered unique (and therefore significant) under CEQA.	open space area. The project will result in loss of a number of non-unique cultural resources which will contribute incrementally, but not significantly, to the loss of cultural resources in the areas.	previously unknown cultural artifact is harmed by the project. In the event a significant resource is uncovered, construction in the area will stop until the finding's significance can be assessed.	
AESTHETICS, LIGHT AND GLARE: The project will not substantially alter land within any designated or eligible scenic corridor. Project will introduce a substantial number of light sources to the area.	Not Significant: Incremental impacts of this project will not be cumulatively significant since the site represents roughly 1% of the anticipated development in the region.	None.	Not Significant.
TRAFFIC AND CIRCULATION: At full buildout the project will generate 53,530 trips per day in and around the area.	Potentially Significant: The project will contribute significantly to the increase in regional traffic due to the development of residences and, particularly the 202 acres of commercial uses.	County General Plan Circulation Element will be amended (via GPA) to reflect the roadway designation changes of the Specific Plan. A number of specific roadway improvements and new signals will be installed. Despite these improvements, traffic at full buildout will still result in an LOS D at the Winchester Road/Domenigoni Parkway intersection.	Significant Even with Mitigation: A Statement of Overriding Consideration is necessary.
WATER AND SEWER: At full buildout the project will result in domestic use of 760,000 gallons of water per day and will generate approximately 530,000 gallons of wastewater (sewage) per day.	Not Significant: EMWD has stated that current water supplies are sufficient to meet the needs of the development and adequate wastewater treatment facility capacity exists. Project	None.	Not Significant.

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	will comply with all federal, State, and local water regulations. Project will contribute incrementally to cumulative water demand in the region, but the increase is not significant.		
FIRE PROTECTION AND LAW ENFORCEMENT SERVICES: Project development will create - 421 residential units and 202 acres of commercial uses on-site. Regional population will increase by approximately 1,263 persons. These increases will create additional demand for fire protection and law enforcement services.	Not Significant: Increased demand for fire protection and law enforcement services will be off-site through payment of mitigation and development fees to be used to fund additional services in the area. The project's incremental contribution to cumulative impacts to these services is very small (roughly 1%).	Project will comply with existing federal, State and local fire protection standards and policies.	Not Significant due to compliance with applicable policies.
SCHOOLS: At full buildout the project will generate 330 new students within the three school districts serving the site, including: 179 elementary students, 67 middle school students, and 84 high school students.	Potentially Significant: Project will necessitate additional school capacity. Existing schools in the area are already impacted. The project's incremental contribution to cumulative impacts to schools will be mitigated through payment of development and impact fees.	Long-term impacts will be mitigated through payment of school impact fees, including additional mitigation fees for impacted areas as authorized by the County.	Not Significant with implementation of incorporated mitigation measures.
PARKS AND RECREATION: The project will provide developed local parkland and natural (undeveloped) open	Not Significant: The parkland and open space proposed for this project meets County requirements. With the development of the	None.	Not Significant.

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space on-site that meets or exceeds County requirements. No regional park facilities are proposed on-site. The project will generate approximately 1,263 persons who are expected to utilize these and existing facilities in the region.	adjacent Reservoir and parks proposed for surrounding developments, there will be ample recreational opportunities in the area.		
UTILITIES: Electricity The project at full buildout will consume an estimated 73.2 megawatt-hours per day. This is a 94% increase over existing consumption levels.	Not Significant: Southern California Edison has stated that they do not anticipate any problem providing an adequate level of service for the site. Project will contribute incrementally, but not significantly to cumulative impacts to utilities.	Design measures are incorporated into the project to ensure electrical service is adequate, including compliance with the California Uniform Building Code and other State and County regulations.	Not Significant due to compliance with applicable policies.
UTILITIES: Natural Gas At full buildout the project will result in an average consumption of 265,000 cubic feet of natural gas per day, a considerable increase over existing conditions.	Not Significant: The Southern California Gas Company has stated that they do not anticipate any problem providing an adequate level of service for the site. Project will contribute incrementally, but not significantly to cumulative impacts to utilities.	Design measures are incorporated into the project to ensure service is adequate, including compliance with the California Uniform Building Code and other State and County regulations.	Not Significant due to compliance with applicable policies.
UTILITIES: Telephone Development of the project site will require extension of phone lines to the area from existing trunks located throughout the region.	Not Significant: Verizon will provide telephone service to the site in accordance with current directives and rules filed with the California Public Utilities Commission.	Developer(s) will coordinate with Verizon to: ensure financing of any required additions or changes in existing facilities, and provide Verizon with a development schedules	Not Significant due to compliance with applicable policies.

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	Telephone facilities for the site will be funded or installed by developer(s).	so that required upgrades may be planned in conjunction with development.	
UTILITIES: Television Cable services to the area will be provided by Inland Valley Cablevision.	Not Significant: Inland Valley Cablevision has stated that they are prepared to finance 100% of the cost to extend cable facilities to the site.	Developer(s) will coordinate infrastructure installation with Inland Valley Cablevision. All television cable lines will be located underground per County General Plan policies.	Not Significant due to compliance with applicable policies.
SOLID WASTE: At full buildout, the project's 421 homes and 202 acres of commercial development are expected to generate approximately 15.18 tons per day of solid waste.	Potentially Significant: The amount of solid waste generated by the project will impact landfills that are already at or near capacity. Waste generated by the project will contribute to the need for additional land fill capacity for the region.	Developer(s) will be required to pay mitigation fees as assessed by the County. Developments will be required to prepare comprehensive waste recycling programs that meet the approval of the County Waste Management Department.	Less than Significant.
LIBRARIES: Project development will increase the population in the area by 1,133 persons (based on RCCPL standards). This population would require the addition of 1,360 new book volumes and 567 square feet of library floor space to provide an adequate level of service.	Potentially Significant: This population growth will increase demand for library services and strain existing facilities and resources in an area that is already at an inadequate level of service. The project's fair-share contribution to cumulative impacts is very small (<1%) and not significant.	Mitigation will be provided via fee payments to be used to support County library facilities and compliance with all County, State and federal regulations.	Not Significant due to compliance with applicable policies.
HEALTH SERVICES: At full buildout the project will increase the regional population by 1,263. Based on the County standard of 4 beds per 1,000	Not Significant: The four medical facilities in the region are currently operating at below capacity, with a total excess inventory of approximately 211 beds.	None.	Not Significant.

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population, approximately 5 beds would be necessary to serve the expected population.	This excess will provide ample capacity for the project population.		
AIRPORTS: The project site does not lie within existing or future noise contours for the two local airports nearest the site. There are also no airport risk areas designated for the site.	Not Significant: Existing and planned airport facilities will be sufficient to meet the anticipated need for airport services in the region.	None.	Not Significant.
DISASTER PREPAREDNESS: The proposed project will result in the presence of 421 homes, 202 acres of commercial uses, and up to 1,263 persons in the area who will be exposed to potential hazards resulting from natural or man-made disasters.	Not Significant: The project's incremental contribution to cumulative impacts is very small (the site represents roughly 1% of the expected growth in the region). The project's contribution to cumulative impacts is not significant.	None.	Not Significant.
HOUSING: The project will provide 421 residential units consisting of 25 estate density units (1 du/ac), 60 low density units (3 du/ac) and 264 medium density units (6 du/ac).	Not Significant: The project will provide housing needed to meet the anticipated population growth in the region.	None.	Not Significant.
JOBS: The 202 acres of commercial development included in this project will provide a very favorable jobs-to-housing ratio of 9.67 jobs per dwelling unit.	Not Significant: This high jobs-to-housing ratio will be very beneficial for a region that is currently housing-rich and jobs-poor.	None.	Not Significant.
GROWTH: The project represents just under 1% of the expected housing growth and less than 1%	Not Significant: This level of growth is represents cumulatively insignificant increase in	None.	Not Significant.

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of the population growth projected by SCAG for the region in the next 20 years.	the region and will not significantly impact SCAG policies and goals for the region.		