

D.2 Land Use

D.2.1 Environmental Setting

This section describes the existing land use conditions along the Project route as divided into the following four project components: 1) Valley-Ivyglen 115 kV Subtransmission Line; 2) Telecommunications System; 3) Fogarty Substation; and 4) Valley and Ivyglen Substation Improvements. The overall character of the Project route is constantly evolving because of the rapid residential and commercial development occurring in the area. Large scale residential developments, ranging from 200-1,500 homes, are either currently under construction or planned for development in the vicinity of the project route. This environmental setting presents an overview of the area's changing character.

D.2.1.1 Valley-Ivyglen 115 kV Subtransmission Line

The proposed subtransmission line would cross through the cities of Lake Elsinore and Perris and predominately rural unincorporated areas of Riverside County. Most land that would be crossed by the proposed subtransmission line is undeveloped, with the exception of the lands within Lake Elsinore and Perris. Table D.2-1 identifies the acreages of current land uses in rural areas of Riverside County.

Table D.2-1 Unincorporated Riverside County Cumulative Acreage Summary

General Plan Foundation Component ¹	Western Riverside County Acreage	Percent of Western Riverside County	Total Riverside County Acreage ³	Percent of Total Riverside County
Agriculture	22,603	2%	180,178	4%
Rural	278,913	22%	326,294	8%
Rural Community	73,147	6%	77,167	2%
Open Space	657,979	52%	3,297,992	78%
Community Development	137,807	11%	200,304	5%
Other ²	87,253	7%	119,387	3%
Total	1,257,702	100%	4,201,322	100%

Source: Riverside County, 2003 (Table LU-1)

Notes:

¹ The General Plan Foundation Components describe the overall nature and intent of each of the five General Plan and uses: Agriculture, Rural, Rural Community, Open Space, and Community Development.

² Includes the March Inland Port, Indian Lands, and Major Roadways. Does not include cities within Riverside County.

³ Similar information is not available from the cities of Perris and Lake Elsinore.

The proposed subtransmission line crosses different land uses. The Project segments are shown in Figure B.4-1 in Section B, Project Description, and the General Plan land use designations are shown in Table D.2-2 and Figure D.2-1 (Riverside County 2003. City of Perris 2006. City of Lake Elsinore 1990).

Some of the major land uses that the subtransmission line would cross are described more specifically below. These land uses would be crossed by the subtransmission line route. During the EIR scoping process, representatives and residents from these areas voiced concerns about potential impacts from the Project.

Table D.2-2 Project Route General Plan Land Use Designations

Segment	Jurisdiction	General Plan Designations
E-1	Riverside County	Commercial Retail Light Industrial Medium Dense Residential Rural Mountainous Very Low Density Residential
	City of Perris	Community Commercial Open Space Single Family Residential, 6,000 sq. ft. Minimum Lots
C-1	Riverside County	Business Park Commercial Retail Light Industrial Very Low Density Residential
	City of Lake Elsinore	North Peak Specific Plan
C-3	Riverside County	Business Park Rural Mountainous Very Low Density Residential
	City of Lake Elsinore	Outlet Center Specific Plan
C-4	Riverside County	Rural Mountainous
	City of Lake Elsinore	Outlet Center Specific Plan
C-6	City of Lake Elsinore	Light Industrial Outlet Center and Alberhill Ranch Specific Plans
W-1	Riverside County	Mineral Resources Open Space Water Open Space Rural Residential
	City of Lake Elsinore	Alberhill Ranch and Brighton Alberhill Specific Plans
W-4	Riverside County	Commercial Retail Medium Density Residential Conservation Open Space Water Open Space Rural Residential
W-8	Riverside County	Commercial Retail Light Industrial
W-10	Riverside County	Light Industrial Mineral Resources Open Space

Source: City of Lake Elsinore 1990 and County of Riverside 2003

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**Figure D.2-1 Generalized Land Use Designations for Unincorporated Riverside
County**

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Figure D.2-1 Generalized Land Use Designations for Unincorporated Riverside County

Pacific Clay Products Inc.

Subtransmission line route segment W-4 would bisect a portion of Pacific Clay's 1,374 acre active mining site south of highway 15. Pacific Clay Products Inc. owns and operates this mining facility as well as the following affiliated property holdings in the vicinity of route segments W-4, C-4, and C-6:

- Castle & Cooke Alberhill Ranch, LLC
- Castle & Cooke Lake Elsinore West, Inc.
- Castle & Cooke California, Inc.
- Castle & Cooke Lake Elsinore Outlet Centers, Inc.
- Harbor Lounge, Inc.
- Castle & Cooke, Inc. and Castle & Cooke Commercial CA, Inc.

Warm Springs Residential Community

The subtransmission line would be routed along the following roads that are within and nearby the Warm Springs Residential Community in the City of Lake Elsinore: Conard Avenue/Rostrata Avenue/Mermack Avenue/Stonehouse Road (Segment C-3). These are two lane roads that provide access to a low-density residential community. They are narrow roads, with Stonehouse Road being the narrowest. There is an existing 12 kV distribution line along these roads. The Project would increase the height of the existing electrical poles along this segment. During EIR scoping residents from this community voiced concerns about the effects of the subtransmission line on their properties. Concerns included increased noise, EMF, decreased property values, and visual impacts.

Lake Elsinore Advanced Pump Storage Project

The proposed Lake Elsinore Advanced Pump Storage Project (LEAPS) would be located adjacent to the north side of highway 15 near subtransmission line segments W-4 and W-10. The LEAPS project, which includes a 500 kV substation, is not a Southern California Edison Project. The LEAPS project would not require any upgrades to the proposed Project, though it could cause a slight subtransmission line route adjustment depending on the exact location of the "Lee Lake/Corona Lake" substation as described in the LEAPS application submitted to the CPUC in October 2007 by the Nevada Hydro Company.

Toscana Marketplace and Toscana Business Center

The proposed Toscana Marketplace and proposed Toscana Business Center would be located north of Indian Truck Trail Road on the east frontage of Highway 15 and Temescal Canyon Road, closest to subtransmission line segment W-10. The Toscana development projects would blend hotels, commercial, restaurants, office buildings, research and development facilities, and light industrial uses for a combined 1,000,000 square feet on the 65 acre parcel.

D.2.1.2 Telecommunications System

The telecommunications system infrastructure would follow the proposed subtransmission line route with the exception of portions of the line that would be installed in underground conduits near the Valley, Ivyglen, and Proposed Fogarty Substations. Therefore, the environmental setting for the Telecommunications System mirrors that of the proposed subtransmission line with respect to land use.

D.2.1.3 Fogarty Substation

There are currently two single-family residences, a residential trailer and miscellaneous auxiliary structures on adjacent parcels north and south of the proposed Fogarty site. Another adjacent parcel contains the remnants of the foundation of a single-family residence. The majority of the area surrounding the Fogarty site is currently vacant land with the exception of the Dryden Substation which is a temporary facility located west of Terra Cotta Road. There are also some dispersed single-family residences southeast of the proposed project site along Terra Cotta Road.

The proposed Fogarty site is located in the City of Lake Elsinore. The City of Lake Elsinore is located in the southwestern part of Riverside County, east of the Elsinore Mountains and the Santa Ana Mountains.

Land uses within the City of Lake Elsinore are governed by the policies contained in the City’s existing General Plan (adopted in 1970). The City has recently updated its General Plan (Lake Elsinore General Plan Update, January 2006). The Land Use and Recreation Chapter of the General Plan Update provides policy outlines designed to meet the City’s Land Use planning objectives. Land uses within the 78.3 square mile sphere of influence (SOI) of the City and areas immediately adjacent are subject to the provisions of the County of Riverside’s Elsinore Area Plan. Land uses within these areas are governed by policies elaborated in the County of Riverside General Plan. The General Plan contains the County’s “Strategic Vision” that serves to provide general policies and guidelines for development within the County’s cities and towns.

The general land uses within the city boundaries and SOI are illustrated in Figure D.2-2 Generalized Existing Land Use. The City of Lake Elsinore has 14 Specific Plan Areas, which cover approximately two-thirds of the City (see Figure D.2-3, Specific Plans in Lake Elsinore). Local and regional plan boundaries and zoning designations described in this section are shown in Figure D.2-4, Existing General Plan Designations.

A summary of existing land uses in the City of Lake Elsinore is presented in Table D.2-3, Existing Land Uses within the City of Lake Elsinore. A total of nearly 80% of the land within the City is either vacant and undeveloped (64.6%) or within Lake Elsinore (14.3%). Residential is the only major developed land use, accounting for 12.7% of existing land uses within the City. The other land uses such as agricultural, commercial, institutional, manufacturing/industrial, parks/open space, public/utility, and transportation account for small percentages of the remaining existing land uses.

Table D.2-3 Existing Land Uses within the City of Lake Elsinore

Existing Land Use	Acres	Percent of City Area
Agriculture	102.04	0.41
Commercial	368.03	1.48
Institutional	111.09	0.45
Manufacturing/Industrial	653.80	2.63
Parks/Open Space	267.11	1.10
Public/Utility	132.80	0.54
Residential	3,147.31	12.68
Transportation	465.61	1.88
Vacant	16,029.46	64.60
Water	3,537.50	14.26
Total	24,814.75	100.00

Source: SCAG 2001/City of Lake Elsinore General Plan Update Technical Background Report, January 2006.

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Figure D.2-2 Generalized Existing Land Use for the City of Lake Elsinore

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Figure D.2-2 Generalized Existing Land Use for the City of Lake Elsinore

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Figure D.2-3 Specific Plans in Lake Elsinore

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Figure D.2-3 Specific Plans in Lake Elsinore

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Figure D.2-4 Existing General Plan Designations for the City of Lake Elsinore

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Figure D.2-4 Existing General Plan Designations for the City of Lake Elsinore

The Southern California Association of Governments (SCAG) 2001 Land Use Database was used to evaluate the existing land uses within the Lake Elsinore SOI (including the City). Based on the SCAG data the entire sphere of influence had a total of 50,103 acres. Vacant, undeveloped land and water accounted for 76% of existing land uses. Residential uses accounted for 16.2% of the area and manufacturing/industrial accounted for 2.8% of the land area. The remaining 5% of the sphere of influence land area was devoted to agricultural, commercial, institutional, and other land uses.

Land use planning in the City of Lake Elsinore encounters constraints from natural environmental factors such as flood hazards, steep slopes, endangered species and habitat, unstable slopes, liquefaction and active faults. Another constraint is that specific plan land use designations cover 66% of the land area within the City.

The Fogarty Substation site is in an area covered by an R-1 zoning designation. According to the City of Lake Elsinore zoning code, the R-1 district is intended to accommodate low density projects comprised of quality single-family residences developed in an urban environment with available public services and infrastructure. The zoning code for the R-1 designation also includes a number of permitted uses. One of the permitted uses is public utility distribution and transmission facilities excluding private radio, television, and paging antenna and towers.

The project site lies in a portion of the City subject to a number of “specific plans.”¹ The project site is situated immediately southeast of the Alberhill Specific Plan and north of the approved Lakeside Palms residential development. The project site falls within an area generally identified as being part of the future Specific Plan J area for Country Club Heights, which lies within a single-family residential district (zoned R-1).

A number of new residential developments have either been approved or proposed in the vicinity of the project site. The City has recently approved the following residential projects: Alberhill Ranch, North Alberhill, La Laguna Estates, and Brighton/Alberhill. In addition, the Lakeside Palms residential development (TT#327876) has recently been proposed in the vicinity of the project site.

D.2.1.4 Valley-Ivyglen Substation Improvements

The General Plan land use designation for the Valley Substation is light industrial (see Figure D.2-1). The Ivyglen Substation General Plan land use designation is medium high density residential. Both the Valley and Ivyglen Substations are existing structures and no expansion of the facilities is proposed.

D.2.2 Applicable Regulations, Plans, and Standards

D.2.2.1 Federal

Land use is regulated at the regional and local level. There are no federal land use regulations applicable to the Project with regards to land use.

¹ A specific plan is a tool authorized by Government Code §65450 et seq. for the systematic implementation of the general plan for a defined smaller portion of a community's planning area. A specific plan must specify in detail the development standards and requirements relating to density, lot size and shape, siting of buildings, setbacks, circulation, drainage, landscaping, architecture, water, sewer, public facilities, grading, open space, financing, and any other element needed for proper development of the property.

D.2.2.2 State

The California Public Utilities Commission (CPUC) General Order (GO) No. 131-D, Section XIV B clarifies that “[l]ocal jurisdictions acting pursuant to local authority are preempted from regulating electric power line projects, distribution lines, substations, or electric facilities constructed by public utilities subject to the Commission’s jurisdiction. However in locating such projects, the public utilities shall consult with local agencies regarding land use matters.” Due to this GO, the public utilities are directed to consider local regulations and consult with local agencies, but the county and city regulations are not applicable as the county and cities do not have jurisdiction over the Project.

D.2.2.3 Regional and Local

Segment E-1 of the Project crosses through parts of the City of Perris. Segments C-1, C-3, C-4, and C-6 of the Project traverse areas within the City of Lake Elsinore, and the remainder of the subtransmission line segments cross through unincorporated areas of Riverside County.

County of Riverside

The proposed subtransmission line and telecommunications system is within the boundaries of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The overall goal of the MSHCP is to maintain biological diversity within a rapidly urbanizing region. Refer to Section D.4, Biological Resources, for further discussion of applicable regulations. The route crosses over or adjacent to lands with a variety of General Plan land use designations. The designations are shown in Table D.2-3 and Figure D.2-1.

Table D.2-3 Riverside County General Plan Designations and Relevant Policies for Subtransmission Line Route

Land Use Designation	Description	Relevant Policies
Business Park	Allows for employee-intensive uses and supporting retail uses. Building intensity ranges from 0.25 to 0.6 floor area ratio (FAR).	LU 24.2: Control heavy truck and vehicular access to minimize potential impacts on adjacent properties. (AI 43) LU 24.8: Require that industrial development be designed to consider their surroundings and visually enhance, not degrade, the character of the surrounding area. (AI 3)
Commercial Retail	Allows for the development of commercial retail uses at a neighborhood, community, and regional level, as well as for professional office and tourist-oriented commercial uses. FARs range from 0.2 to 0.35.	No Relevant Policies
Light Industrial	Allows industrial and related uses, as well as supporting retail uses. Building intensity ranges from 0.25 to 0.6 FAR.	No Relevant Policies
Medium Density Residential	Allows for single-family detached houses and suburban subdivisions. The density range is 2.0 to 5.0 dwelling units per acre.	No Relevant Policies

Table D.2-3 Riverside County General Plan Designations and Relevant Policies for Subtransmission Line Route

Land Use Designation	Description	Relevant Policies
Mineral Resources	Allows for mineral extraction and processing facilities designated on the basis of the Surface Mining and Reclamation Act (SMARA) of 1975 classification. Areas held in reserve for future mining activities also fall under this designation.	<p>LU 21.2: Protect lands designated as Open Space-Mineral Resource from encroachment of incompatible land uses through buffer zones or visual screening. (AI 3)</p> <p>LU 21.3: Protect road access to mining activities and prevent or mitigate traffic conflicts with surrounding properties.</p> <p>LU 21.4: Require the recycling of mineral extraction sites to open space, recreational, or other uses that are compatible with the surrounding land uses.</p>
Open Space Conservation and Water	The Open Space-Conservation Habitat land use designation applies to public and private lands conserved and managed in accordance with adopted MSHCPs. Open Space-Water designated areas include bodies of water and major floodplains and natural drainage corridors.	<p>LU 18.1: Require that structures be designed to maintain the environmental character in which they are located. (AI 3)</p> <p>LU 18.2: Cooperate with the California Department of Fish and Game (CDFG), United States Fish and Wildlife Service (USFWS), and any other appropriate agencies in establishing programs for the voluntary protection, and where feasible, voluntary restoration of significant environmental habitats. (AI 10)</p>
Rural Mountains and Rural Residential	The Rural Mountainous land use designation allows single-family residential uses, with a maximum residential density of 1 dwelling unit per 10 acres. This designation applies to areas of at least 10 acres where a minimum 70% of the area has slopes of 25% or greater. The Rural Residential land use designation allows one single-family residence per five acres. For multi-lot developments, the minimum lot size per residential unit is 2.5 acres, though the overall density of the development must not exceed 0.2 dwelling units per acre.	<p>LU 17.1: Require that grading be designed to blend with undeveloped natural contours of the site and avoid an unvaried, unnatural, or manufactured appearance. (AI 23)</p> <p>LU 17.2: Require that adequate and available circulation facilities, water resources, sewer facilities and/or septic capacity exist to meet the demands of the proposed land use. (AI 3)</p> <p>LU 17.3: Ensure that development does not adversely impact the open space and rural character of the surrounding area. (AI 3)</p> <p>LU 17.6: Provide programs and incentives that allow rural areas to maintain and enhance their existing and desired character. (AI 9, 30)</p>
Very Low Density Residential	The Very Low Density Residential land use designation provides for the development of detached single-family residential dwelling units on large parcels. The density range is from 1 dwelling unit per acre to 1 dwelling unit per 2 acres.	No Relevant Policies

Source: County of Riverside 2003

The proposed subtransmission line and telecommunications system cross the following Zoning Districts in the Riverside County (County of Riverside 2006), illustrated in Figure D.2-1.

- CPS – Scenic Highway Commercial
- IP – Industrial Park
- MRA – Mineral Resources and Related Manufacturing
- MSC – Manufacturing, Service Commercial
- R1 – One-Family Dwellings
- R4 – Planned Residential
- RA – Residential Agricultural
- RR – Rural Residential
- RT – Mobile home Subdivision and Mobile home Park
- RTR – Mobile home Subdivision, Rural
- SP – Specific Plan
- W1 – Watercourse, Watershed and Conservation Areas
- W2M – Controlled Development Areas with Mobile homes

City of Lake Elsinore

The proposed subtransmission line and telecommunications system crosses over or runs adjacent to lands with a variety of General Plan land use designations. The designations are shown in Table D.2-4 and Figure D.2-4.

Table D.2-4 City of Lake Elsinore General Plan Designations and Relevant Policies for Subtransmission Line Route

Land Use Designation	Description	Relevant Policies
Light Industrial	Limited Industrial establishes areas where uses such as manufacturing, assembly, electronics, warehousing, machine repair shops and other non-hazardous and low nuisance industrial uses are appropriate.	No Relevant Policies
Specific Plan Areas (Alberhill Ranch, North Peak, Outlet Expansion, and Brighton Alberhill)	This designation requires the preparation of a specific plan that includes "all detailed regulations, conditions, programs and proposed legislation which shall be necessary and convenient for the systematic implementation" of each of the mandated elements and any optional elements adopted by the city as part of the general lands.	No Relevant Policies

Source: City of Lake Elsinore 1990

The proposed subtransmission line and telecommunications system passes through the following Zoning Districts in the City of Lake Elsinore (Figure D.2-5):

- SP – Specific Plan (North Peak, Outlet Expansion, Alberhill Ranch, and Brighton Alberhill)
- R1 – Single Family Residential
- M1 – Limited Manufacturing

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Figure D.2-5 Existing Land Use for the City of Lake Elsinore

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Figure D.2-5 Existing Land Use for the City of Lake Elsinore

The project is exempt from these zoning designations as stated in the City of Lake Elsinore Municipal Code, Section 17.02.1530 (City of Lake Elsinore 1987):

Public utility installation. Building and other structures and equipment owned and operated by a public utility or private utility company subject to regulation by the State Public Utilities Commission. (Ord. 772, § 17.02.1530; 1986)

City of Perris

The proposed subtransmission line and telecommunications system crosses over or runs adjacent to lands with a variety of General Plan land use designations. The designations are shown in Table D.2-5 and Figure D.2-6.

Table D.2-5 City of Perris General Plan Designations and Relevant Policies for Subtransmission Line Route

Land Use Designation	Description	Relevant Policies
Community Commercial	Principal uses in this category typically serve a much broader geographic market than those in the Commercial Neighborhood category	No Relevant Policies
Open Space (San Jacinto River)	Open Space designates land used for active or passive parkland. In addition, Open Space may apply to undeveloped, natural areas such as the San Jacinto River.	No Relevant Policies
Residential R-6,000	R-6,000 Single-Family Residential, 6,000 sq ft lot allows for low-density, single-family dwellings at densities up to 7 units per acre.	No Relevant Policies

Source: City of Perris 2006

The Project passes within an existing easement through the following Zoning Districts in the City of Perris (City of Perris, 2005) (see Figure D.2-6):

- CC – Community Commercial
- R-6,000 – Single-Family Residential, 6,000 Square Foot Minimum Lots
- OS – Open Space

D.2.3 Project Impacts and Mitigation

D.2.3.1 Significance Criteria

For the purpose of this evaluation, the Project would have a significant impact on public health and safety if it 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

Potential impacts are discussed according to the significance criteria above. Each impact is categorized according to the following classifications:

- Class III – Less than significant impact without mitigation measures
- Class II – Less than significant impact after mitigation measures are implemented
- Class I – Significant impact and no feasible mitigation measures are available

D.2.3.2 Applicant-Proposed Measures

Applicant Proposed Measures relevant to land use are identified in Sections D.3 Visual Resources and D.4 Biological Resources.

D.2.3.3 Impacts Analysis

Impacts during construction and operation would be the same for land use. The analysis applies to both phases of the Project.

Impact LAND-1: Physical Division

The proposed subtransmission line and telecommunications system would pass primarily through the rural areas of Riverside County. Those segments of the line that would be located near the cities of Perris and Lake Elsinore would be constructed primarily along existing roads or utility right-of-ways (ROWs). Segments C-1, C-3, C-4, C-6, W-1, W-4, W-8, and W-10 include new ROWs, including the crossing of I-15 in Lake Elsinore. The proposed route is near existing roadways and would not divide existing communities because it would not constitute a barrier that could limit access.

The proposed Fogarty Substation would not physically divide an existing community because the proposed site is located in an isolated section of Lake Elsinore with two existing residences in proximity to the site. There is no established community in the project area.

The improvements to the Valley and Ivyglen Substations would not physically divide an existing community because these substations already exist and no expansions are proposed.

The construction and operation of the Project would not physically divide an established community as stated above, and therefore there is no significant impact (Class III).

Impact LAND-2: Applicable Land Use Plan, Policy, or Regulations

The Project would be visible from SR-74 and I-15 and would therefore conflict with one policy in the Land Use Element of the Riverside County General Plan (LU 13.5).

- LU 13.5- Require new or relocated electric or communication distribution lines, which would be visible from Designated and Eligible State and County Scenic Highways, to be placed underground. (AI 3, 32)

The Project would conflict with LU 13.5 resulting in a significant land use impact. This significant impact could be mitigated to a less than significant level by placing the proposed subtransmission line underground, as stated in LU 13.5. However, the Applicant has stated that it is unfeasible to place the subtransmission line underground because the higher costs make it prohibitive. The cost of underground subtransmission line is six to ten times greater than a similar overhead configuration. Therefore, Impact 4.2-2 would be significant and unavoidable (Class I).

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Figure D.2-6 General Plan Land Use for the City of Perris

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Figure D.2-6 General Plan Land Use for the City of Perris

An analysis of the potential visual impacts of the Project on the eligible State and County scenic highway corridors (1-15 and SR-74) is found in Section D.3 Visual Resources. Though the Project would conflict with some of the land use plans, policies, and regulations in the County it is important to note that the CPUC's jurisdiction over electric power line projects and substations provides the Applicant with exempt status by General Order No. 131-D. However, the CPUC does require that public utilities consult with local agencies and consider local regulations in locating projects.

Impact LAND-3: Habitat Conservation Plan or Natural Community Conservation Plan

The proposed subtransmission line and telecommunications system would be located within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) boundary. The overall goal of the MSHCP is to maintain biological diversity within a rapidly urbanizing region. The Applicant's compliance with the Western Riverside County MSHCP would mitigate any impacts to natural vegetation communities covered by the MSHCP to less than significant levels. Refer to Section D.4 Biological Resources, Impact BIO-5. MM BIO-5a requires the Applicant to comply with the Western Riverside County MSHCP:

MM BIO-5a (Western Riverside County MSHCP Compliance): The Applicant will comply with all regulations and policies outlined in the MSHCP. This will include:

- The payment of Local Development Mitigation Fees and other relevant fees as set forth in Section 8.5 of the MSHCP
- Compliance with the Habitat Evaluation and Acquisition Negotiation Strategy (HANS) process or equivalent process to ensure application of the criteria and thus, satisfaction of the local acquisition obligation
- Compliance with the policies for the Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools, set forth in Section 6.1.2 of the MSHCP
- Compliance with the policies for the Protection of Narrow Endemic Plant Species set forth in Section 6.1.3 of the MSHCP
- Compliance with survey requirements as set forth in Section 6.3.2 of the MSHCP
- Compliance with the Urban/Wildlands Interface Guidelines as set forth in Section 6.1.4 of the MSHCP
- Compliance with the BMPs and the siting and design criteria as set forth in Section 7.0 and Appendix C of the MSHCP

Impacts on the MSHCP would be reduced to less than significant levels after implementation of MM BIO-2d (Class II).

D.2.4 Cumulative

The overall character of the Project route is constantly evolving because of the rapid residential and commercial development occurring in southwestern Riverside County. Large scale residential developments, ranging from 200-1,500 homes, are either currently under construction or planned for development at numerous location along the Project route.

The geographic scope for the analysis of cumulative impacts associated with land use includes the area in the immediate vicinity of the Project within the cities of Lake Elsinore, Perris, and Riverside County. This

is defined as the cumulative impact area because rapid population growth continues to occur in these areas, including the development of new residential, commercial, and industrial land uses. New development affects existing open space and land use in this portion of southwestern Riverside County. A cumulative impact would occur if the Project substantially contributed to the violation of local and region land use plans and designations.

The Project would have a significant visual impact on scenic highways because the subtransmission line would not be placed underground in accordance with the County's land use policy. As a result of the County's rapid development the aesthetic character of the project area has been and would be in the foreseeable future substantially and adversely changed. The Project would contribute to the substantial cumulative degradation of visual resources in the area and therefore the Project would substantially contribute to cumulative land use impacts (Class I).