

## 5.9 Land Use and Planning

### 5.9.1 Environmental Setting

Over the course of history, the Lake (Lake Elsinore) has fluctuated from a dry lake bed during drought years, to extreme flooding conditions during wet years. To stabilize the water level of the Lake, the Lake Elsinore Management Authority (LEMA) was formed, consisting of the City of Lake Elsinore, California Department of Parks and Recreation, Elsinore Valley Municipal Water District, Santa Ana Watershed Project Authority, and the County of Riverside. This joint powers agency developed a phased construction and maintenance program, the Lake Elsinore Management Project (LEMP), which was implemented in the late 1980s and completed in the mid-1990s. Components of the Project located within East Lake include a pumping station installed behind the levee, conduit, overflow weir, riparian habitat, three wells, and the importation of reclaimed water. As part of the LEMP, a levee was constructed across the Lake to reduce the size of the water surface and minimize evaporation. The levee also helps provide flood protection for East Lake.

The ELSP approved on June 8, 1993 sought to capitalize on the benefits afforded the Back Basin area of the LEMP. Subsequently, ten amendments were processed and as described below, nine were approved. A summary of each East Lake Specific Plan Amendment follows:

Amendment No. 1, approved on February 10, 1998, consolidated and reconfigured land uses within Phase I. Amendment 1 resulted in an increase in land allocated to open space due to flood storage needs which were not recognized by the 1993 Specific Plan, and a reduction in the amount of commercial and residential development; thereby decreasing the residential yield for the Amendment area and the overall Specific Plan. This Amendment also made modifications to the roadway network, public services and utility plans to accommodate the amended land uses. There were also changes to the Design Review process; however, Amendment No. 1 did not include any changes to the original ELSP Design Guidelines or Development Standards.

Amendment No. 2 was approved in August 1999. Amendment No. 2 redistributed land uses within Phase I. Amendment No. 2 increased the percentage of land allocated for wetland mitigation area and open space. It reduced the total acreage allocated to residential acreage and mixed use, and accordingly, decreased the residential yield for both the Amendment area and the overall Specific Plan. Amendment No. 2 included changes to the grading policies, added language to clarify the Director's approval authority, and amended the Design Guidelines and Development Regulations.

A large portion of land in Amendment No. 2 was subsequently superseded by Amendment No. 6. In addition, the southeastern portion of Amendment No. 2 land was later included as a part of Amendment 8.

Amendment No. 3: Resolution No. 2002-256, approved on June 26, 2002, removed three (3) parcels from the ELSP, and changed their Land Use Designation from Specific Plan to Limited Industrial. The ELSP is no longer applicable to APNs 370-030-011, 370-050-002 and -012.

Amendment No. 4: Resolution No. 2003-12, approved May 27, 2003, removed one (1) parcel from the ELSP, and changed its Land Use Designation from Specific Plan to Limited Industrial. The ELSP is no longer applicable to APN 370-080-014.

Amendment No. 5: Amendment No. 5 was proposed to remove 77 acres from the ELSP for the “Water’s Edge Specific Plan.” No action has been taken on the proposal as of March 2017.

Amendment No. 6: Approved in July 2004, Amendment No. 6 redistributed land uses and eliminated a portion of the circulation loop within Phase I. Amendment No. 6 also reduced the overall residential yield of the ELSP from 9,000 dwelling units in the original Specific Plan to 7,975 dwelling units. Amendment No. 6 consists of a large portion of land that was previously modified by Amendment Nos. 1 and 2. An Erratum to Amendment No. 6 was approved on April 26, 2016, which changed the land use designation of lot 18 from RES-1 to RES-2, revised the lot boundary between lots 18 and 19, and modified development standards.

Amendment No. 7: Resolution No. 2004-33, approved May 25, 2004, removed one (1) parcel from the ELSP, and changed its Land Use Designation from Specific Plan to Limited Industrial. The ELSP is no longer applicable to APN 370-050-013.

Amendment No. 8: Ordinance No. 1166 was adopted on December 13, 2005, redistributing the land use allocation and circulation roadways within the southeasterly portion of the ELSP. Amendment No. 8 further reduced the overall residential yield of the ELSP from 7,975 dwelling units (as reduced by Amendment No. 6) to a maximum of 7,389 dwelling units.

Amendment No. 9: Ordinance No. 2010-1277 was adopted on July 13, 2010, removing 86.4 acres of land along both sides of Diamond Drive between Lakeshore/Mission Trail and Malaga Road, and a small portion of the south side of Malaga at the southwest corner of Malaga Road and Diamond Drive.

Amendment No. 9 removed the Stadium from the ELSP, which accounts for 19 acres of Special Alternative Use (SAU), approximately 53 acres of General Commercial (GC), 6.5 acres of Open Space (OS) and 8 acres of roads.

The purpose of Amendment No. 9 was to remove lands from the ELSP that are incorporated into the Diamond Specific Plan for the Ballpark District, which surrounds and enhances land uses at the Diamond Stadium. Additional parcels were removed from the ELSP as well, and reverted back to General Plan designations and zoning, to avoid an “island” of parcels that were no longer contiguous to the balance of the ELSP.

Amendment No. 10: Ordinance No. 2013-1316 was adopted on August 13, 2013, to change the land use designation of Planning Area 46 of the Summerly development within the ELSP from Open Space to Residential-1, which allows up to 6 dwelling units per acre, with no overall change to the total number of residential units in the specific plan.

## 5.9.2 Existing Conditions

Existing zoning in the existing ELSP allows for predominantly residential development (Figure 3-3, Existing Land Use Plan); however, much of the Project site remains undeveloped except for the existing Summerly residential neighborhood and The Links at Summerly Golf Course in proposed Planning Area 1; Serenity residential neighborhood in proposed Planning Area 4; Lake Elsinore Motocross facility in proposed Planning Area 2; Skylark Airport and minimal commercial development in proposed Planning Area 3; and sparse residential development in proposed Planning Area 8. Existing development was analyzed as part of the baseline conditions that include the following:

- 325 low-rise apartment dwelling units;
- 911 single-family housing dwelling units;
- 169 acres of golf club;
- 535 acres of open space;
- 243 acres of active recreation space (inclusive of the Lake Elsinore Motocross facility);
- 5.5 acres of city park; and
- Skylark Airport.

Table 5.9-1 shows the existing land uses and Development in the ELSP, by Planning Area.

**Table 5.9-1. Existing Land Uses and Adopted Development Targets by Planning Area**

Planning Area	Land Use Type	Existing/Baseline Development	Adopted Specific Plan Development Totals	
			Total	Units
<b>Planning Area 1 (707.5 Acres)</b>	Golf Course (18 Hole)	169 AC	169 AC	--
	Hotel	--	--	90 RM
	Single-Family Residential (Summerly)	600 DU	--	1,979 DU
	Preservation/Mitigation Open Space/Recreation <sup>1</sup>	100.43 AC	--	100.43 AC
<b>Planning Area 2 (310.6 Acres)</b>	Action Sport 1 (e.g. Motocross)	93 AC	0	--
	Commercial	--	392,040 SF (30 AC)	--
	Multi-Family Residential	--	--	1,301 DU
	Single-Family Residential	--	--	930 DU
	Park	--	7.5 AC	--
<b>Planning Area 3 (603.7 Acres)</b>	Skylark Airport	150 AC	150 AC	--
	Multi-Family Residential	--	--	48 DU
	Single-Family Residential	--	--	215 DU
	Active Open Space	--	186.6	--
<b>Planning Area 4 (98.2 Acres)</b>	Residential (Serenity)	311 DU	--	311 DU
	Park	5.5	5.5	--

Planning Area	Land Use Type	Existing/Baseline Development	Adopted Specific Plan Development Totals	
			Total	Units
	<u>Open Space/Recreation Preservation /Mitigation</u> <sup>1</sup>	11.73	11.73	--
<b>Planning Area 5 (422.6433.6 Acres)</b>	<u>Open Space/Recreation Preservation /Mitigation</u>	433.6422.6 AC	422.6 AC	--
<b>Planning Area 6 (425.2439.4 Acres)</b>	Commercial	--	818,928 SF	--
	Multi-Family Residential	--	--	0 DU
	Single-Family Residential	--	--	1,189 DU
	Restaurant	--	7,500 SF	--
	<u>Open Space/Recreation Preservation /Mitigation</u>	--	84.3870.18 AC	--
<b>Planning Area 7 (187.7 Acres)</b>	Action Sports Uses	--	0 AC	--
<b>Planning Area 8 (196.7 Acres)</b>	Commercial/Overlay	--	352,836 SF	--
	Multi-Family Residential	325 DU	--	535 DU
	Single-Family Residential	--	--	613 DU
KEY: [a] SF = Square-Feet [b] AC = Acres [c] RM = Rooms [d] DU = Dwelling Units	Notes: 1. <u>Does not include acreage for the existing golf course in proposed Planning Area 6 or existing park within proposed Planning Area 4, which are reported separately.</u> Preservation/Mitigation area and passive open space area totals subject to change. Total preservation/mitigation area in Back Basin required for MSHCP compliance is 770 acres.  Source: City of Lake Elsinore			

### 5.9.3 Regulatory Setting

#### Federal

The National Environmental Policy Act (NEPA) process provides review of land use and planning issues or projects subject to environmental review at the federal level. The Cleveland National Forest borders Lake Elsinore on the southwest edge of the Lake. The U.S. Forest Service (USFS; a division of the U.S. Department of Agriculture [USDA]) maintains rules and regulations that restrict development and uses within the forest.

#### State

The California Environmental Quality Act (CEQA) process provides review of land use and planning issues for projects subject to environmental review under State law.

#### Local Regulations

##### SCAG Planning Efforts

SCAG is a regional planning agency that functions as the Metropolitan Organization for the counties of

Orange, Riverside, Ventura, Los Angeles, San Bernardino, and Imperial. Researching and drawing up plans for transportation, growth management, hazardous waste, and air quality is mandated by the Federal government and implemented by SCAG. Under the Community Development Division of the Planning and Policy Department, SCAG is responsible for demographics, housing, and employment data in support of the federally-mandated Regional Transportation Plan and the State-mandated Regional Housing Needs Assessment. Achieving a jobs/housing balance has been identified as a significant goal for SCAG. High paying jobs are particularly needed in the Inland Empire and outlying areas, and affordable housing is needed throughout the region, but more so in high cost areas such as Orange and Los Angeles Counties.

#### Riverside County General Plan

The Riverside County General Plan was adopted October 7, 2003. The General Plan covers the entire unincorporated portion of the County and is augmented by 19 detailed Area Plans covering most of the County. The General Plan is intended as a “blueprint” for describing the vision and long-term growth strategy for the County. The Area Plans are intended as detailed plans outlining more focused opportunities within the various areas in the County.

#### City of Lake Elsinore General Plan

The City’s General Plan delineates 20 previously adopted Specific Plans within the City boundaries. The purpose of the Specific Plans is to provide a more flexible regulatory procedure than can be accomplished by the General Plan and Municipal Code/Zoning Ordinance. The Specific Plans are intended to encourage a creative approach to the use of land by mixing certain land uses, activities, and dwelling types; they are also intended to enhance the appearance and livability of the community and maximize choices of improvements. Section 5.9.6 of this EIR analyzes the Project’s consistency with General Plan Policies related to land use, open space, and urban design.

#### *Specific Plans*

Government Code Section 65450 permits a City to “prepare Specific Plans for the systematic implementation of the General Plan for all or part of the area covered by the General Plan”. In essence, the Specific Plan provides development standards for the territory covered by the plan and is an alternative to adopted zoning regulations. As set forth in Government Code Section 65451, a Specific Plan must contain:

1. The distribution, location and extent of uses of land, including open space, within the area covered by the plan;
2. The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water drainage, solid waste disposal, energy and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan;
3. Standards and criteria by which development would proceed, and standards for the conservation, development, and utilization of natural resources, where applicable; and,

4. A program of implementation measures including: regulations, programs, public works projects, and financing measures necessary to carry out paragraphs (1), (2), and (3), above.

The Specific Plan land use designation identifies territory whose zoning is governed by existing, approved Specific Plans. For those areas, the designated uses contained in each Specific Plan are the governing land uses. Specific Plans do not sunset; they remain valid until revoked pursuant to State Law. It is intended that these potential development areas be constructed based on an overall plan consistent with the District Plans and the Community Form Chapter of the General Plan. The plan should include detailed design guidelines, conceptual architecture, site circulation and street improvements, as well as the phasing of the Project. The plan would be evaluated upon its adequacy in a manner of areas that are outlined in the General Plan and Zoning Code. These tools would allow the City the opportunity to consider a well-integrated design that is responsive to the unique location and physical features of a site, as well as providing the opportunities for public input.

#### City of Lake Elsinore Zoning Code

The City of Lake Elsinore Zoning Code (Title 17 of the Lake Elsinore Municipal Code) seeks to promote orderly growth and land use within the City's jurisdiction and to promote and protect the public health, safety, comfort, and general welfare. The Zoning Code divided the City into districts, or zones, and regulated land use activity in each district, specifying the permitted uses of land and buildings, density, bulk, and other regulations. The City of Lake Elsinore's Zoning Code also designates overlay zones for specific purposes.

#### Western Riverside County Multiple Species Habitat Conservation Plan

Land use within the City and Sphere of Influence (SOI) is also influenced by the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), a multi-jurisdictional habitat management and planning program that seeks to conserve biological and ecological diversity and integrity, and to restore natural habitat in western Riverside County. The MSHCP for western Riverside County was adopted June 17, 2003, and has 16 area plans, including the Lake Elsinore Area Plan (which includes the City and the nearby cities of Canyon Lake and Wildomar).

The MSHCP has identified areas within City of Lake Elsinore where land is described for conservation to maintain core and linkage habitat for sensitive wildlife and plant species. It is the intention of the MSHCP to set aside land, both public and private, as permanent open space. The Western Riverside County Regional Conservation Authority (RCA) is responsible for maintaining and managing the reserve. Endangered, threatened, and other listed species in the Lake Elsinore Area Plan include, but not limited to, the coastal California gnatcatcher, least Bell's vireo, Stephens' kangaroo rat, and the Quino checkerspot butterfly.

## 5.9.4 Thresholds of Significance

A project may be deemed to have a significant effect on the environment if the project is likely to elicit a positive response to the following:

**Threshold LUP-A** *Would the Project physically divide an established community?*

**Threshold LUP-B** *Would the Project 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?*

**Threshold LUP-C** *Would the Project conflict with any applicable habitat conservation plan or natural community conservation plan?*

## 5.9.5 Evaluation of impacts

### 5.9.5.1 Short-Term Construction Impacts

There would be no short-term construction impacts related to land use as land use alterations resulting from Project implementation would have only potential long-term impacts.

### 5.9.5.2 Long-Term Operational Impacts

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#### **Threshold LUP-A** *Would the Project physically divide an established community?*

The proposed Project would decrease the number of planned residential units in the Project site and instead add more Active Recreation and associated uses to capitalize on the City's growing reputation as a destination for extreme sports (Figure 3-4, Proposed Land Use Plan). The current land use on the site is primarily undeveloped open space, with some previously planned residential and active sports uses; the City of Lake Elsinore General Plan has designated the area for future development; and existing residential communities within the Project site would not be divided by subsequent development of the site; therefore, the proposed Project would not physically divide an established community, and **no impacts would occur and no mitigation is required**. In addition, the proposed Project incorporates multiple circulation elements for vehicle, bicycle and pedestrian connections that would encourage community connectivity within the Project site and connectivity to the greater City and region. These circulation elements are depicted on Figure 5.9-1 Conceptual Circulation Plan, Figure 5.9-2 Bikeways Plan and Figure 5.9-3 Trails Plan.

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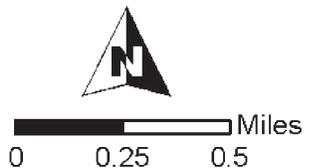
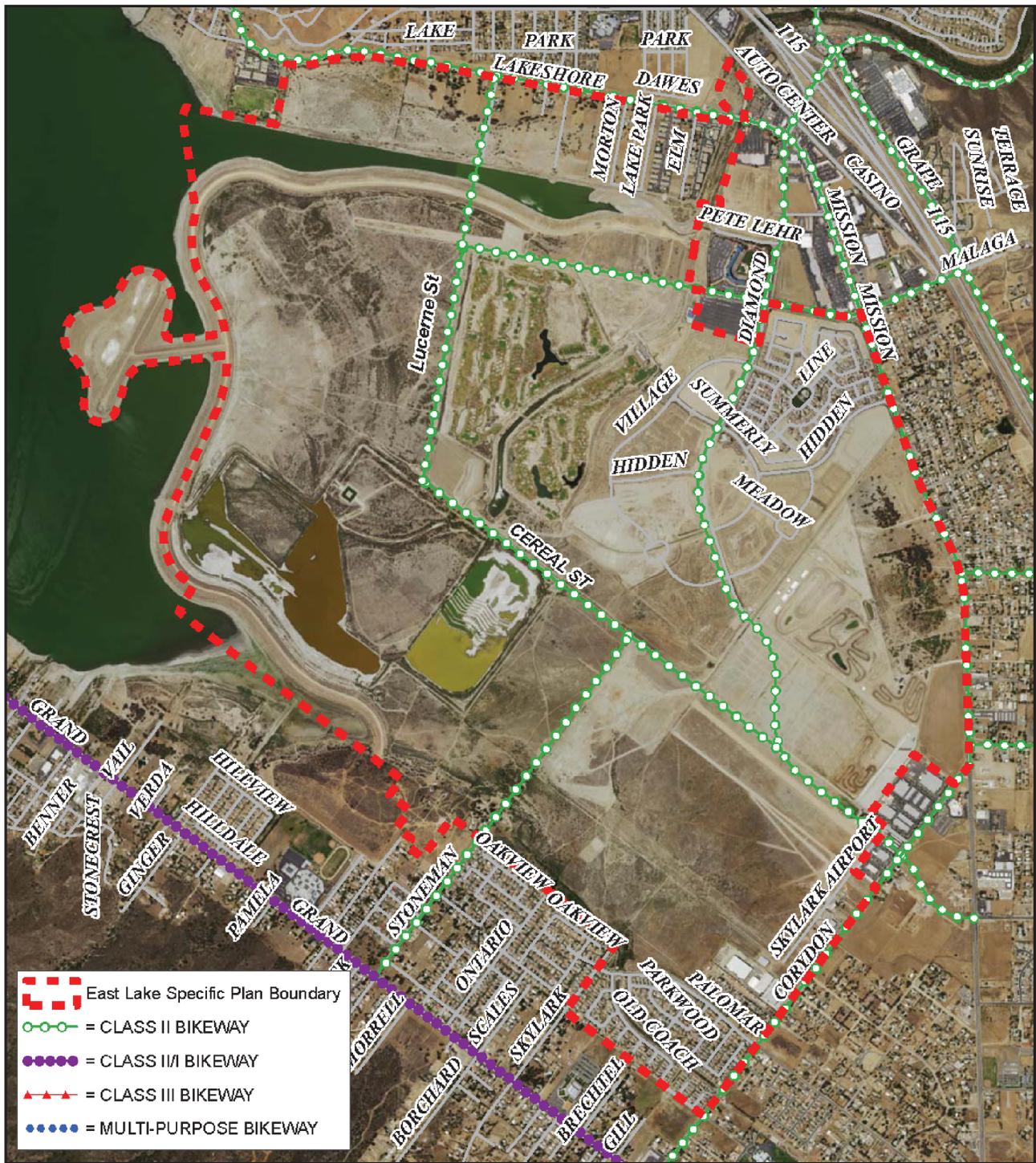


**FIGURE 4-1  
CONCEPTUAL CIRCULATION PLAN**

Prepared by:  
City of Lake Elsinore GIS  
September 25, 2017  
Data Sources:  
County of Riverside GIS  
City of Lake Elsinore GIS  
Stateplane NAD 83



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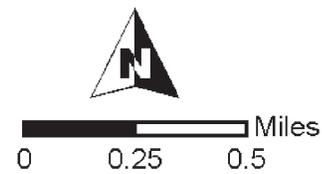
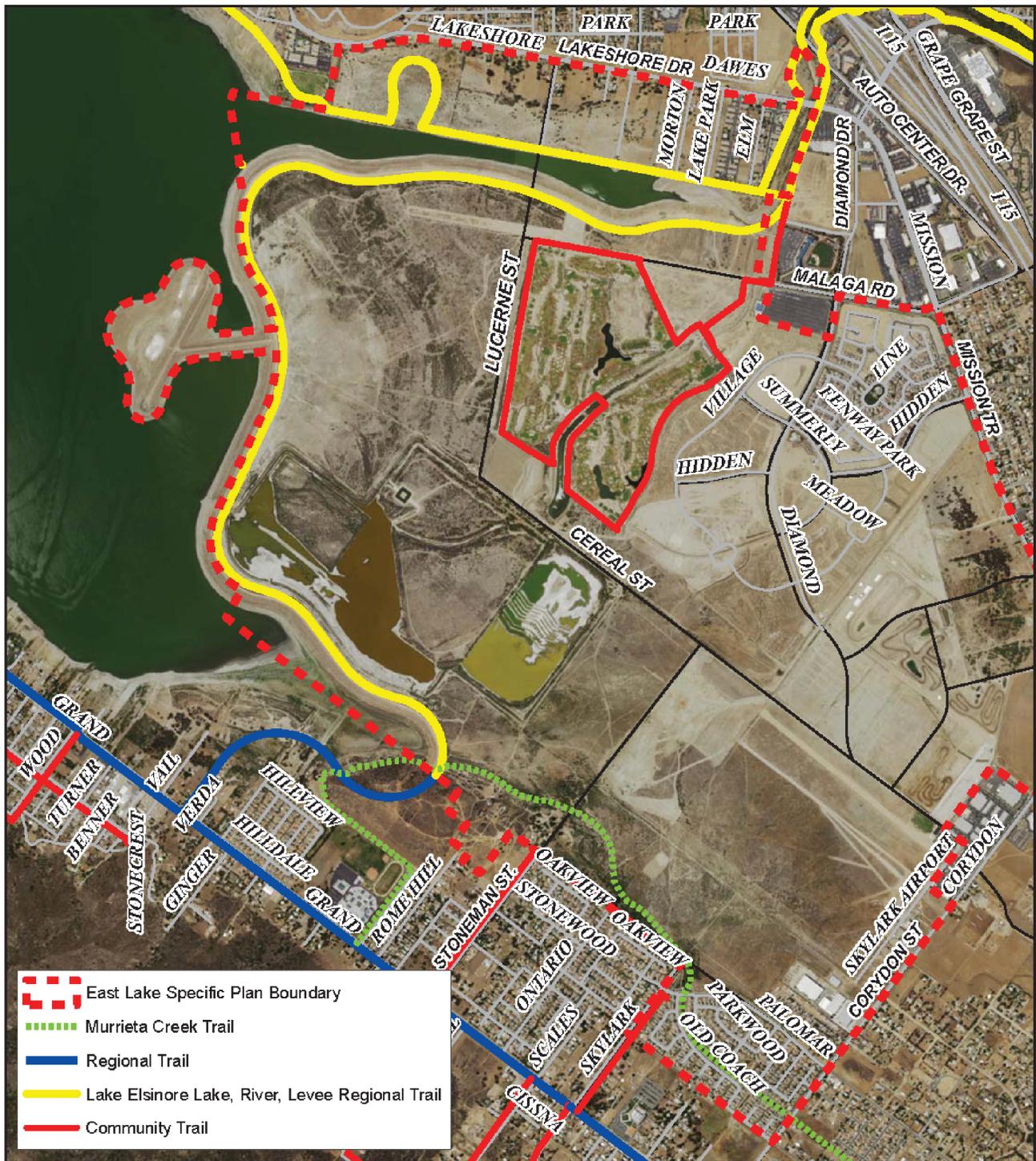


### BIKEWAYS PLAN

Prepared by:  
 City of Lake Elsinore GIS  
 January 12, 2017  
 Data Sources:  
 County of Riverside GIS  
 City of Lake Elsinore GIS  
 Stateplane NAD 83

Source: Figure 4-17, City of Lake Elsinore ELSPA No. 11

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NOTE: This figure identifies general locations and classifications of existing and proposed trails. Precise alignment and improvements shall be determined through the City's Design Review Process.

**TRAILS PLAN**



Prepared by:  
 City of Lake Elsinore GIS  
 January 12, 2017  
 Data Sources:  
 County of Riverside GIS  
 City of Lake Elsinore GIS  
 Stateplane NAD 83

Source: Figure 4-24, City of Lake Elsinore ELSPA No. 11

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**Threshold LUP-B** *Would the Project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the Project adopted for the purpose of avoiding or mitigating an environmental effect?*

This analysis of land use consistency considers whether the proposed Project would be in substantial conformance with regional and local plans, policies and regulations that are applicable to the proposed Project and Project site. Consistent with the scope and purpose of this EIR, this discussion primarily focuses on those goals and policies that relate to avoiding or mitigating environmental impacts, and an assessment of whether any inconsistency with these standards creates a significant physical impact on the environment. *State CEQA Guidelines* Section 15125(d) requires that an EIR discuss inconsistencies with applicable plans. A project need not be consistent with each policy and objective in a planning document. Rather, a project is considered consistent with the provisions of identified regional and local plans if it meets the general intent of the plans and would not preclude the attainment of the primary goals of the land use plan or policy. The proposed Project would amend the existing ELSP to meet the City's goal of maintaining and encouraging its reputation as an extreme sports destination. Potential impacts as they relate to applicable regional plans and the City's General Plan are analyzed below.

**SCAG Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS)**

On April 7, 2016, SCAG's Regional Council adopted the 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy (2016 RTP/SCS or Plan). The Plan is a long-range visioning plan that balances future mobility and housing needs with economic, environmental and public health goals. The Plan charts a course for closely integrating land use and transportation – so that the region can grow smartly and sustainably. It outlines more than \$556.5 billion in transportation system investments through 2040. The Plan was prepared through a collaborative, continuous, and comprehensive process with input from local governments, county transportation commissions, tribal governments, non-profit organizations, businesses and local stakeholders within the counties of Imperial, Los Angeles, Orange, Riverside, San Bernardino and Ventura.

The State of California and the federal government require that SCAG and other regional planning agencies update their respective Regional Transportation Plan/Sustainable Communities Strategy every four years. Key laws and requirements driving this work include:

- SCAG is required by federal law to prepare and update a long-range (minimum of 20 years) RTP (23 U.S.C.A. §134 et seq). Most areas within the SCAG region have been designated as nonattainment or maintenance areas for one or more transportation-related criteria pollutants. Pursuant to the federal Clean Air Act, SCAG's 2016 RTP/SCS is required to meet all federal transportation conformity requirements, including: regional emissions analysis, financial constraint, timely implementation of transportation control measures, and interagency consultation and public involvement (42 U.S.C. §7401 et seq).
- California Senate Bill 375 (SB 375) requires that the RTP also include an SCS, which outlines growth strategies that better integrate land use and transportation planning and help reduce the state's

greenhouse gas emissions from cars and light trucks (California Government Code §65080 (b)(2)(B)). The RTP is combined with the SCS to form the RTP/SCS.

The 2016-2040 RTP/SCS contains Performance Measures that are used to evaluate various regional land use plan alternatives, with the objective being an improvement over the No Project (i.e., no SCS) baseline. These measures are applied on a regional basis, and are not necessarily applicable to individual projects. Table 5.9-2 presents a general discussion of the Project’s consistency with the relevant measures from the 2016 RTP/SCS.

**Table 5.9-2. Consistency Analysis of 2016 RTP/SCS Performance Measures**

Performance Measure	Definition	Consistency of Proposed Project
Land Consumption	Reduce additional land needed for development that has not previously been developed or otherwise affected, including agricultural land, forest land, desert land, and other virgin sites.	<b>Consistent.</b> The SCAG plan calls for reducing the amount of virgin land converted to development. The Project removes 194.86 acres from development totals that have been approved for the Project site, converting these areas to preservation/mitigation uses.
Average distance for work or non-work trips	Decrease the average distance traveled for work or non-work trips separately.	<b>Consistent.</b> The City is housing-rich, which forces many workers to commute long distances from their homes to work. By providing additional job-producing commercial/hotel/active recreation uses, and reducing the number of housing units currently planned for the site by 3,454, the Project would contribute to the reduction of the length of work-related trips.
Percentage of work trips less than 3 miles	Increase the share of total work trips that are less than 3 miles.	<b>Consistent.</b> As noted above, by providing additional job-producing commercial/hotel/active recreation uses, and reducing the number of housing units currently planned for the site by 3,454, the Project would increase the ability of residents to find work closer to home and thereby decrease work trip lengths.
Work trip length distribution	Reduce the statistical distribution of work trip length in the region.	<b>Consistent.</b> As noted above, by providing additional job-producing commercial/hotel/active recreation uses, and reducing the number of housing units currently planned for the site by 3,454, the Project would decrease planned housing and increase jobs, thereby increasing local job opportunities for local residents and decreasing work trip lengths.
Physical activity-related health measures	Improve physical activity and reduce weight related health issues and costs.	<b>Consistent.</b> The Project would add active recreation facilities to the City, building upon a culture of active sports and contributing to healthy lifestyles.

As shown in Table 5.9-2, the proposed Project is generally consistent with the SCAG RTP/SCS performance measures. As discussed in the relevant sections of this EIR, the Project would not conflict with any applicable policy document, including the SCAG RTP/SCS, SCAQMD Air Quality Management Plan, Santa Ana Water Quality Control Plan and the Elsinore Valley Municipal Water District Urban Water Management Plan. The proposed Project would also be generally consistent with goals and policies of the City General Plan, as discussed below in Section 5.9.6. **Therefore, impacts are less than significant and no mitigation would be required.**

**Threshold LUP-C Would the Project conflict with any applicable habitat conservation plan or natural community conservation plan?**

Implementation of future implementing development projects in accordance with the ELSPA No. 11 could result in significant inconsistencies with the MSHCP. Future implementing development projects could result in impacts to habitat, as well as to sensitive plant and animal species, that would be inconsistent with the biological resource preservation goals of the MSHCP. The extent of grading and development footprint for future implementing development projects may also not be compatible with areas described for conservation as permanent open space in accordance with MSHCP. However, with implementation of the goals and policies in the Biological Resources section of the Resource Protection chapter of the General Plan Update (for the protection of biological habitats and long-term survival of plant and animal wildlife species) future development proposed in accordance with the Land Use Plan would not result in any significant inconsistencies with the MSHCP. These policies ensure that the City is consistent with the programs and policies set forth in the MSHCP, including those set forth in the Section 10(a) incidental take permit conditions issued for western Riverside County. In addition, the City must deny grading plans that modify slope extending into MSHCP areas; enforce usage restrictions for MSHCP areas; ensure that development occurs in a manner that is compatible with MSHCP habitat conservation goals; protect existing and planned riparian habitat communities; restrict development in areas as consistent with the MSHCP, including those with relatively low levels of biological function and values that are planned for restoration in the long-term planning goals of the MSHCP; provide buffering in MSHCP adjacent areas; encourage revegetation with native plants to create areas compatible with natural surrounding habitat; coordinate with appropriate county, state, and federal agencies regarding planning decisions affecting MSHCP areas; and require development proposals to consider a project's direct and indirect potential impacts on a biological habitat area. With implementation of the policies set forth in the GPU, the Project is consistent with the biological resources preservation goals of the MSHCP (for an expanded analysis of the Project's consistency with the MSHCP, refer to Section 5.3, Biology, of this EIR). The Project would comply with the MSHCP; **therefore, impacts would be less than significant and no mitigation required.**

### 5.9.6 General Plan Consistency Impacts

The City of Lake Elsinore Community Development Element includes various policies related to aesthetics. The applicable policies within this section and Project analysis are discussed in Table 5.9-3.

**Table 5.9-3. Land Use General Plan Consistency Analysis**

Goal/Policy #	Goal/Policy Text	Consistency Analysis
<b>2.3.4</b>	<b>LAND USE GOALS AND POLICIES</b>	
Goal CF 1	Create a diverse and integrated balance of residential, commercial, industrial, recreational, public and open space land uses.	<b>CONSISTENT.</b> The Project emphasizes the active sports and open space/preservation components of the community, while also providing a wide range of residential and commercial uses. This unique mix offers recreational enjoyment for both residents and tourists visiting the City.
CF 1.1	Promote innovative site design, and encourage the preservation of unique natural features, such as steep slopes, watercourses, canyons, ridgelines, rock formations, and open space with recreational opportunities	<b>CONSISTENT.</b> The Project provides for an integrated, walkable, mixed-use development that incorporates active and passive open space and recreational facilities in the form of a golf course, motorsports, entertainment venues, hotels and restaurants. The Project preserves the San Jacinto River, Inlet Channel, and a 356-acre Wetland Mitigation Area, containing the existing U.S. Army Corps of Engineers’ man-made wetlands created as part of the Lake Elsinore Management Project, and promotes both biking and hiking trails. Residential neighborhoods have parks, skate park, clubhouse and pool amenities for residents.
CF 1.2	Encourage development of unified or clustered community level and neighborhood level commercial centers and discourage development of strip commercial uses.	<b>CONSISTENT.</b> The Project considers commercial development as a complimentary use with the Action Sports and Tourism uses. The Plan also anticipates commercial development in the mixed-use designations that encourage an integrated combination of service commercial with residential development.
CF 1.3	Encourage the development of sit-down restaurant establishments where appropriate and discourage the proliferation of drive-	<b>CONSISTENT.</b> The Project provides opportunities for a full range of eating establishments that serve both residents

Goal/Policy #	Goal/Policy Text	Consistency Analysis
	through fast food establishments.	and tourists.
CF 1.4	Encourage development of a mix of industrial uses including light industrial, clean manufacturing, technology, research and development, medium industrial, and extractive uses.	<b>CONSISTENT.</b> The Project offers space for airport-related industrial uses within the Airport Overlay designation. Industrial uses are also permitted as accessory uses to active sports facilities, as well as within the Alternative Light Industrial Overlay portion of Planning Area 2. With adoption of the General Plan Amendment proposed with this specific plan, existing industrial uses along Corydon Avenue would join adjacent industrial development outside of the Plan as property designated for “Limited Industrial” land uses.
CF-1.7	Encourage the use of paseos, green belts, linear parks, and trails within future developments.	<b>CONSISTENT.</b> The Project provides for a walkable development that incorporates pedestrian paths, hiking trails and bicycle lanes. The portion of the Murrieta Creek Trail within the Plan, and trails along the top of the Lake Elsinore Levee are components of the Lake Elsinore Regional Trail system.
CF 1.8	Encourage a jobs/housing balance of one job for every 1.05 households by the year 2030.	<b>CONSISTENT.</b> Development in the Project would generate jobs that would assist the City in achieving its jobs/housing balance target.
CF 1.9	Encourage rehabilitation and new construction to replace aging commercial facilities.	<b>CONSISTENT.</b> Very little commercial facilities exist within the Project. The Action Sports and Tourism focus of the Plan seeks to encourage new construction, and a transition of any aging facilities to new uses.
Goal CF 2	Establish and maintain the City as a year-round recreation destination.	<b>CONSISTENT.</b> Development of the Project would provide year-round action sports, recreational uses, and leisure activities for city residents and visitors.
CF 2.1	Encourage recreational uses including parks, beaches, marinas, motocross, soaring, skydiving, and a multipurpose trail within the City’s rights of way.	<b>CONSISTENT.</b> The Project ensures that the City’s “Action Sports Capital of the World” activities have a permanent location in the City.

Goal/Policy #	Goal/Policy Text	Consistency Analysis
CF 2.4	Continue to evaluate the provision of public access to the lake and open space areas when making land use decisions.	<b>CONSISTENT.</b> The Project provides recreational access to the Lake and Inlet Channel.
CF 2.5	Encourage a pedestrian circulation route around the lake to improve public access to this amenity.	<b>CONSISTENT.</b> The Project incorporates a portion of the Murrieta Creek Trail and trails along the top of the Lake Elsinore Levee which are components of the Lake Elsinore Regional Trail system.
Goal CF 3	Establish a development pattern that preserves aesthetics and enhances the environmental resources of the City.	<b>CONSISTENT.</b> The Project includes design and landscape standards to ensure a high quality of development, with strong visual and physical relationships with the Lake, the City’s most important environmental resource.
CF 3.2	Encourage new commercial and/or industrial developments to incorporate buffers which minimize the impacts of noise, light, visibility, or activity and vehicular traffic on residential uses and MSHCP conservation areas.	<b>CONSISTENT.</b> Areas designated for non-residential uses within the Project adjacent to residential or conservation uses are required to provide an open space buffer to separate land uses and mitigate impacts.
Goal CF 5	Promote land use strategies that decrease reliance on automobile use, increase the use of alternative modes of transportation, maximize efficiency of urban services provision and reduce emissions of greenhouse gas emissions, as detailed in the City’s Climate Action Plan.	<b>CONSISTENT.</b> The Project provides opportunities for mixed-use development with walkability features located near bikeways and public transit services.
<b>4.3.4 OPEN SPACE GOALS AND POLICIES</b>		
Goal RP 3	Provide an open space layout within the City that will enhance the recreational and visual experiences of all City residents and visitors.	<b>CONSISTENT.</b> The Project provides recreational and passive open space that would enhance the recreational experiences of the future residents on the site, as well as other City residents and visitors. Additionally, the Project would form strong visual and physical relationships with the lake, an important environmental resource to the City through the creation of view corridors and locating public areas adjacent to the lake. The Project incorporates area dedicated to the continuation of the Lake Elsinore Regional

Goal/Policy #	Goal/Policy Text	Consistency Analysis
		Trail, which would connect directly to the internal on-site pedestrian circulation.
RP 3.1	Maximize the MSHCP conservation areas and other open space that is available for public use.	<b>CONSISTENT.</b> See consistency discussion for Goal RP 3.
RP 3.2	The City shall ensure that passive and active open space uses are incorporated into development areas.	<b>CONSISTENT.</b> The Project provides for development that incorporates active and passive open space with a wide range of recreational facilities in the form of trails, golf course, motocross, entertainment venues, ball fields, mixed uses, and residential communities.
RP 3.3	Development on steep slopes in public or private property shall require contour grading.	<b>CONSISTENT.</b> No grading on steep slopes is anticipated in the Project. However, should contour grading be required, future implementing development projects shall be conditioned to provide it.
RP 3.4	Preserve the City’s visual character, in particular the surrounding hillsides, which topographically define the Lake region.	<b>CONSISTENT.</b> The Project development standards preserve the visual character of the Back Basin and its views of the Lake. Particular attention is made to the number of stories of commercial buildings to protect the privacy of single family residents, and to protect views of the Lake.
<b>5.3.3</b>	<b>OVERALL DISTRICT GOAL</b>	
Goal EL 1	Integrate the future residential and commercial development with the recreational and open space land use framework to create a cohesive master planned community.	<b>CONSISTENT.</b> The Project creates the blueprint for active sports and recreation, entertainment, mixed-use, preservation and residential uses, creating a vibrant master-planned community.
EL 1.1	Through the project and CEQA processes require adequate noise buffers between residential, commercial and active recreational facilities such as the airstrip and motocross.	<b>CONSISTENT.</b> The Project includes open space buffers between residential and non-residential uses, and between preservation and non-preservation uses. The Project EIR includes a Noise Study that determines noise thresholds for each Planning Area.
EL 1.2	Through the project and CEQA processes implement an efficient street system in order to accommodate proposed development and	<b>CONSISTENT.</b> The circulation system in the Project is designed to move event crowds from the active sports venues and onto

Goal/Policy #	Goal/Policy Text	Consistency Analysis
	recreational uses.	adjacent roadways that head north to Riverside, south towards San Diego, east towards Palm Springs and west towards Orange County. Residential streets move local traffic with minimal congestion in and out of neighborhoods. Retail uses take access from both existing and proposed major roadways.
EL 1.3	Through the project and CEQA processes provide a variety of recreational opportunities in concert with the City’s image as a recreational “Dream Extreme” destination.	<b>CONSISTENT.</b> The purpose of Project Amendment No. 11 is to ensure that the City’s “Action Sports Capital of the World” activities have a permanent location in the City. The Project provides opportunities for action sports, tracks, fields, concert venues, and retail uses that complement the existing skydiving, hang-gliding, motocross and golfing destinations already on site.
EL 1.4	Through the project and CEQA processes strive to balance the recreational needs of local residents and visitors with the regional and local need for housing.	<b>CONSISTENT.</b> The Project has two existing single-family neighborhoods, Serenity and Summerly. Additionally, mixed-use development is encouraged in two Planning Areas. The Project offers the opportunity for 3,640 total residential units.
EL 1.5	Through the project and CEQA processes incorporate open space as an integral component of the overall community.	<b>CONSISTENT.</b> The Project <del>provides</del> <u>will provide</u> a minimum of 770 acres of open space preservation, and 29 acres of neighborhood parks integrated into the Serenity and Summerly communities.
<b>5.4.1 URBAN DESIGN GOALS AND POLICIES</b>		
Goal EL 2a	Preserve the open space and recreational character of the area while developing the master planned community according to the goals and objectives of the East Lake Specific Plan and the goals and policies of the East Lake District Plan.	<b>CONSISTENT.</b> The Project retains existing open space uses, the golf course, and other recreational facilities. New active sports development would enhance the recreational character of the Back Basin.
Goal EL 2b	Establish a community with a unique sense of place within the context of surrounding development in the East Lake District’s master planned society.	<b>CONSISTENT.</b> The Project seeks to be a unique destination for local active sports enthusiasts and visitors.
EL 2.1	Preserve MSHCP wetlands and other valuable	<b>CONSISTENT.</b> The preservation of over 770-

Goal/Policy #	Goal/Policy Text	Consistency Analysis
	environmental resources in the area consistent with the East Lake Specific Plan.	acres of open space is based upon <u>the 770 Plan, which was developed in consultation an agreement</u> with the Regional Conservation Agency that administers the MSHCP. Included in this acreage is the 356-acre wetlands that comprise Planning Area 5.
EL 2.2	Through the project and CEQA processes require the dedication of the wetland areas and important habitat to the Elsinore Area preserve of the MSHCP.	<b>CONSISTENT.</b> Future implementing development projects in the Project site shall be required to pay their fair share of preservation land and/or MSHCP fees.
EL 2.3	Through the project and CEQA processes require development to create bikeway and pedestrian links between the build community and open space or recreational areas, to provide direct access from the East Lake District and surrounding community.	<b>CONSISTENT.</b> Each future implementing development project shall meet the Project Bike and Hiking Trails standards to achieve this policy.
EL 2.4	Through the project and CEQA processes require development to create a comprehensive community image that is reflected in its land use, architectural, and landscape elements.	<b>CONSISTENT.</b> Each future implementing development project shall meet the Project Development Standards to achieve this policy.

Based on the analysis provided in Table 5.9-3., ***the Project is consistent with the General Plan and no additional mitigation is required.***

### 5.9.7 Cumulative Impacts

Cumulative impacts related to land use and planning are addressed in the General Plan EIR which is incorporated by reference into this EIR. New development within the Project site and other proposed projects in the vicinity would result in increased urbanization and loss of undeveloped areas in the Project site. As cumulative land use impacts are difficult to individually mitigate, mitigation is most effective through implementation of regional programs, such as the Lake Elsinore General Plan and other relevant County and City policies. These programs establish development guidelines and require mitigation.

Each future implementing development project within the Project site would be reviewed on a project-by-project basis, to ensure it would conform to the City's permitted land uses, State, Federal and local regulations, the City's Municipal Code, City's Growth Management Program goals, policies and implementation programs, to ensure and provide the City a strategy for developing a pattern and rate of growth. This would ensure that adequate public facilities and infrastructure can be provided to meet the

rate of new construction and population growth. With the incorporation of the City’s growth management plan, impacts related to the potential inconsistency of the General Plan with the population and housing forecasts of SCAG **would be reduced to below a level of significance, and no additional mitigation measures are required.**

### **5.9.8 Impacts and Mitigation Measures**

No significant land use impacts and/or conflicts would occur as a result of Project implementation; therefore, no mitigation is required.

### **5.9.9 Level of Significance after Mitigation**

The proposed Project would not divide an established community and is consistent with the long-range plans and programs adopted by the City and County, including the MSHCP. No significant unavoidable adverse impacts would occur as a result of Project implementation.