

3.1 LAND USE AND PLANNING

3.1.1 INTRODUCTION

This Land Use and Planning section describes the present context for land use planning in the City of Lake Elsinore. It is based on the Land Use Plan prepared for the City's proposed General Plan Update. The proposed Goals and Policies have been evaluated to determine their consistency with other relevant sections of the proposed General Plan Update. In addition, compatibility of the proposed land use changes with the existing land uses in the surrounding area is discussed in this section. Section 15125(d) of the State CEQA Guidelines requires an Environmental Impact Report to discuss any inconsistencies between the proposed project and applicable general and regional plans. In this section, the proposed project is also evaluated for consistency with SCAG's Regional Comprehensive Plan and Guide.

3.1.2 ENVIRONMENTAL SETTING

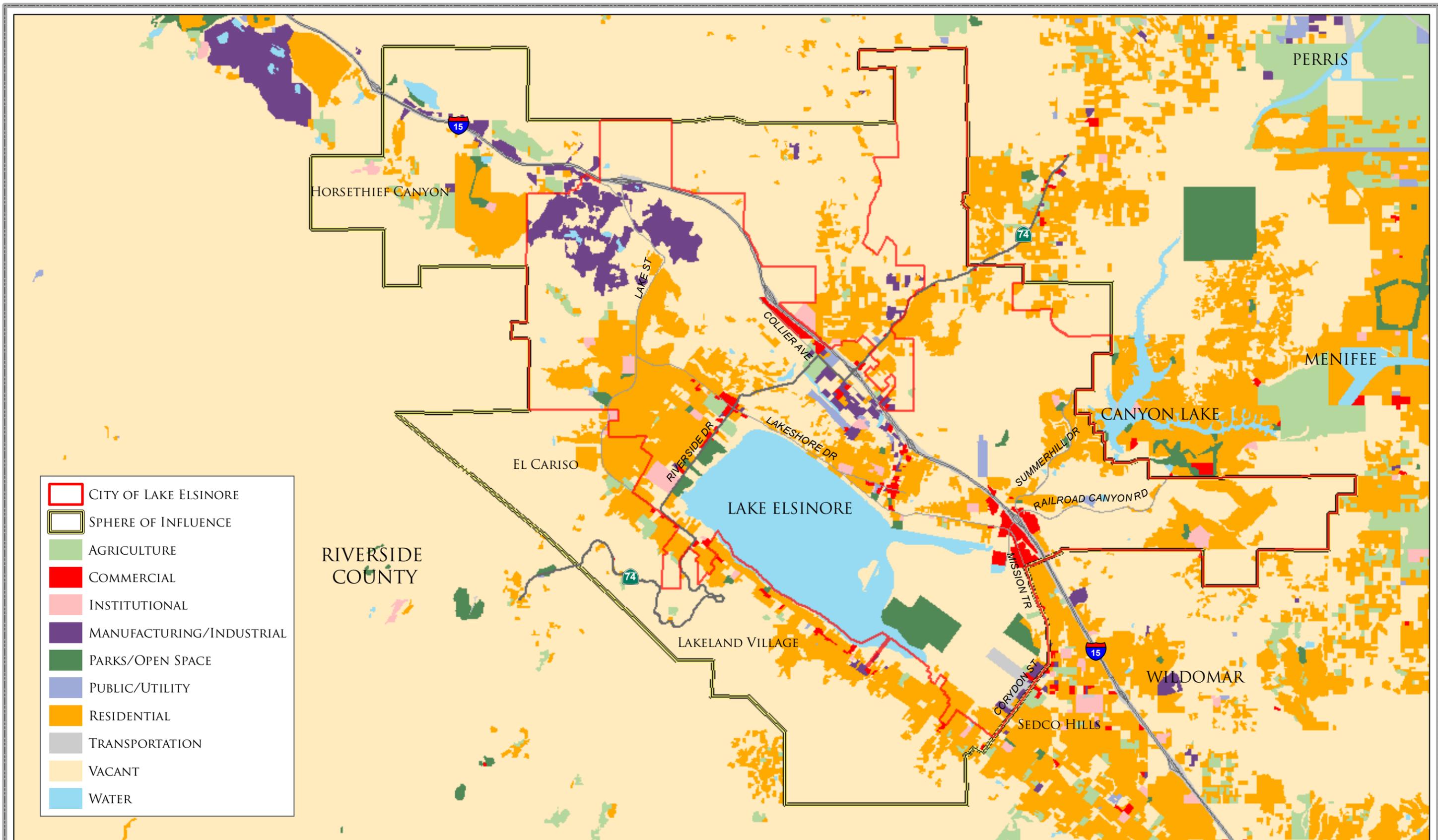
The incorporated boundaries of the City encompass approximately 43 square miles (27,747 acres) within the County of Riverside. The City maintains a SOI that extends into unincorporated County land and covers more than 72 square miles (46,565 acres). The SOI, approved by the Riverside County Local Agency Formation Commission (LAFCO) in accordance with state law, represents the probable future boundaries and public service area of the City. Almost half of the land within the City is vacant and undeveloped. Developed land within the City is used for a variety of urban purposes, as listed below in **Table 3.1-1, Existing Land Uses within City Boundaries and Sphere of Influence**. Residential use is the predominate land use within the City boundaries. **Table 3.1-1** also shows the existing land uses within the SOI. The majority of the land within the SOI boundaries and outside of the City is vacant and undeveloped. **Figure 3.1-1, Existing Land Use** provides a graphical representation of the existing land uses within the City and SOI boundaries. **Figure 2.0-4, Land Use Plan** (see Chapter 2) shows the Land Use Plan proposed under the GPU.

GENERAL PLAN LAND USE DESIGNATIONS

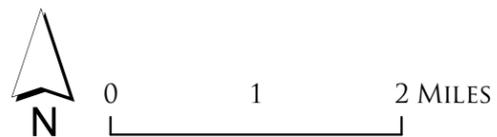
In addition to these generalized categories of land use maintained by SCAG, existing and planned land use within the City and SOI are delineated in the General Plan Land Use Element. There are 18 General Plan Land Use Designations; **Table 3.1-2, Existing General Plan Land Use Designations**, lists the area and percentage of each land use designation within the incorporated City boundaries. Each Land Use Designation is explained below. (It should be noted that the existing total acreage of 25,061.1 identified in **Table 3.1-1** differs from the total acreage of 20,233 identified in **Table 3.1-2** because the SCAG figures used in **Table 3.1-1** account for recent annexations not covered in the 1990 General Plan.)

Table 3.1-1, Existing Land Uses within City Boundaries and Sphere of Influence

EXISTING LAND USE	CITY		SPHERE OF INFLUENCE	
	ACRES	% OF TOTAL	ACRES	% OF TOTAL
Agriculture	215.1	0.8	649.6	1.4
Commercial	420.1	1.5	473.7	1.0
Institutional	253.1	0.9	372.3	0.8
Manufacturing/Industrial	1,066.8	3.9	1,328.9	2.9
Parks/Open Space	582.3	2.1	647.9	1.4
Public/Utility	141.0	0.5	148.6	0.3
Residential	4,633.4	17.0	7,875.3	17.1
Transportation	462.9	1.7	569.2	1.2
Vacant	16,134.7	59.1	30,473.6	66.1
Water	3,368.4	12.3	3,551.2	7.7
Total	27,277.9	100.0	46,090.4	100.0
Source: Southern California Association of Governments 2005				



SOURCES: CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, SCAG



CITY OF LAKE ELSINORE
EXISTING LAND USE
FIGURE 3.1-1

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Table 3.1-2, Existing General Plan Land Use Designations

LAND USE DESIGNATION	ACREAGE	% OF TOTAL
Residential		
Hillside	1,343.9	6.64%
Low Density	1,048.9	5.18%
Low Medium Density	6,323.6	31.25%
Medium Density	599.4	2.96%
High Density	315.5	1.56%
Residential Total		
Commercial/Office/Industrial		
Business Professional	44.7	0.22%
Freeway Business	0	0%
General Commercial	960.5	4.74%
Neighborhood Commercial	35.9	0.18%
Tourist Commercial	96.4	0.48%
Limited Industrial	363.8	1.80%
Commercial/Office Total		
Mixed Use		
Primarily Residential	179.2	0.89%
Primarily Commercial	175.0	0.86%
Mixed Use Total		
Floodway	473.9	2.34%
Open Space	2,552.6	12.62%
Public/Institutional	303.0	1.32%
Recreation	1,772.6	8.76%
MSHCP Conservation	3,484.3	17.22%
Total Acres	20,233*	100%
*Specific Plan Area	6,649.2	32.86%

Residential

Most of the residential development proposed by the existing General Plan is within areas with flatter valley terrain rather than on the hillsides. Both established neighborhoods and newer subdivisions make up these residential areas. Most of the rural residential areas are in the northeastern portion of the City and SOI, while most of the higher density residential areas can be found in the Historic area and just northwest of the lake.

Mountainous (1 dwelling unit/10 acres maximum)

This designation is intended for residential development in areas containing steep slopes, rugged terrain, limited or no access, and limited public services and utilities.

Very Low Density (0.5 dwelling units/acre maximum)

This designation is intended for residential development in a rural setting and is characterized by single-family homes on two-acre or larger lots.

Low Density (3 dwelling units/acre maximum)

This designation is intended for residential development characterized by single-family homes on large lots at least one-third of an acre in size.

Low-Medium Density (6 dwelling units/acre maximum)

This designation is intended for quality single-family homes in either standard subdivision form or innovative designs that utilize clustering, zero lot line, or planned development features.

Medium Density (12 dwelling units/acre maximum)

This designation is intended for a wide range of residential development types including attached and detached single-family units at the lower end of the range and multiple family units at the higher end of the density range.

Medium-High Density (18 dwelling units/acre maximum)

This designation is intended for multi-family attached units.

High Density (24 dwelling units/acre maximum)

This designation is intended for multi-family attached units at the lower end of the density range and apartment or condominiums at the upper density range.

Commercial/Office/Industrial

While the majority of developed uses are residential in nature, the City does include several commercial and industrial centers. Existing commercial and industrial uses are scattered throughout the City. The major commercial centers include the Lake Elsinore Outlets located on Collier Avenue; a shopping center featuring a Target, Costco, and a Home Depot; and a development known as "City Centre," which has a Wal-Mart and Vons. Specialty and

storefront shops are found in the Historic District. A strip of automobile dealerships is located adjacent to the I-15 corridor. Additional auto dealerships are slated for future commercial development. To accommodate tourists, the City features a range of hotels, motels, resorts, campgrounds, and RV parks, including the Lake Elsinore Resort and Casino.

Neighborhood Commercial

This designation includes neighborhood shopping centers and small convenience centers which provide for day-to-day retail goods and services necessary to serve residents in the immediate vicinity. Allowable development intensities are up to 13,068 square feet per acre or a floor area ratio of 30 percent.

Tourist Commercial

This designation is intended to provide strategically located commercial and recreational centers to meet the needs of tourists and recreation enthusiasts. Development within this category allows maximum densities of up to 15,246 square feet per acre or a floor area ratio of 35 percent.

General Commercial

This designation is intended to provide for a wide range of retail and service activities including department stores, restaurants, hotels, theaters, offices, and specialized services. General Commercial has been located to encourage consolidated centers of activity with direct access to major roads and freeway interchanges. The maximum density of development under this designation is 17,424 square feet per acre or a floor area ratio of 40 percent.

Commercial Office

This designation is to primarily provide for office and administrative uses. Limited commercial activities include art galleries, restaurants, office support services and medical clinics. The maximum density of development is 21,780 or a floor area ratio of 50 percent.

Freeway Business

This designation provides for large floor area uses including office or commercial and manufacturing uses that require large display or storage areas. Freeway Business has been located to minimize truck traffic on collector or local streets, provide good access to I-15 and provide good visibility for the commercial aspects of the business. The maximum allowable densities are 32,670 or a floor area ratio of 75 percent.

Limited Industrial

This designation establishes limited industrial areas where uses such as manufacturing, assembly, electronics, warehousing, machine repair shops, and other non-hazardous and low nuisance industrial uses are appropriate. Maximum allowable densities are 15,246 square feet per acre or a floor area ratio of 35 percent.

Business Park

The primary purpose of areas designated Business Park is to provide for light industrial, research and development, support service uses and office-based firms seeking an attractive environment and a prestigious location. Maximum allowable densities for Business Park areas are 17,424 square feet per acre or a floor area ratio of 40 percent.

Mixed-Use

This designation is intended to provide for a creative mix of commercial and residential uses to encourage a healthy urban environment in the more urban and redevelopment areas. The Residential Mixed-Use designation emphasizes a majority of intense residential uses while the Commercial Mixed-Use designation emphasizes a majority of commercial uses.

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 will 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).

Approved Specific Plans within the City are: Brighton Alberhill, Canyon Creek, Cape of Good Hope, Canyon Hills, East Lake, Lakeshore Village, La Laguna, Murdock Alberhill, North Peak, Outlet Expansion, Ramsgate, Spyglass Ridge, and Tuscany Hills. Approximately two-thirds of the land within the City is covered by an SPA. Canyon Creek SPA is currently built out while the remaining SPAs are in construction or planned for the future.

Floodway

The Floodway designation applies to specific areas, primarily in the downtown core area of the City, that currently serve as, or have approved improvement plans for, flood control/lake management facilities. The purpose of this designation is to identify only those facilities within

the area that have concentrated previous floodplain into an improved ultimate 100-year flood facility, allowing reclamation of previously impacted existing and proposed adjacent developments.

Open Space/Recreation

The Open Space designation is intended for public and private areas of permanent open space including state and local parks, Bureau of Land Management lands, the Cleveland National Forest, and golf courses. Open space on land that contains endangered species and habitat may be designated for permanent preservation. Land on steep slopes is difficult to develop and therefore will likely remain as permanent Open Space. Land currently within the floodplain of local drainages, including Lake Elsinore and Temescal Creek, are currently vacant to avoid flooding, and have been delineated as Open Space accordingly. Land that is currently undeveloped but slated for development is designated as Vacant Land rather than Open Space.

Public/Institutional

This designation indicates areas owned and maintained by public agencies such as school districts, water districts, utility companies, the County of Riverside, and the City. Appropriate uses for this designation include schools, roads, utility substations, sewage treatment plants, civic facilities, and cemeteries. The maximum density is 8,712 sf/ac or a floor area ratio of 20 percent.

AIRPORT

The Skylark Airport is a private airport that is the hub for air sports in Lake Elsinore and accommodates organizations that utilize the airport for plane use, glider flights, and skydiving. The existing General Plan does not designate the airport use area as a land use designation. Skylark Airport is located within the City of Lake Elsinore, in the vicinity of the southern terminus of the lake. The runway surface at Skylark Airport consists of gravel and sand; as such, this surface generally does not permit optimal conditions for frequent and convenient airport operations. Skylark Airport is a private use airport with runways that are 2800 feet in length and fall under the category of Short General Aviation Runways.

3.1.3 REGULATORY SETTING

Land planning is predominantly a local issue, but there are a few mechanisms in place for federal and state oversight.

FEDERAL

The National Environmental Policy Act (NEPA) process provides review of land use and planning issues for 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 CEQA process provides review of land use and planning issues for projects subject to environmental review under state law.

The State Mining and Reclamation Act of 1975 requires projects on or adjacent to mineral resources to be compatible with the guidelines set forth in the Act.

The Quimby Act (Assembly Bill [AB] 1150) is the City’s primary tool for acquiring recreational parklands. The Act allows the City to require the dedication of local park acreage, the payment of fees, or a combination of both as part of the subdivision process.

Local Agency Formation Commissions (LAFCOs) are state-mandated regulatory agencies formed pursuant to California Government Code Section 56325, for the purpose of “promoting orderly development and balancing that development with sometimes competing state interests of discouraging urban sprawl, preserving open-space and prime agricultural lands, and efficiently extending government services” (California Government Code § 56001). LAFCOs are enabled to achieve this purpose through their legislatively granted power and duty to “review and approve or disapprove with or without amendment, wholly, partially, or conditionally, proposals for changes of organization or reorganizations, consistent with written policies, procedures, and guidelines adopted by the commission” (California Government Code § 56373).

To that end, land use decisions involving annexation of unincorporated County land into the incorporated City boundaries are also regulated by LAFCO and the County. Specifically, LAFCO reviews a city’s annexation and service area extension plans and participates in the delineation of a sphere of influence.

LOCAL

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 General Plan delineates 15 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 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 environments.

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 divides 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.

City of Lake Elsinore Redevelopment Districts

The City Zoning Code delineates three redevelopment districts within the City boundaries, totaling 16.3 square miles. For the past 20 years, the City’s Redevelopment Agency has been funding such redevelopment projects as the Diamond Stadium, historic downtown Main Street, the Amber Ridge Sewer System, and the Lakeshore Drive Bridge. Redevelopment is a process authorized in 1952 under California law to assist local governments in revitalizing blighted areas in their communities. Redevelopment may involve public infrastructure replacement, urban renewal projects, or other programs to promote economic recovery and revitalization.

Western Riverside County Multiple Species Habitat Conservation Plan

Land use within the City and 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 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 is intended to conserve and restore natural habitat, and preserve biological and ecological diversity in Western Riverside.

The MSHCP has identified particular areas within 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 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 are not limited to, the coastal California gnatcatcher, least Bell’s vireo, Stephens’ kangaroo rat, and the Quino checkerspot butterfly.

3.1.4 GENERAL PLAN UPDATE GOALS AND POLICIES

The City of Lake Elsinore General Plan Update addresses land use in Chapter 2.0 (Community Form). The goals, policies and implementation programs listed in **Table 3.1-3, General Plan Land Use and Planning Goals, Policies and Implementation Programs**, apply to land use and planning issues.

Table 3.1-3, General Plan Land Use and Planning Goals, Policies and Implementation Programs

GENERAL PLAN GOALS, POLICIES AND IMPLEMENTATION PROGRAMS	
Chapter 2.0 - Community Form (Section 2.3 - Land Use)	
Goal 1	Create a diverse and integrated balance of residential, commercial, industrial, recreational, public and open space land uses.
Policy 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.
Policy 1.2	Encourage development of unified or clustered community-level and neighborhood-level commercial centers and discourage development of strip commercial uses.
Policy 1.3	Encourage the development of sit-down restaurant establishments where appropriate and discourage the proliferation of drive-through fast food establishments.
Policy 1.4	Encourage development of a mix of industrial uses including light industrial, clean manufacturing, technology, research and development, medium industrial, and extractive uses.
Policy 1.5	Encourage the development of large planned industrial and/or professional office parks on large parcels.
Policy 1.6	Encourage development of institutions including hospitals and educational campuses and facilities

GENERAL PLAN GOALS, POLICIES AND IMPLEMENTATION PROGRAMS	
Policy 1.7	Encourage the use of paseos, green belts, linear parks, and trails within future developments.
Policy 1.8	Encourage a jobs/housing balance of one job for every 1.05 households by the year 2030.
Policy 1.9	Encourage rehabilitation and new construction to replace aging commercial facilities.
<u>Implementation Program</u>	The Official Zoning Map shall be updated to provide consistency between zoning requirements and General Plan land use designations.
Chapter 2.0 - Community Form (Section 2.5 - Growth Management)	
Goal 7	Maintain orderly, efficient patterns of growth that enhance the quality of life for the residents of Lake Elsinore.
Policy 7.1	Encourage mixed-use developments to reduce public service costs and environmental impacts through compatible land use relationships, and efficient circulation and open space systems.
<u>Implementation Program</u>	As part of the project review and the CEQA processes, the City shall evaluate growth impacts from individual and cumulative projects to determine their effect on quality of life within the City.

3.1.5 SIGNIFICANCE THRESHOLDS

The City of Lake Elsinore has not established local CEQA significance thresholds as described in Section 15064.7 of the State CEQA Guidelines. However, Appendix G of the State CEQA Guidelines indicates that impacts related to land use and planning (including agricultural resources) may be considered potentially significant if the project would:

- physically divide an established community.
- 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.
- conflict with any applicable habitat conservation plan or natural community conservation plan.
- convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use.
- conflict with existing zoning for agricultural use, or a Williamson Act contract.
- involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use.

3.1.6 IMPACT ANALYSIS

Threshold: Would the project physically divide an established community.

Threshold: 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: Would the project conflict with any applicable habitat conservation plan or natural community conservation plan.

Analysis

Effect of General Plan Update on Community Character

The overall community character of a city has the potential to change when a reorganization of the land use patterns occurs. A land use plan is intended to set a clear course of direction for a city to make future land use decisions and develop a cohesive network of land uses that promotes organization and efficiency to improve the quality of life for the City's residents. The City of Lake Elsinore has several key aspects of community character that add economic or aesthetic value for the benefit of the City's residents and visitors.

The Historic District is an important resource to the City. This area includes valuable historic resources, possesses distinct commercial and residential character, and acts as the core of the City. The proposed project includes a Downtown Master Plan and a Historic District Plan within the GPU that preserve historic resources, enhances the character of the area as the core of the City in civic areas, adds mixed-use areas to enhance the vitality of commercial and residential areas while decreasing the need for vehicle travel, and improves recreational opportunities. The proposed project does not change the character of the Historic District, but instead enhances and improves the characteristic aspects of the area.

The City has existing commercial and industrial areas adjacent to I-15 that are a vital aspect of the City's economy. These areas are included in the GPU to continue supporting the strong central commercial and industrial area that provides jobs within the City. The overall character of this area will not be substantially changed with the implementation of the GPU.

Centrally located within the City, the lake acts as a vital resource to the area. The lake provides recreational opportunities that are critical to the overall character of the City as a recreational destination, as well as adding aesthetic value to many areas within the City. The GPU ensures that the lake is preserved as a water resource and recreational center that attracts visitors and adds economic value to the City. The GPU adds value to the lake rather than changing the current character in a negative way by adding recreational opportunities and encouraging the enhancement of the aesthetic value of the lake.

City-approved Specific Plan Areas within the City and SOI would convert vacant land into predominantly residential areas. Development carried out pursuant to the specific plans will

change the character of these areas which are currently predominantly vacant. Residential development within these Specific Plan Areas is relatively consistent to other residential developments that have been recently planned or constructed within the City and SOI; therefore, the community character would not be substantially altered.

The community character of the area could significantly change with the implementation of individual projects in accordance with the proposed Land Use Plan. However, with implementation of the policies in the GPU, community character will be enhanced and improved.

Individual projects implemented pursuant to the Land Use Plan will be required to demonstrate avoidance of significant impacts through implementation of the goals and policies of the Community Form, Public Safety and Welfare and Resource Protection and Preservation chapters of the GPU. With implementation of these goals and policies individual development proposed in accordance with the Land Use Plan would not result in significant adverse land use compatibility impacts.

Effect of Proposed Land Use Designations on Community Character

Overall implementation of individual projects in accordance with the Land Use Plan's land use designations could result in significant adverse land use compatibility impacts. Residential land use designations would result in a population increase in areas characterized by vacant land that could create indirect impacts on community character associated with increased traffic, noise and impacts on community services such as utilities and recreational opportunities. Implementation of the Land Use Plan would also convert vacant land to commercial and industrial uses that could also create indirect impacts on community character related to increased traffic, development of structures that may impact the visual quality of an area as well as potential impacts of commercial development on existing public infrastructure. However, as discussed further below land use incompatibility impacts would be avoided or minimized through implementation of features of the Land Use Plan land use designations and through implementation of goals and policies of GPU Chapter 2.0 (Community Form) , Chapter 3.0 (Public Safety and Welfare) and Chapter 4.0 (Resource Protection and Preservation).

Residential Land Use Designations. Implementation of the proposed Land Use Plan would allow for increased residential development within the City. As shown in **Table 3.1-4, Projection of Housing and Population with General Plan Update**, with buildout of the GPU, 94,616 housing units would exist in the City and SOI. A total of 12,190 housing units were in the City in 2005. The estimated 2005 population of the City was approximately 38,185. Under the Land Use Plan, buildout of residential designations within the City limits and in the SOI would allow for an estimated population of 318,856. This is an increase in population of approximately 835% from 2005 conditions. As shown in **Figure 3.1-1**, currently the SOI surrounding the City is mostly vacant or agricultural lands with some residential areas; however, with full buildout of the Land Use Plan, residential land uses would be much more prominent in the SOI.

Table 3.1-4, Projection of Housing and Population with General Plan Update Buildout

GENERAL PLAN STATUS	HOUSING (DWELLING UNITS)	POPULATION
Existing Within City (2005)	12,190	38,185
Buildout of General Plan Update (City and SOI)	94,616	318,856

The increase in population and housing within the City would impact the City’s services and resources. Development under these standards could result in impacts on traffic, aesthetics, air quality, noise, community services, and open space. Vacant land that currently exists in the City would be converted to residential land uses, which would significantly increase density of these areas. Currently, approximately 46,608 acres of vacant land and approximately 12,509 acres of residential land exist within the City and SOI. Under the proposed Land Use Plan, residential uses would total approximately 26,732 acres, with an additional 286 acres of residential mixed use. An estimated 14,509 acres of vacant land would be converted to residential uses.

Policies in the Land Use section of the Community Form chapter of the GPU address land use compatibility, the provision of community services for developments, and recreational opportunities for residential neighborhoods. Goals and policies under the Circulation, Aesthetics, Air Quality, Noise, Community Services, and Open Space sections of the GPU include measures to ensure that a substantial increase in residential developments does not adversely impact the character of the community.

The Circulation Section of the Community Form Chapter strives to maintain a minimum level of service (LOS) for existing and future roads as development continues; and supports construction and programs in support of public transportation, bikeways, and pedestrian systems.

Goals and policies in the Aesthetics section of the Resource Protection chapter include preserving the non-urban visual character of the City, minimizing development that would distract viewers from the City’s visual character, and promoting scenic quality for residents and tourists. Policies include using vegetation, scenic vistas, and signage for landmarks to enhance and preserve the visual character of the City as well as views of Lake Elsinore and local ridgelines. In addition, policies include the limitation of development that would alter views of the lake, ridgelines, and hillsides.

Goals 1 and 2 in the Air Quality section of the Public Safety and Welfare chapter requires that the City to work continue to coordinate with the Air Quality Management District and regional and state governments to reduce the amount of fugitive dust and to develop effective mitigation measures to improve air quality. Policies include continued implementation of National

Pollutant Discharge Elimination System (NPDES) requirements, supporting the South Coast Air Quality Management District (SCAQMD) in its development of improved ambient air quality monitoring capabilities and establishment of standards, thresholds, and rules to address, and where necessary mitigate, the air quality impacts of new development; and support of programs that educate the public about regional air quality issues, opportunities and solutions.

Goal 7 in the Noise section of the Public Safety and Welfare chapter requires the City to maintain an environment free of unhealthy, obtrusive, or otherwise excessive noise conditions. Policies include requiring that all new development comply with noise standards set forth in the Lake Elsinore Noise and Land Use Compatibility Matrix and in the Interior and Exterior Noise Standards (See **Table 3.5-4, Lake Elsinore Noise and Land Use Compatibility Matrix** and **Table 3.5-5, Interior and Exterior Noise Standards**, of this PEIR); performing project-specific noise studies for all new development; requiring binding mitigation measures for projects that are determined to be in non-compliance with City noise standards; and encouraging noise-reducing elements in new construction.

Goals 8 through 13 in the Community Facilities and Services section of the Community Form chapter ensure that public infrastructure supports existing and future land uses. Each of the goals and policies in this section refers to specific community services and facilities such as fire protection, law enforcement, water, wastewater, solid waste, electrical, natural gas, telecommunications, schools, libraries, and animal control. The policies for each goal generally include measures to ensure adequacy and availability of services and facilities to meet the demands of existing and future development.

The goal and policies in the Open Space section of the Resource Protection chapter include preserving open space in the City and SOI during land use planning efforts to conserve wildlife habitat, native vegetation, and other natural resources as well as maximize open space available for public usage. Policies relevant to the development of residential land uses include requiring development proposals to provide adequate buffers between active uses and open space areas; and ensuring that passive and active open space uses are incorporated into the development of specific plan areas.

Commercial/Office/Industrial Land Use Designations. The Land Use Plan would allow for approximately 2,620 acres of general commercial, business professional, commercial mixed-use, tourist commercial, and industrial land uses in the City and SOI. Currently, approximately 3,290 acres of commercial (including office), and industrial land uses exist within the City and SOI. Industrial and manufacturing uses alone total approximately 2,395.8 acres currently and will decrease to approximately 698 acres under the Land Use Plan. This results in a 70.86% decrease in industrial and manufacturing land uses. The current mining operations in the Alberhill District amount to a large portion of the current industrial land uses. These operations will be phased out and will eventually be converted to residential uses under the proposed Land Use Plan. This partly accounts for the proposed decrease in commercial, office, and industrial land use. Commercial uses alone total approximately 893.8 acres currently and will increase to approximately 1,922 acres under the proposed Land Use Plan. Much of this increase is to accommodate the growth in residential designations and tourism activities and promote

job growth in the City and SOI. Policies 1.1-1.9 in the Community Form chapter Land Use section ensure land use compatibility, encourage development and revitalization of commercial land uses to strengthen the City's economic base, and encourage industrial land uses to diversify the City's economic base. Potential impacts on traffic, aesthetics, air quality, noise, community services, and open space resulting from increased commercial, office, or industrial land uses are addressed in goals and policies and are discussed in the Residential Land Use Designations section above.

Mixed-Use Land Use Designations. The mixed-use land use designation is a new addition to the City and SOI. A total of approximately 1,041 acres will be designated within the City and SOI, resulting in an increase in density from existing land uses. Mixed-use land use designations do not currently exist within the City and SOI and therefore, the character of the community will be altered with the addition of these land uses. However, mixed-use areas can be beneficial because they increase pedestrian traffic and convenience of services for residents, and decrease the need for vehicle travel, thereby reducing emissions and decreasing traffic volumes. Potential impacts on traffic, aesthetics, air quality, noise, community services, and open space resulting from increased commercial and residential mixed-use land uses are addressed in goals and policies and are discussed in the Residential Land Use Designations section above.

Open Space/Recreation Designations. Currently, within the City and SOI, approximately 1,230 acres are identified as parks and open space and approximately 46,608 acres identified as vacant land. The proposed Land Use Plan would allow for approximately 15,438 acres of permanent open space and recreation and MSHCP Conservation areas. Approximately 9,369 acres will be designated as open space and 1,314 acres as recreation. One of the conditions of the permits associated with the MSHCP is that the City and other Permittees must contribute to the MSHCP Reserve Assembly. The permits were issued based upon an ultimate Reserve System of 500,000 acres. Of those 500,000 acres, 347,000 acres are designated Public/Quasi-Public lands and are already conserved. The acquisition of the remaining 153,000 acres is the responsibility of the Permittees. The City is focused on adding lands to existing and proposed cores and linkages within the Elsinore Area Plan. The total amount of land dedicated to these land uses decreases under the proposed Land Use Plan primarily due to population growth and development of residential areas to accommodate this growth. However, a portion of the currently vacant land will be permanently set aside as open space or conservation areas to protect natural resources as growth continues. Parks and recreation designations increase under the proposed Land Use Plan to accommodate growth and the growing tourism industry in the City. Potential impacts of reduced open space include air quality, natural resources, noise, and aesthetics. The increased growth in these areas will also contribute to traffic and community services impacts that will need to be addressed as development plans are made. Potential impacts on traffic, aesthetics, air quality, noise, and community services resulting from increased open space and recreation land uses are addressed in goals and policies and are discussed in the Residential Land Use Designations section above. The policies under Goals 1 and 2 of the Community Form chapter Land Use section address the creation of recreational opportunities for parks, facilities, and open space. Policies under Goals 8 and 9 of the

Community Form chapter Parks and Recreation section address the standards to be met and the availability of parks and recreational facilities in new developments. The policies under Goals 1 and 2 of the Resource Protection chapter Biological Resources section and Goal 3 of the Resource Protection chapter, Open Space section address the standards to be met and availability of open space areas. Policies under Goals 10 and 11 of the Resource Protection chapter Aesthetics section address utilizing open space to preserve the City’s non-urban visual character.

Public/Institutional Land Use Designations. Currently, within the City and SOI, approximately 915 acres are identified as public and institutional land uses including schools with approximately 303 acres designated as public/institutional by the existing General Plan. The Land Use Plan would allow for approximately 2,016.1 acres of public and institutional land uses. Much of the increase in this designation from that identified in the existing General Plan is to accommodate for population growth and expansion into currently vacant areas without existing public services. The policies under Goal 1 of the Community Form chapter Land Use section ensure that adequate land use designations for infrastructure and services exist to support existing and future land uses. Potential impacts on traffic, aesthetics, air quality, noise, community services, and open space resulting from increased public and institutional land uses are addressed in goals and policies and are discussed in the Residential Land Use Designations section above.

Individual projects implemented pursuant to the Land Use Plan will be required to demonstrate avoidance of significant impacts through implementation of the goals and policies of the Community Form, Public Safety and Welfare and Resource Protection and Preservation chapters of the GPU. With implementation of these goals and policies individual development proposed in accordance with the proposed land use designations would not result in significant adverse land use compatibility impacts.

Consistency with SCAG Regional Planning Efforts

As discussed in **Table 3.1-4**, the projected population with buildout of the Land Use Plan is 318,856. The estimated 2030 population under the current SCAG projections for Lake Elsinore is 85,376. The buildout population of the Land Use Plan exceeds the SCAG population projections by 233,480.

Table 3.1-5 describes consistency of the GPU Land Use Plan and associated goals and policies with SCAG’s Regional Comprehensive Plan and Guide Policies.

Table 3.1-5, Consistency with SCAG’s Regional Comprehensive Plan and Guide Policies

SCAG RCPG POLICIES	CONSISTENCY STATEMENT
Growth Management Chapter	
<p>The population, housing, and job forecasts, which are adopted by SCAG’s Regional Council and that reflect local plans and policies, shall be used by SCAG in all phases of implementation and review.</p>	<p><u>Consistent.</u> The projected population with buildout of both the incorporated and unincorporated portions of the GPU in 2030 is 318,856. The projected buildout for the incorporated area only is 209,756. This is in direct comparison with the adopted SCAG population forecast for 2030 of 85,376 in the incorporated area. The GPU population projections are considered consistent with the projections being considered by SCAG for several key reasons. First, the SCAG population forecast is not based upon buildout pursuant to the City’s General Plan, but rather on projected annual growth rates; second, the greater range set forth in the GPU allows for greater flexibility in providing affordable housing, a state mandated program; and, third, the GPU will require a jobs–housing balance that meets or exceeds the regional goals.</p>
<p>In areas with large seasonal population fluctuations, such as resort areas, forecast permanent populations. However, appropriate infrastructure systems should be sized to serve high-season population totals.</p>	<p><u>Consistent.</u> Projected populations with GPU buildout are based on permanent residents and dwelling units. Additional recreation facilities are proposed in the GPU to increase and maintain recreational opportunities within the City and SOI. (Refer to the proposed GPU goals and policies under Goal 1, Land Use section, Community Form chapter; and policies under Goals 8 and 9, Parks and Recreation section, Community Form chapter.)</p>
<p>The timing, financing, and location of public facilities, utility systems, and transportation systems shall be used by SCAG to implement the region’s growth policies.</p>	<p><u>Consistent.</u> No specific infrastructure or service improvements projects are identified as part of the proposed GPU. However, future development projects as a result of GPU buildout would require infrastructure and service improvements subject to review by the City and responsible agencies. (Refer to the proposed GPU goals and policies under the Community Facilities and Services section, Community Form chapter; and policy and implementation program under Goal 7, Growth Management section, Community Form chapter.)</p>

SCAG RCPG POLICIES	CONSISTENCY STATEMENT
1998 Regional Transportation Plan	
Maximize mobility and accessibility for all people and goods in the region.	<u>Consistent.</u> The proposed GPU contains policies to ensure mobility and accessibility for all people in the region. (Refer to the proposed GPU goals and polices under Goal 6, Circulation section, Community Form chapter.)
Ensure travel safety and reliability for all people and goods in the region.	<u>Consistent.</u> The proposed GPU contains policies to ensure travel safety and reliability for all people. (Refer to the proposed GPU goals and policies under Goal 6, Circulation section, Community Form chapter.)
Preserve and ensure a sustainable regional transportation system.	<u>Consistent.</u> The proposed GPU contains policies to ensure a sustainable transportations system. (Refer to the proposed GPU goals and policies under Goal 6, Circulation section, Community Form chapter.)
Maximize the productivity of our transportation system.	<u>Consistent.</u> The proposed GPU contains policies to ensure productivity of the transportation system. (Refer to the proposed GPU goals and policies under Goal 6, Circulation section, Community Form chapter.)
Protect the environment, improve air quality, and promote energy efficiency.	<u>Consistent.</u> The proposed GPU contains policies to protect the environment, improve air quality, and promote energy efficiency. (Refer to the proposed GPU goals and policies under Goal 6, Circulation section, Community Form chapter; policies under Goal 1, Land Use section, Community Form chapter; policies under Goals 1 and 3, Air Quality section, Public Safety and Welfare chapter.)
Encourage land use and growth patterns that complement our transportation investments.	<u>Consistent.</u> The proposed GPU contains policies to encourage land use and growth patterns that complement transportation investments. (Refer to the proposed GPU goals and policies under Goal 6, Circulation section, Community Form chapter; policies under Goal 1, Land Use section, Community Form chapter; policies under Goal 7, Growth Management section, Community Form chapter; policies under Goal 2, Air Quality section, Public Safety and Welfare chapter; policies under Goal 7, Noise section, Public Safety and Welfare chapter.)



SCAG RCPG POLICIES	CONSISTENCY STATEMENT
Growth Management Chapter (GMC) Policies Related to the RCPG Goal to Improve the Regional Standard of Living	
Encourage local jurisdiction’s efforts to achieve a balance between the types of jobs they seek to attract and housing prices.	<u>Consistent.</u> The proposed GPU contains policies to maintain a good balance between jobs and housing and to provide housing opportunities affordable to the incomes of all segments of the community. (Refer to the proposed GPU Policy 1.2, Land Use section, Community Form chapter; proposed City of Lake Elsinore Housing Element.)
Encourage patterns of urban development and land use, which reduce costs on infrastructure construction and make better use of existing facilities.	<u>Consistent.</u> The proposed GPU contains policies to ensure cost-efficient land use planning that utilizes redevelopment and infill techniques. (Refer to the proposed GPU goals and policies under Goal 1, in the Land Use section, Community Form chapter.)
Support local jurisdiction’s actions to minimize the cost of infrastructure and public service delivery, and efforts to seek new sources of funding for development and the provision of services.	<u>Consistent.</u> The proposed GPU contains policies to reduce public service costs. (Refer to the proposed GPU policies under Goal 7, Growth Management section, Community Form chapter; and policies under Goals 8 and 9, Parks and Recreation section, Community Form chapter.)
Support local jurisdiction’s actions to minimize red tape and expedite the permitting process to maintain economic vitality and competitiveness.	<u>Consistent.</u> The proposed GPU requires specific project-level analysis as developments are proposed that will ensure a complete and expedited permitting process. The GPU requires program-level analysis, and the permitting process will be addressed on a project-level basis.
SCAG shall support public education efforts regarding the costs of various alternative types of growth and development.	<u>Consistent.</u> The proposed GPU contains policies to support educational efforts on growth management, green building techniques, and resource protection. (Refer to the proposed GPU goals and policies under Goal 7, Growth Management section, Community Form chapter; policies under Goal 13, Public Infrastructure and Services heading, Community Facilities and Services section, Community Form chapter; policies in the Sustainable Environment section, Resource Protection chapter; policies under Goal 4, Wildfire Hazards section, Public Safety and Welfare chapter; policies under Goal 4, Water Resources chapter, Resource Protection chapter.)

SCAG RCPG POLICIES	CONSISTENCY STATEMENT
<p>SCAG shall support subregional policies that recognize agriculture as an industry, support the economic viability of agricultural activities, preserve agricultural land, and provide compensation for property owners holding lands in greenbelt areas.</p>	<p><u>Consistent.</u> The GPU, like the 1990 Lake Elsinore General Plan and the Elsinore Area Plan of the RCIP, do not designate agricultural land uses within the City or SOI. Minimal agricultural land exists; therefore, overall agriculture is not considered significant.</p>
<p>SCAG shall encourage subregions to define an economic strategy to maintain the economic vitality of the subregion, including the development and use of marketing programs and other economic incentives, which support attainment of subregional goals and policies.</p>	<p><u>Consistent.</u> The proposed GPU contains policies to provide economic incentives and programs to ensure economic vitality in the region. (Refer to the proposed GPU goals and policies under Goal 1, Land Use section, Community Form chapter; policies under Goals 7, Growth Management section, Community Form chapter; policies under Goals 8 and 9, Parks and Recreation section, Community Form chapter; policies under Goal 9, Historic Preservation section, Resource Protection and Preservation chapter.)</p>
<p>GMC Policies Related to the RCPG Goal to Improve the Regional Quality of Life</p>	
<p>Support provisions and incentives created by local jurisdictions to attract housing growth in job-rich subregions and job growth in housing-rich subregions.</p>	<p><u>Consistent.</u> The proposed GPU land use plan contains increased commercial designations that will attract job growth in the planning area, which is a housing-rich area. (Refer to the proposed GPU goals and policies under Goal 1, Land Use section, Community Form chapter.)</p>
<p>Encourage existing or proposed local jurisdiction’s programs aimed at designing land uses which encourage the use of transit and thus reduce the need for roadway expansion, reduce the number of auto trips and vehicle miles traveled, and create opportunities for residents to walk and bike.</p>	<p><u>Consistent.</u> The proposed GPU contains policies to encourage alternate forms of transportation, including walkways and bikeways, and provide incentives for reducing travel time and vehicle miles traveled for residents. (Refer to the proposed GPU goals and policies under Goals 6, Circulation section, Community Form chapter; Goal 9, Parks and Recreation section, Community Form chapter; and policies under Goal 1, Air Quality section, Public Safety and Welfare chapter.)</p>
<p>Encourage local jurisdiction’s plans that maximize the use of existing urbanized areas accessible to transit through infill and redevelopment.</p>	<p><u>Consistent.</u> The proposed GPU contains policies to ensure accessibility to urban centers by incorporating infill and redevelopment into land use development standards. (Refer to the proposed GPU goals and policies under Goal 1, Land Use section, Community Form chapter; and policies under Goal 1, Air Quality section, Public Safety and Welfare chapter.)</p>



SCAG RCPG POLICIES	CONSISTENCY STATEMENT
<p>Support local plans to increase density of future development located at strategic points along the regional commuter rail, transit systems, and activity centers.</p>	<p><u>Consistent.</u> The proposed GPU contains policies to increase density of development, particularly with commercial, office, and industrial activities along major transit systems including I-15 and SR-74. (Refer to the proposed GPU goals and policies under Goal 1, Land Use section, Community Form chapter; Goal 6, Circulation section, Community Form chapter; and policies under Goal 1, Air Quality section, Public Safety and Welfare chapter.)</p>
<p>Support local jurisdictions’ strategies to establish mixed-use clusters and other transit-oriented developments around transit stations and along transit corridors.</p>	<p><u>Consistent.</u> The proposed GPU contains policies to encourage mixed-use, redevelopment, and infill development in urbanized areas accessible to transit. The GPU Land Use Plan includes commercial and residential mixed-use designations. (Refer to the proposed GPU goals and policies under Goal 1, Land Use section, Community Form chapter, Goal 6, Circulation section, Community Form chapter; and policies under Goal 1, Air Quality section, Public Safety and Welfare chapter.)</p>
<p>Encourage developments in and around activity centers, transportation corridors, underutilized infrastructure systems, and areas needing recycling and redevelopment.</p>	<p><u>Consistent.</u> The proposed GPU contains policies to increase density of development, particularly with commercial, office, and industrial activities around activity centers and transportation corridors. (Refer to the proposed GPU goals and policies under Goal 1, Land Use Section, Community Form chapter.)</p>
<p>Support and encourage settlement patterns, which contain a range of urban densities.</p>	<p><u>Consistent.</u> The Land Use Plan and District Plans provide a range of residential densities throughout the City and SOI. See Figures 2.0-4 through 2.0-22 of this PEIR.</p>

SCAG RCPG POLICIES	CONSISTENCY STATEMENT
<p>Encourage planned development in locations least likely to cause environmental impact.</p>	<p><u>Consistent.</u> In addition to any mitigation measures proposed in this EIR, the proposed GPU contains numerous policies to protect environmental resources and minimize adverse environmental effects. All future development allowed under the GPU would be required to undergo subsequent environmental review by the City. (Refer to the proposed GPU goals and policies under Goal 1, Land Use section, Community Form chapter; policies under Goal 2, Air Quality section, Public Safety and Welfare chapter; policies under Goal 5, Flooding and Floodplains section, Public Safety and Welfare chapter; policies under Goals 1 and 2, Biological Resources section, Resource Protection chapter; policies under Goal 4, Water Resources section, Resource Protection chapter; policies under Goals 5 and 7, Cultural Resources and Paleontological Resources section, Resource Protection chapter.)</p>
<p>National Forests shall remain permanently preserved and used as open space. Support policies and actions that preserve open space areas identified in local, state, and federal plans.</p>	<p><u>Consistent.</u> The proposed GPU contains policies to preserve open space areas within the City and SOI. (Refer to the proposed GPU Goal 3 and policies in the Open Space section, Resource Protection chapter; Goals 1 and 2 of the Biological Resources section, Resource Protection Chapter; policies under Goal 1, Land Use section, Community Form chapter; policies under Goal 8, Parks and Recreation section, Community Form chapter.)</p>
<p>Support the protection of vital resources such as wetlands, groundwater recharge areas, woodlands, production lands, and land containing unique and endangered plants and animals.</p>	<p><u>Consistent.</u> The proposed GPU contains policies to protect environmental resources and minimize adverse environmental effects for wetlands, groundwater, and wildlife. (Refer to the proposed GPU goals and policies under the Biological Resources section, Resource Protection chapter; Goal 3 and policies in the Open Space section, Resource Protection chapter; policies under Goal 4, Water Resources section, Resource Protection chapter.)</p>

SCAG RCPG POLICIES	CONSISTENCY STATEMENT
<p>Encourage the implementation of measures aimed at the preservation and protection of recorded and unrecorded cultural resources and archaeological sites.</p>	<p><u>Consistent.</u> The proposed GPU contains policies to protect environmental resources and minimize adverse environmental effects for cultural and archaeological resources. (Refer to the proposed GPU goals and policies under the Cultural and Paleontological Resources section, Resource Protection chapter.)</p>
<p>Discourage development, or encourage the use of special design requirements, in areas with steep slopes, high fire, flood, and seismic hazards.</p>	<p><u>Consistent.</u> The proposed GPU contains policies that protect against steep slopes, fire and seismic hazards, and flooding. (Refer to the proposed GPU goals and policies under the Flooding Hazards section, Seismic Activity Hazards section, and Wildfire Hazards section of the Public Safety and Welfare chapter; and policies under Goal 3, Open Space section, Resource Protection chapter.)</p>
<p>Encourage mitigation measures that reduce noise in certain locations, measures aimed at preservation of biological and ecological resources, measures that would reduce exposure to seismic hazards, minimize earthquake damage, and develop emergency response and recovery plans.</p>	<p><u>Consistent.</u> The proposed GPU contains policies to protect biological resources and protect against seismic hazards. (Refer to the proposed GPU goals and policies under the Biological Resources section, Resource Protection chapter; goals and policies under the Seismic Activity Hazards section of the Public Safety and Welfare chapter.) The proposed GPU contains policies to reduce noise impacts. (Refer to the proposed GPU goals and policies under the Noise section, Public Safety and Welfare chapter.)</p>
<p>GMC Policies Related to the RCPG Goal to Provide Social, Political, and Cultural Equity</p>	
<p>Encourage efforts of local jurisdictions in the implementation of programs that increase the supply and quality of housing and provide affordable housing as evaluated in the Regional Housing Needs Assessment.</p>	<p><u>Consistent.</u> The proposed GPU contains policies to ensure affordable housing needs are met and housing supply within the City and SOI are increased to accommodate growth. (Refer to the proposed GPU goals and policies under Goal 1, Land Use section, Community Form chapter; proposed City of Lake Elsinore Housing Element.)</p>

SCAG RCPG POLICIES	CONSISTENCY STATEMENT
<p>Support local jurisdictions and other service providers in their efforts to develop sustainable communities and provide, equally to all members of society, accessible and effective services such as: public education, housing, health care, social services, recreational facilities, law enforcement, and fire protection.</p>	<p><u>Consistent.</u> The proposed GPU contains policies to provide accessible and effective services and facilities and housing to all residents of the City and SOI. The proposed Housing Element encourages the development of housing for all income levels. (Refer to the proposed GPU goals and policies in the Community Facilities and Services section of the Community Form chapter; proposed City of Lake Elsinore Housing Element.)</p>
<p>Air Quality Chapter</p>	
<p>Through the environmental document review process, ensure that plans at all levels of government (regional, air basin, county, subregional, and local) consider air quality, land use, transportation, and economic relationships to ensure consistency and minimize conflicts.</p>	<p><u>Consistent.</u> This EIR addresses air quality, land use, and transportation impacts of the proposed GPU and provides mitigation measures where feasible and necessary to reduce significant environmental impacts. In addition, all future development allowed under the proposed GPU would be required to undergo subsequent environmental review by the City, as necessary. (Refer to policies under Goals 1 and 2, Air Quality section, Public Safety and Welfare chapter.)</p>
<p>Water Quality Chapter</p>	
<p>Coordinate watershed management planning at the subregional level by 1) providing consistent regional data; 2) serving as a liaison between affected local, state, and federal watershed management agencies; and 3) ensuring that watershed planning is consistent with other planning objectives (e.g., transportation, air quality, water supply).</p>	<p><u>Consistent.</u> The Water Resources section of the Resource Protection chapter of the proposed GPU includes goals and policies that ensure sufficient high-quality water supply for existing and future development. Policies require that the City coordinate with responsible agencies and developers to achieve these water supply goals. Planning objectives regarding transportation, land use, and air quality are integrated into the proposed GPU and include goals and policies that coordinate with water resource conservation to ensure adequacy of each service or resource as development continues.</p>

SCAG RCPG POLICIES	CONSISTENCY STATEMENT
<p>Ensure wastewater treatment agency facility planning and facility development be consistent with population projections contained in the RCPG, while taking into account the need to build wastewater treatment facilities in cost-effective increments of capacity, the need to build well enough in advance to reliably meet unanticipated service and stormwater demands, and the need to provide standby capacity for public safety and environmental protection objectives.</p>	<p><u>Consistent.</u> The proposed GPU contains policies to ensure appropriate wastewater facilities and flows as development increases under the GPU. Wastewater treatment capacity should be evaluated for individual projects by the City and appropriate water districts to ensure available capacity and infrastructure. (Refer to the proposed GPU goals and policies contained in the Community Facilities and Services section, Community Form chapter; policies under Goal 7, Growth Management section, Community Form chapter.)</p>
<p>Open Space Chapter</p>	
<p>Provide adequate land resources to meet the outdoor recreation needs of the present and future residents in the region and to promote tourism in the region.</p>	<p><u>Consistent.</u> The proposed GPU contains policies to provide and protect recreational spaces and promote tourism in the City and SOI. (Refer to the proposed GPU goals and policies under Goal 1, Land Use section, Community Form chapter; policies under Goal 8, Parks and Recreation section, Community Form chapter; goals and policies in the Open Space section of the Resource Protection chapter.)</p>
<p>Promote self-sustaining regional recreation resources and facilities.</p>	<p><u>Consistent.</u> The proposed GPU contains policies to promote self-sustainability of regional recreation resources and facilities. (Refer to the proposed GPU goals and policies under Goal 1 of the Land Use section, Community Form chapter; Goal 7, Growth Management section, Community Form chapter; policies under Goals 8 and 9, Parks and Recreation section, Community Form chapter.)</p>
<p>Maintain open space for adequate protection of lives and properties against natural and man-made hazards.</p>	<p><u>Consistent.</u> The proposed GPU contains policies to maintain open space land uses to protect against loss of life or property from natural and man-made hazards. (Refer to the proposed GPU goals and policies under Goal 4, Wildfire Hazards section, Public Safety and Welfare chapter; policies under Goal 6, Seismic Activity section, Public Safety and Welfare chapter; goals and policies in the Open Space section of the Resource Protection chapter.)</p>

SCAG RCPG POLICIES	CONSISTENCY STATEMENT
Develop well-managed viable ecosystems or known habitats of rare, threatened, and endangered species, including wetlands.	<u>Consistent.</u> The proposed GPU contains policies to promote the protection of viable ecosystems and habitats through the preservation and enhancement of open space uses. (Refer to the proposed GPU goals and policies in the Biological Resources section, Resource Protection chapter.)
Maintain adequate viable resource production lands devoted to commercial agriculture and mining operations.	<u>Consistent.</u> The GPU, like the 1990 Lake Elsinore General Plan and the Elsinore Area Plan of the RCIP, do not designate agricultural land uses and mining operations within the City or SOI. Some agricultural land and mining operations areas currently exist and the proposed GPU would delineate those areas by an overlay land use for mining purposes.
Growth Visioning Chapter	
Encourage mobility for all residents.	<u>Consistent.</u> The proposed GPU ensures that transportation and land use decisions are mutually supportive, housing and job development are located near each other, transit-oriented development is encouraged, and a variety of travel choices are promoted in accordance with the SCAG strategies to achieve growth visioning principles. See relevant goals and policies listed in the above consistency statement sections for each strategy and SCAG RCPG Goal.
Foster livability in all communities.	<u>Consistent.</u> The proposed GPU ensures that infill development and redevelopment revitalize existing communities, mixed-use developments are promoted, “people scaled,” walkable communities are promoted, and the preservation of stable, single-family neighborhoods is supported in accordance with the SCAG strategies to achieve growth-visioning principles. See relevant goals and policies listed in the above consistency statement sections for each strategy and SCAG RCPG Goal.



SCAG RCPG POLICIES	CONSISTENCY STATEMENT
Enable prosperity for all people.	<u>Consistent.</u> The proposed GPU ensures the provision of: a variety of housing types for all income levels; educational opportunities that promote balanced growth; environmental justice; local and state fiscal policies that encourage balanced growth; and civic engagement in accordance with the SCAG strategies to achieve growth visioning principles. See relevant goals and policies listed in the above consistency statement sections for each strategy and SCAG RCPG Goal.
Promote sustainability for future generations.	<u>Consistent.</u> The proposed GPU ensures that rural, agricultural, recreational, and environmentally sensitive areas are preserved, development is focused in urban centers and existing cities, strategies are developed to accommodate growth that uses resources efficiently, eliminates pollution, and reduces waste, and green building techniques are utilized in accordance with the SCAG strategies to achieve growth visioning principles. See relevant goals and policies listed in the above consistency statement sections for each strategy and SCAG RCPG goal.

The GPU goals and policies are consistent with the SCAG Regional Comprehensive Plan in all areas with the exception of the provision of productive agricultural land. The analysis of the consistency of the GPU with the SCAG policies is summarized in **Table 3.1-43.1-5**.

As discussed in **Table 3.1-4**, the projected population with buildout of the Land Use Plan is 318,856. The buildout for the proposed GPU within currently incorporated land only is projected to be 209,756. SCAG has projected the population to be 85,376 based on the 2008 Regional Transportation Plan within incorporated areas of the city only. The variance between the Land Use Plan and the SCAG forecast is considered to be in substantial conformance with the SCAG population forecasts with the understanding that the greater population figure correlates to additional housing opportunities to provide affordable housing, and the GPU contains policies that require a job-housing balance.

Consistency with Existing City General Plan

The intent of the GPU is to provide a comprehensive update of the existing General Plan. It includes development areas that were not approved by the City in the existing General Plan as well as designs for an updated land use plan for areas within the City and SOI intended to guide the growth of the City in a sustainable and functional fashion. The GPU improves the

land use plan and goals and policies that apply to current and projected future conditions within the City and SOI. As a result implementation of the GPU and Land Use Plan is not considered to be a significant inconsistency with the existing General Plan.

Consistency with MSHCP

Implementation of individual projects in accordance with the Land Use Plan could result in significant inconsistencies with the MSHCP. Individual 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 projects may also not be compatible with areas described for conservation as permanent open space in accordance with MSHCP.

With implementation of the goals and policies in the Biological Resources section of the Resource Protection chapter of the GPU (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. The 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 document would be consistent with the biological resources preservation goals of the MSHCP.

District Plans

Development consistent with the proposed GPU and the District Plans could result in the potential for incompatibility of proposed land uses with current land uses throughout the City and SOI. Land use conflicts that could occur include: (1) conversion of residential land uses to alternative uses and (2) disruption of the arrangement of an established community.

Each district plan includes goals and policies that address land use designations. **Table 3.1-6, District Plan Land Use Impacts**, below describes the goals and policies regarding land use in each District Plan and the potential impacts on land use that the District Plans may cause.

As described in **Table 3.1-5, 3.1-6**, the potential impacts resulting from incompatibility of land uses within the District Plan areas may be significant in the East Lake District Plan area.

Potential incompatibility issues are related to the airport use area and adjacent recreational, residential, and open space areas.

Land use changes in these District Plans could result in impacts on traffic, air quality, noise, community services, and natural resources. Potential traffic, air quality, and noise impacts caused by changes in land use designations would be attributed to an increase in residential development in place of vacant land. Increased residential land would increase the number of residents, thereby increasing vehicle travel trips and travel time, which will increase emissions and noise. Potential community services impacts would also be related to a conversion of vacant land to residential land, as an increase in residents would necessitate an increase in the provision of public services and facilities. Potential impacts on natural resources would result from the conversion of open space and vacant land to developed uses, mainly residential uses. As described in **Table 3.1-5, 3.1-6**, goals and policies are set forth in the GPU that would decrease the effects of land use changes and potential incompatibility between proposed uses. With implementation of the District Plan land use designations, significant adverse land use incompatibility impacts would not result.

Table 3.1-6, District Plan Land Use Impacts

	DISTRICT PLAN GOALS AND POLICIES THAT ADDRESS LAND USE	
DISTRICT PLANS	GOALS AND POLICIES SUMMARY	IMPACTS ON EXISTING LAND USES WITHIN DISTRICT
Northwest Sphere	The goals of this District Plan are to accommodate future growth, use I-15 as a commercial center, and preserve open space and views. District policies include creation of a compatible residential land use network, maximization of the general commercial area, and preservation of vacant lands through conservation of existing vacant lands within areas described for conservation as part of the MSHCP.	Existing agricultural and vacant land would be converted to residential and commercial uses or preserved as open space.
Alberhill	The goals of this District Plan are to transition from extractive uses to a mixed-use development of primarily residential, open space, and some Business/Commercial. District policies include protection of public health and safety in conversion of extractive uses, and preservation of existing vacant lands planned for	Existing vacant and industrial extractive lands would be converted to residential, and general commercial or preserved as open space. A majority of the vacant land will first be mined for natural resources and once completed will be developed as a

	DISTRICT PLAN GOALS AND POLICIES THAT ADDRESS LAND USE	
DISTRICT PLANS	GOALS AND POLICIES SUMMARY	IMPACTS ON EXISTING LAND USES WITHIN DISTRICT
	open space and conserved lands. Policies also include restoration of existing historical features such as the Alberhill school.	residential community.
Lake View	The goals of this District Plan are to strengthen residential communities and improve linkages from existing uses to future residential communities. District policies include ensuring adequacy of public services for residential development, and supporting revitalization of existing commercial district and rehabilitation or redevelopment of substandard housing. Also policies include promotion of a neighborhood commercial district on existing vacant lands within the District. Existing view corridors of the Lake would be protected and enhanced.	Existing vacant land would be converted to residential and commercial uses or preserved as open space. Existing residential and commercial areas would remain with emphasis placed on redevelopment and rehabilitation of substandard structures.
Lake View Sphere	The goals of this District Plan are to strengthen and expand residential uses to accommodate growth and protect natural resources through preservation of existing vacant lands as open space. District policies include establishing development standards for hillside residential areas and providing linkages to neighboring land use areas. View corridors associated with existing vacant land would be preserved and enhanced where appropriate. Existing historical ranching and homesteading site would be preserved.	Existing vacant land would be converted to residential or preserved as open space.
Lake Edge	The goals of this District Plan are to increase recreational uses around the lake, enhance existing recreational uses, and preserve view	Existing vacant land would be converted to recreational uses or preserved as view corridors. Existing recreational uses

	DISTRICT PLAN GOALS AND POLICIES THAT ADDRESS LAND USE	
DISTRICT PLANS	GOALS AND POLICIES SUMMARY	IMPACTS ON EXISTING LAND USES WITHIN DISTRICT
	corridors. District policies include encouraging recreation-serving commercial and housing land uses, preserving sensitive habitats and physiographic features, and increasing recreational opportunities around the lake.	would be preserved or expanded.
Riverview	The goal of this District Plan is to stimulate a mixed-use neighborhood with a variety of land uses that incorporate the area’s natural amenities and surrounding uses. District policies include strengthening the commercial corridor automall, and revitalizing residential areas. District policies include ensuring compatibility between commercial, recreational, and residential uses. Policies also include preservation of existing vacant land and natural amenities associated with the river as open space.	Existing vacant land would be converted to residential and commercial uses. Existing commercial and residential land uses would be expanded.
North Central Sphere	The goals of this District Plan are to preserve hillside residential areas and ensure compatibility or proposed residential and office uses with commercial and residential areas. District policies include protecting open space areas, establishing development standards for hillside residential areas, and integrating commercial uses with surrounding areas.	Existing vacant land described for conservation as part of the MSHCP could be preserved as open space. Existing vacant land would also be converted to residential and commercial uses. Existing residential and commercial uses would be expanded.
Country Club Heights	The Goals of this District Plan are to develop an estate-style residential neighborhood and preserve existing natural features. District policies include establishing development standards for residential land use areas. Standards will include	Existing vacant land would be converted to residential uses or preserved as open space. Existing residential uses would be not be affected by District Plan.

	DISTRICT PLAN GOALS AND POLICIES THAT ADDRESS LAND USE	
DISTRICT PLANS	GOALS AND POLICIES SUMMARY	IMPACTS ON EXISTING LAND USES WITHIN DISTRICT
	preservation of historic resources and steep hillsides.	
Lakeland Village	The Goals of this District Plan are to promote a residential community with increased recreation, a mixed-use corridor, and preserve open space areas and historic resources. District policies include rehabilitation of residential areas, creating a mixed-use corridor, and increasing recreational use of the lake.	Existing vacant land would be converted to residential and mixed-use or preserved as open space.
East Lake	<p>The Goals of this District Plan are to integrate future residential and commercial development with existing recreational uses and existing vacant lands preserved as open space. District policies include dedication of important wetland areas as open space and incorporating existing vacant land as open space within the overall community. Policies also include providing adequate noise buffers between residential, commercial, recreational, and airport uses.</p> <p>Noise impacts related to Skylark Airport from single-event flyovers may be a significant annoyance within the traffic pattern zone and anywhere aircraft fly below 500 feet.</p>	<p>Existing vacant land would be converted to recreational, residential, and commercial uses or preserved as open space.</p> <p><u>Land Use Incompatibility</u></p> <p>Within the traffic pattern zone of Skylark Airport, the Airport Land Use Planning Handbook recommends no more than 3 du/acre and exclusion of areas that attract large assemblages of people to minimize hazards including fuel spills. Low-medium residential areas (1-6 du/acre) currently exist and are designated in the Land Use Plan adjacent to the airport use area. The potential inconsistencies of future development with the densities allowed for in the Land Use Planning Handbook are considered to be a significant land use compatibility impact at a programmatic level. However, each project will be reviewed for its consistency with the Land Use Planning Handbook</p>



	DISTRICT PLAN GOALS AND POLICIES THAT ADDRESS LAND USE	
DISTRICT PLANS	GOALS AND POLICIES SUMMARY	IMPACTS ON EXISTING LAND USES WITHIN DISTRICT
		<p>Recommendations when individual projects are proposed. This review will include analysis and subsequent review under CEQA.</p> <p><u>Impacts of proposed motocross track:</u></p> <p>According to the East Lake Specific Plan Amendment No. 8 EIR , noise impacts will be less than significant with the use of setbacks from surrounding land uses.</p> <p>The relocation of the motocross track to the southern most parcel of East Lake Specific Plan Amendment 8 planning area would be consistent with recreation land use set forth in the GPU and the developed open space land use set forth in the East Lake Specific Plan Amendment 8 EIR. Therefore, according to the East Lake Specific Plan Amendment 8 EIR, impacts on land use compatibility would be less than significant</p>
Ballpark	The Goals of this District Plan are to redevelop the area into a mixed-use entertainment district. District policies include increasing the density and intensity of both commercial and residential uses.	Existing uses are mainly commercial, and some portions would be converted to mixed-use. A revitalized area with higher density and intensity could result in impacts on traffic, air quality, noise, and community services.
Historic	The Goals of this District are to revitalize the area as a commercial, civic, and cultural hub. District	Existing vacant lands and a small area of industrial uses would be converted to

	DISTRICT PLAN GOALS AND POLICIES THAT ADDRESS LAND USE	
DISTRICT PLANS	GOALS AND POLICIES SUMMARY	IMPACTS ON EXISTING LAND USES WITHIN DISTRICT
	policies include ensuring compatibility of a variety of land uses and enhancing compatibility with recreational areas along the lake. Policies also call for preservation of all historic structures and for planned development to incorporate architectural features that are compatible with the historic character of the District. .	residential, commercial, and mixed-use development. Existing historic structures would be preserved
Lake Elsinore Hills	The Goal of this District is to enhance residential communities, protect the existing natural landscape and create a multi-modal transportation system. District policies include ensuring adequate public facilities and services for residential areas.	Existing vacant lands would be converted to residential uses or preserved as open space. Existing historic features would also be preserved.
Business	The Goals of this District are to enhance the area as the industrial and commercial hub of the City while respecting sensitive natural features. District policies include intensification of industrial and commercial uses to supply jobs to the community and orient development towards the floodway while protecting sensitive features.	Existing vacant lands would be converted to commercial or industrial uses. Existing commercial and residential uses would be expanded.
Meadowbrook Sphere	The Goals of this District are to integrate land use patterns into a village atmosphere. District policies include integrating mixed-use nodes with residential and open space areas.	Existing vacant land would be converted to residential, business professional, and commercial areas or preserved as open space.
North Peak	The Goals of this District are to support additional housing while integrating protection of natural resources. District policies include protecting and preserving natural features and incorporating a	Existing vacant land would be converted to residential and recreation uses, or preserved as open space.



	DISTRICT PLAN GOALS AND POLICIES THAT ADDRESS LAND USE	
DISTRICT PLANS	GOALS AND POLICIES SUMMARY	IMPACTS ON EXISTING LAND USES WITHIN DISTRICT
	balanced land use pattern.	

As described in **Table 3.1-53.1-6**, the potential impacts resulting from incompatibility of land uses within the District Plan areas may be significant in the East Lake District Plan area. Potential incompatibility issues are related to the airport use area and adjacent recreational (motocross use) and residential areas.

Within the traffic pattern zone located in the East Lake District Plan, the Airport Land Use Planning Handbook recommends no more than 3 du/acre and exclusion of areas that attract large assemblages of people to minimize hazards including fuel spills. Low-medium residential areas (1-6 du/acre) currently exist and are designated in the Land Use Plan adjacent to the airport use area. The potential inconsistencies of future development with the densities allowed for in the Land Use Planning Handbook are considered to be a potentially significant impact at a programmatic level.

3rd Street Annexation

Implementation of individual projects in accordance with the Land Use Plan within the 3rd Street Annexation area could result in significant adverse land use compatibility impacts. Residential land use designations would result in a population increase in areas characterized by vacant land that could create indirect impacts on community character associated with increased traffic, noise and impacts on community services such as utilities and recreational opportunities. Implementation of the Land Use Plan within the 3rd Street Annexation would also convert vacant land to commercial and industrial uses that could also create indirect impacts on community character related to increased traffic, development of structures that may impact the visual quality of an area as well as potential impacts of commercial development on existing public infrastructure.

The current land use designations for the 3rd Street Annexation area are general commercial and low-medium density residential. Existing land use includes manufacturing/industrial, residential, and vacant lands. The Land Use Plan would allow low-medium, medium, and hillside residential, commercial mixed-use, business professional, and general commercial uses. These changes could result in impacts on traffic and air quality with an increase in vehicle trips to the commercial and mixed-use areas; impacts on community services since this area would be under City jurisdiction; and impacts on natural resources since a large portion of the area is currently vacant land. While there will be some changes in commercial designations and increases in residential development, similar land uses already exist where these designations will be located.

Development of land use designations within the 3rd Street Annexation will result in less-than-significant impacts on community character considering that the land uses proposed within the annexation area are designed to be internally compatible and to be compatible with adjacent existing uses.

Individual projects implemented pursuant to the Land Use Plan will be required to demonstrate avoidance of significant impacts through implementation of relevant goals and policies of the Community Form, Public Safety and Welfare, and Resource Protection and Preservation chapters of the GPU. With implementation of these goals and policies individual development proposed in accordance with the Land Use Plan would not result in any significant incompatibilities between land uses.

Mitigation Measures

Effect of Land Use Plan on Overall Community Character

No mitigation measures beyond the goals and policies identified in the proposed GPU are required.

Effect of Land Use Designations on Community Character

No mitigation measures beyond the goals and policies identified in the proposed GPU are required.

Consistency with SCAG Regional Planning Efforts

MM Land Use 1: The Growth Management Program developed by the City provides a strategy for developing a pattern and rate of growth to ensure that adequate public facilities and infrastructure can be provided to meet the rate of new construction and population growth. The goals and policies under the Growth Management section of the Community Form chapter provide principles for a growth management section. Implementation of the development pattern provided in the Growth Management Program and implementation of policies from the Growth Management Section of the Community Form chapter, in association with future development, would reduce impacts related to the population and housing forecasts.

Consistency with the MSHCP

MM Land Use 2: Implementation of the GPU, the Land Use Plan, and District Plans could result in significant impacts related to disturbance of areas described for conservation in the MSHCP. Individual projects implemented pursuant to the Land Use Plan and District Plans in accordance with the Resource Protection and Preservation Chapter, Biological Resources Section, Goal 1, Policies 1.1-1.11 will be required to demonstrate their avoidance of significant impacts associated with areas described for conservation in the MSHCP Conservation Areas. Future projects may be allowed to alter the Conservation Area boundaries through criteria refinement, minor amendments, or other means, but would be required to do so in conformance with all regulations and mitigation requirements of the MSHCP.

District Plans

MM Land Use 3: Each project within the Skylark Airport Influence Area, as shown on Figure 2.7 of the General Plan, will be reviewed for its consistency with the Airport Land Use Planning Handbook Recommendations when individual projects are proposed. This review will include analysis and subsequent review under CEQA. The feasibility of the proposed mitigation measures must be determined on a project-specific level.

MM Land Use 4: If the motocross track is relocated adjacent to the new location for the airport, future development within the East Lake District Plan shall be required to conform with mitigation measures identified in the East Lake Specific Plan EIR. ~~These measures are summarized in Table 3.1-6 of this EIR.~~ However, additional project-specific CEQA environmental analysis and review will be required when a detailed project is proposed at the new motocross site. ~~The subsequent~~ This project-level review will include an analysis of potential land use compatibility issues ~~with locating the motocross site in proximity to the airport.~~

3rd Street Annexation

No mitigation measures beyond the goals and policies identified in the proposed GPU are required.

Level of Significance

Effect of Land Use Plan and Land Use Designations on Overall Community Character

Through implementation of the goals and policies of the Community Form, Public Safety and Welfare, and Resource Protection and Preservation chapters of the GPU, the community character of the area would not significantly change with the implementation of the Land Use Plan. Established communities would not be divided or changed significantly in a negative way with the implementation of the proposed project.

Effect of Land Use Designations on Overall Community Character

Through implementation of the goals and policies of the Community Form, Public Safety and Welfare, and Resource Protection and Preservation chapters of the GPU, the community character of the area would not significantly change with the implementation of the proposed land use designations. Established communities would not be divided or changed significantly in a negative way with the implementation of the proposed project.

Consistency with SCAG Regional Planning Efforts

The Growth Management Program developed by the City provides a strategy for developing a pattern and rate of growth to ensure that adequate public facilities and infrastructure can be provided to meet the rate of new construction and population growth. The goals and policies under the Growth Management section of the Community Form chapter provide principles for a growth management section. Implementation of the development pattern provided in the Growth Management Program and implementation of policies from the Growth Management

Section of the Community Form chapter, in association with future development, would reduce impacts related to the population and housing forecasts to less-than-significant levels.

While the conversion of agricultural land is consistent with the 1990 City of Lake Elsinore General Plan and the Elsinore Area Plan of the Riverside County General Plan, it is not consistent with SCAG planning efforts. However, due to the small percentage of land currently dedicated to agriculture, and the designation by the Riverside County General Plan as non-agricultural land uses, the conversion of this land will result in a less-than-significant impact. As a result, the inconsistency of the GPU with the conversion of agricultural land policies of SCAG is not considered to be a significant land use impact.

Consistency with the MSHCP

Through implementation of the goals and policies of the of the Community Form, Public Safety and Welfare, and Resource Protection and Preservation chapters of the GPU, and mitigation measure MM Land Use 2, development in accordance with the Land Use Plan designations would not result in significant inconsistencies with the MSHCP.

District Plans

Goals and policies for land use under each District Plan provide for land use compatibility; adequacy of community services, recreation, and open space; and circulation standards. As a result, overall impacts related to land use compatibility associated with implementation of the District Plans will be less than significant with mitigation incorporated.

3rd Street Annexation

With implementation of relevant goals and policies of the Community Form, Public Safety and Welfare, and Resource Protection and Preservation chapters of the GPU individual development proposed in accordance with the Land Use Plan would not result in any significant incompatibilities between land uses.

Threshold: Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use.

Threshold: Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract.

Threshold: Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use.

Analysis

Agricultural production was once a major land use and economic activity in the surrounding area, but the urban development within and surrounding the City in past decades has removed

such land from crop cultivation and livestock raising in favor of residential development and urban commercial/industrial uses. However, a minimal amount of land within the City and SOI are still used for agricultural production. SCAG estimates from 2001 indicate that approximately 102 of the 24,814 acres within the City boundaries and approximately 772 of the 50,103 acres within the SOI are used for agriculture. Crops once prevalent in the area include olives, apricots, and grapes.

Some of this existing agricultural land, as well as vacant land used for purposes other than agriculture is designated by the California Farmland Mapping and Monitoring Program (FMMP) as Farmland of Local Importance (554 acres within the City), Grazing Land (827 acres within the City), and Unique Farmland (25 acres within the City) Remaining land is considered Urban/Built Up Land or Other Land, reflecting its developed uses or other characteristics making it unsuitable for agriculture. None of the farmland designations applied to land within the City or SOI is considered “important farmland” by the State of California.

The California Land Conservation Act of 1965, also known as the Williamson Act, is a law that enables landowners and local jurisdictions to enter into contractual agreements that offer a reduction in property taxes in exchange for the limitation of land uses to agricultural production, open space, recreation, or other uses deemed compatible by the local jurisdiction. There are no Williamson Act agricultural preserves located within the City boundaries. One agricultural preserve subject to a Williamson Act contract is located beyond incorporated boundaries and within the SOI, in the northwestern portion of the planning area.

Currently, approximately 865 acres of agricultural land exist within the City and SOI. Agricultural uses constitute approximately 0.8% of the City’s total acreage. The Elsinore Area Plan established by the Riverside County General Plan does not designate any agricultural land uses. The City and SOI boundaries fall within the Elsinore Area Plan. The GPU does not designate land for agricultural uses. These designations will be converted to other uses such as residential and open space. Due to the small percentage of land currently dedicated to agriculture, and its designation by the Riverside County General Plan as non-agricultural land uses, the conversion of this land will result in a less-than-significant impact.

3.1.7 LEVEL OF SIGNIFICANCE AFTER MITIGATION

The GPU includes goals and policies that, in combination with a growth management strategic plan, will reduce increased development and density impacts. Implementation of the growth management plan would reduce impacts related to the inconsistency of the GPU with the population and housing forecasts of SCAG to below a level of significance. Potential impacts related to the loss of agricultural lands are less than significant.

3.1.8 REFERENCES

In addition to other reference documents, the following references were used in the preparation of this section of the EIR:

City of Lake Elsinore, *City of Lake Elsinore General Plan*, Adopted November 27, 1990. (Available at the City of Lake Elsinore, Community Development Department, Planning Division, 130 S. Main Street, Lake Elsinore, CA 92530.)

City of Lake Elsinore, *General Plan Background Reports*, prepared by Mooney Jones & Stokes, January 2006. (Appendix B)

City of Lake Elsinore, *Municipal Code* (Available at www.lake-elsinore.org/index.aspx?page=346; accessed June 20, 2011.)

County of Riverside, *Western Riverside County Multiple Species Habitat Conservation Plan*, Adopted June 17, 2003. (Available at the County of Riverside Planning Department or at <http://www.rctlma.org/mshcp/index.html>, accessed on June 21, 2011.)

Southern California Association of Governments, *Adopted 2008 RTP Growth Forecasts*. (Available at <http://www.scag.ca.gov/forecast/adoptedgrowth.htm>; accessed on August 22, 2011.)

State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties and the State, 2001-2010, with 2000 Benchmark*. (Available at <http://www.dof.ca.gov/research/demographic/reports/estimates/e-5/2001-10/view.php>; accessed July 13, 2011.)

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