2.0 Executive Summary

2.1 The Project

The proposed project analyzed in this Program EIR is the adoption and implementation of a comprehensive update of the City of San Jacinto General Plan. The EIR provides a program-level assessment of the general environmental impacts resulting from the development of land uses and implementation of policies as established by the General Plan.

2.2 Project Location

The City of San Jacinto is located in western Riverside County along the San Jacinto River. San Jacinto is situated approximately 50 miles southeast of the City of Los Angeles and 90 miles northeast of San Diego. The City is located in proximity to State Route 79, which is planned for extension through the City as a freeway. The City is surrounded to the east, north, and west by unincorporated land under the jurisdiction of the County of Riverside. The incorporated City of Hemet is located to the south of San Jacinto. Land uses surrounding the City include land in agricultural production, open space, and urban development. **Figure 3-1** in Section *3.0 Project Description* depicts the planning area.

2.3 Environmental Impacts

The City of San Jacinto determined that a Program EIR is required pursuant to the State CEQA Guidelines. A summary of the environmental impacts and mitigation measures is provided in **Table 2-1**. Based on the data and conclusions of this Program EIR, the City of San Jacinto finds that the project will result in the following significant impacts that cannot be fully mitigated:

- Agricultural Resources (Project-Level and Cumulative Construction Impacts)
- Air Quality (Project-Level and Cumulative Impacts)
- Noise (Cumulative Impacts)
- Population and Housing (Project-Level and Cumulative Impacts)
- Traffic (Project-Level and Cumulative Impacts)
- Growth Inducing Impacts

If the City of San Jacinto chooses to approve the project, it must adopt a "Statement of Overriding Considerations" pursuant to Sections 15093 and 15126 (b) of the CEQA Guidelines.

2.4 Potential Areas of Controversy

The State CEQA Guidelines require that potential areas of controversy be identified in the Executive Summary. Potential areas of controversy include:

- Level of development and densities proposed
- Traffic impacts of proposed land uses and Circulation Plan
- Aesthetic impacts of development , including blocked views

2.5 Alternatives to the Proposed Project

The alternatives evaluated during the analysis of the proposed project include:

- No Project/Existing General Plan
- Alternative State Route 79 Alignment - Limited Access Conventional Highway
- Increased Agricultural Preservation
- Clustered Development

These alternatives are discussed in Section 6.0 of this document.

Table 2-1
Environmental Impacts and Mitigation Measures

POTENTIAL IMPACTS	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE AFTER MITIGATION
PROJECT LEVEL IMPACTS		
5.1 AESTHETICS		
Scenic Vistas New development allowed by the General Plan has the potential to disrupt public and private vistas.	A1. Through the City's Hillside Development Guidelines, the City will retain the significant hillsides and ridgelines on San Jacinto's eastern and western borders as Open Space, allowing areas of non-intensive development such as Rural Residential, Estate Residential, and Open Space - Recreation on the more gently sloped areas at the base of the eastern and western hillsides. (Implementation Program RM-5) A2. The City shall designate local scenic routes and vistas and develop guidelines for development visible from these scenic routes to minimize impacts to scenic vistas. (Implementation Program LU-21 and RM-15)	Less than significant.
Scenic Resources Within a State Scenic Highway No significant impact to scenic resources within a State Scenic Highway were identified for the project.	No mitigation required	No impact
Visual Character and Quality New development allowed by the General Plan may result in a reduction of the visual character or quality within the City.	A-3 The City shall implement Planned Unit Development (PUD) and Specific Plan (SP) requirements during the review of applicable projects and encourage Planned Unit Developments and Specific Plans to include creative and thoughtful design solutions that enhance not only the project, but the community as a whole. (Implementation Program LU-6) A-4 The City shall implement and update as necessary the Redevelopment Implementation Plan to implement revitalization projects in the downtown area. (Implementation Program LU-14) A-5 The City shall adopt and implement design guidelines for the Center City Area that encourage: • Enhancement and restoration of historic resources; • Development and redevelopment that is compatible with and	Less than significant.

Table 2-1
Environmental Impacts and Mitigation Measures

POTENTIAL IMPACTS	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE AFTER MITIGATION
	complementary to the historic feel of the downtown; • Increased landscaping for shading, beautification, and screening; • Pedestrian-orientation, amenities and scale; • Thoughtful solutions to the existing lack of parking; • A mixture of uses to promote activity in the area both day and night; • Common open spaces, such as mini-parks and plazas; and • A unique identity for the downtown area. (Implementation Program LU-17) A-6 The City shall enforce the Urban Corridor Overlay District standards on all properties having frontage on San Jacinto Avenue between Seventh Avenue and Menlow Avenue, and all properties having frontage along Esplanade Avenue between Hewitt Street and State Street. The City shall also consider amending the Overlay District to encompass the Mid County Parkway and fronting properties. (Implementation Program LU-18) A-7 The City shall continue to update on an annual basis the Capital Improvement Plan to plan for and fund future improvements to the circulation system, as well as other public facilities, including improvements to the existing pedestrian and bicycle system and landscaping of right-of-ways. The City shall include an arterial streetscape improvements plan as part of future updates to ensure that substandard streestscapes are beautified. (Implementation Program C-3)	
Light and Glare No significant impacts related to lighting and glare were identified for the project.	No mitigation required	No impact
5.2 AGRICULTURAL RESOURCES		
Conversion of Farmland New development under the General Plan could foster the conversion of adjacent agricultural areas and even	AG-1. New development and redevelopment projects will provide and maintain setbacks and buffers, such as roadways, topographic features, and open space, to prevent incompatibilities between agricultural and non-agricultural land uses during the development of new projects. A number of factors shall be used to determine the appropriate buffer, including type of agricultural use, topography,	Significant and unavoidable.

Table 2-1
Environmental Impacts and Mitigation Measures

POTENTIAL IMPACTS	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE AFTER MITIGATION
lands in Williamson Act contracts to non-agricultural use.	and pesticide and machinery use, among others. (Implementation Program RM-22)	
Existing Zoning New development under the General Plan will allow for the development of land currently zoned for agricultural uses to other urban uses.	AG-1 above.	Significant and unavoidable.
Other Changes Development of land surrounding current agricultural parcels could result in conversion of farmland to non-agricultural use.	AG-1 above.	Significant and unavoidable.
	5.3 AIR QUALITY	
Air Quality Standards Implementation of the General Plan will violate existing air quality standards.	AQ-1 The City shall review development proposals for potential regional and local air quality impacts per the California Environmental Quality Act (CEQA). If potential impacts are identified, mitigation will be required to reduce the impact to a level less than significant, where feasible. (Implementation Program RM-26) AQ-2 The City, in cooperation with developers and SCAQMD, shall reduce dust and particulate matter levels during construction activities. Prior to the issuance of any grading permits, all project applicants shall submit construction plans to the City denoting the proposed schedule and projected equipment use. Construction contractors shall provide evidence that low emission mobile construction equipment that conforms to the requirements of SCAQMD will be utilized or that their use was investigated and found to be infeasible for the project. SCAQMD requirements include the utilization of oxidation catalyst technology. All construction shall comply with SCAQMD Rules 402 and 403. Additionally, dust and particulate matter can be reduced by implementing fugitive dust control measures such as:	Significant and unavoidable.

Table 2-1
Environmental Impacts and Mitigation Measures

POTENTIAL IMPACTS	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE AFTER MITIGATION
	• Reestablishing groundcover on the construction site through seeding and watering; • Scheduling activities to minimize the amounts of exposed excavated soil during and after the end of work periods; • Sweeping streets as necessary if silt is carried over to adjacent public thoroughfares or occurs as a result of hauling; • Suspending grading operations during high winds; • Maintaining a minimum 24 inch freeboard on soils, haul trucks, or cover payloads; • Restricting outdoor storage of fine particulate matter; • Providing tree buffers between residential and agricultural uses; • Monitoring construction and agricultural activities and emissions; • Paving areas used for vehicular maneuvering; and • Prohibiting parking or vehicle storage in unpaved areas (Implementation Program RM-24) AQ-3 Continue to cooperate with the SCAQMD to implement the most recent Air Quality Management Plan to address regional motor vehicle emissions. In particular, coordinate with the SCAQMD and the Southern California Association of Governments (SCAG), providing technical assistance and demographic data when available, during the development of future population projections by SCAG and the SCAQMD. (Implementation Program RM-25) AQ-4 The City shall provide and maintain a network of bicycle and pedestrian trails that link housing, schools, parks, and retail and employment centers to each other. (Implementation Program RM-27) AQ-5 The City shall reduce vehicular emissions by: • Improving traffic flow through synchronized traffic signals; • Increasing non-vehicular modes of transportation by working with the Riverside Transit Agency to develop a local transit system that provides	

Table 2-1
Environmental Impacts and Mitigation Measures

POTENTIAL IMPACTS	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE AFTER MITIGATION
	efficient service and is connected to the regional transit system; and • Improving parking design and management in public and private projects. (Implementation Program RM-28) AQ-6 The City shall require development and redevelopment activities to comply with applicable SCAQMD rules and to implement Best Available Control Technology (BACT) for all new, modified, or relocated stationary sources of air pollution (RM-29).	
SCAQMD Air Quality Management Plan No significant impact associated with the SCAQMD AQMP is identified. .	No mitigation required.	No impact.
Objectionable Odors Future agricultural, commercial, and industrial uses would also have the potential to generate objectionable odors.	AG-1. New development and redevelopment projects will provide and maintain setbacks and buffers, such as roadways, topographic features, and open space, to prevent incompatibilities between agricultural and non-agricultural land uses during the development of new projects. A number of factors shall be used to determine the appropriate buffer, including type of agricultural use, topography, and pesticide and machinery use, among others. (Implementation Program RM-22)	Significant and unavoidable.
Pollutant Concentrations Air quality impacts related to pollutant concentrations will be less than significant.	No mitigation required.	No impact
5.4 BIOLOGICAL RESOURCES		
Sensitive Species Implementation of the proposed General Plan has the potential to result in significant impacts to sensitive	B-1. The City shall work closely with the U.S. Army Corps of Engineers (ACOE), U.S. Fish and Wildlife Service (FWS), and the California Department of Fish and Game (CDFG) during the discretionary project permitting and CEQA review of any project that may result in the alteration of a stream bed, involve the	Less than significant.

Table 2-1
Environmental Impacts and Mitigation Measures

POTENTIAL IMPACTS	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE AFTER MITIGATION
species.	removal of vegetation in wetland and riparian habitats, disturb Waters of the United States or otherwise impact sensitive biological resources. (Implementation Program RM-3) B-2. The City shall cooperate with the County of Riverside to develop and manage preserve areas within urban landscape. During the review of development proposals, the Western Riverside County MSHCP (particularly Section 3.2.13 San Jacinto Valley Area Plan) will be used to help assess potential project impacts and mitigation requirements. Development in the City shall be required to comply with the applicable terms of the MSHCP including, but not limited to, the payment of mitigation fees, narrow endemic surveys, riparian/riverine policy, and other applicable surveys. Anyone applying for a discretionary permit for property located in a MSHCP designated Criteria Area/Criteria Cell(s) shall submit a HANS Application to the Riverside County EPD and subsequently to the Western Riverside RCP for JPR. (Implementation Program RM-4) B-3. When applicable, the City shall require the use of Planned Unit Developments, Specific Plans, and clustering, during the processing of new development projects, as a means of preserving significant natural resources and reducing risks associated with hazards related to seismic activities, unstable soils and landslides. (Implementation Program RM-6)	
Sensitive Habitat Implementation of the proposed General Plan has the potential to result in significant impacts to sensitive habitat.	B-1, B-2, and B-3 above	Less than significant.
Wetlands Implementation of the proposed General Plan has the potential to result	B-1, B-2, and B-3 above	Less than significant.

Table 2-1
Environmental Impacts and Mitigation Measures

POTENTIAL IMPACTS	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE AFTER MITIGATION
in significant impacts to wetlands.		
Wildlife Corridors Implementation of the proposed General Plan has the potential to result in significant impacts to wildlife corridors.	B-1, B-2, and B-3 above	Less than significant.
Existing Plans, Policies, and Programs Implementation of the proposed General Plan has the potential to result in significant impacts to existing plans, policies, and programs.	B-2 above	Less than significant.
5.5 CULTURAL RESOURCES		
Historic Resources Growth in San Jacinto in accordance with the General Plan has the potential to impact historic resources either through direct impacts to resources themselves or impacts to their immediate surroundings.	C-1. The City shall continue to assess development proposals for potential impacts to sensitive historic, archaeological, and paleontological resources pursuant to the California Environmental Quality Act (CEQA). o For structures that potentially have historic significance, the City shall require that a study be conducted by a professional archaeologist or historian to determine the actual significance of the structure and potential impacts of the proposed development in accordance with CEQA Guidelines Section 15064.5. The City may require modification of the project and/or mitigation measures to avoid any impact to a historic structure, when feasible , such as retaining or rehabilitating historic buildings pursuant to City of San Jacinto guidelines. If a historic building cannot be avoided by a project associated with the proposed General Plan, the significant historic building may be relocated to avoid impacting the structure. o For all development proposals within areas with the potential to contain	Less than significant.

Table 2-1
Environmental Impacts and Mitigation Measures

POTENTIAL IMPACTS	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE AFTER MITIGATION
	prehistoric/historic resources, the City shall require a study to be conducted by a professional archaeologist. The objective of the study will be to determine if significant archaeological resources are potentially present and if the project will significantly impact these resources. If significant impacts are identified, the City may require the project to be modified to avoid the impacts, or require mitigation measures to mitigate the impacts. Mitigation may involve archaeological investigation and resources recovery. o The City shall require an assessment of the potential for development proposals to significantly impact paleontological resources pursuant to the California Environmental Quality Act Guidelines. If the project involves earthworks, the City may require a study conducted by a professional paleontologist to determine if paleontological assets are present, and if the project will significantly impact the resources. If significant impacts are identified, the City may require the project to be modified to avoid impacting the paleontological materials, require monitoring of rock units with high potential to contain significant nonrenewable paleontologic resources, or require mitigation measures to mitigate the impacts, such as recovering the paleontological resources for preservation. o The City shall make provisions for archeological resources accidentally discovered during construction, or when the City does not have approval authority over the project, encourage the lead agency to make such provisions. These provisions shall include an immediate evaluation of the find and contingency funding and time allotment sufficient to allow for the recovery of the archeological resource or implement measures to avoid disturbing the resource if the archeological resource is determined to be unique. o In the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, the City shall halt excavation or disturbance of the site or any nearby area reasonably suspected to overlie	

Table 2-1
Environmental Impacts and Mitigation Measures

POTENTIAL IMPACTS	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE AFTER MITIGATION
	adjacent human remains until the County Coroner has been informed and has determined that no investigation of the cause of death is required. If the remains are of Native American origin, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the descendants from the deceased Native Americans have made a recommendation to the landowner or the persons responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code section 5097.98, or the Native American Heritage Commission was unable to identify a descendant or the descendant failed to make a recommendation within 24 hours after being notified by the commission. o Prior to adopting any general plan, specific plan, or any amendment thereto, the City shall notify appropriate tribes of the opportunity for consultation for the purpose of preserving, or mitigating impacts to, cultural places located on land within the City's jurisdiction that may be affected by the proposed plan or amendment. o Prior to the adoption or substantial amendment of a general plan or specific plan, the City shall refer the proposed action to those tribes that are on the NAHC contact list and have traditional lands located within the City's jurisdiction for a 45 day comment period. In addition, at least 10 days prior to a public hearing, the City shall send notice to tribes that have filed a written request for such notice. o Prior to designating open space, the City shall consult with tribes if the affected land contains a cultural place and if the affected tribe has requested public notice under Government Code section 65092. (Implementation Program RM-16) C-2. The City shall promote public awareness and encourage tourism in the City by actively identifying and enhancing the community's many historic resources through the location of historic landmark plaques and a Historic Tour Guide.	

Table 2-1
Environmental Impacts and Mitigation Measures

POTENTIAL IMPACTS	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE AFTER MITIGATION
	The City shall promote tours of these sites on the City's and other organization's websites. (Implementation Program RM-17)	
	C-3. The City shall continue to support the improvement and enhancement of the Estudillo Mansion and expand opportunities for public access and use of the historic treasure. (Implementation Program RM-18)	
	C-4. The City shall develop and implement architectural standards and historical preservation guidelines for development and redevelopment in the downtown core of the community. The City shall use housing and façade rehabilitation programs to support development and redevelopment activities that preserve and complement historic structures and resources in the downtown. (Implementation Program RM-19)	
	C-5. The City shall develop and implement programs and/or incentives for private property owners to help preserve, restore, or reuse historic structures while enhancing their historical significance and integrity. (Implementation Program RM-20)	
	C-6. The City shall conduct a historic properties inventory that takes into consideration buildings, neighborhoods, and other features of historic, architectural, or cultural significance. (Implementation Program RM-21)	
	C-7. The City shall preserve San Jacinto's rich history by maintaining important historic structures and continually updating the exhibits in the San Jacinto Municipal Museum. Whenever economically feasible, the City shall retain historic structures and resources through local, State, and federal programs, such as the Mills Act. The City shall also work with the Estudillo Mansion Committee to identify and preserve historic resources, and use these resources as education tools and tourist draws. (Implementation Program LU-20)	

Table 2-1
Environmental Impacts and Mitigation Measures

POTENTIAL IMPACTS	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE AFTER MITIGATION
Archaeological Resources The development of residential or urban land uses, roads, and infrastructure may impact buried archaeological resources.	C-1 through C-7 above and : C-8. Prior to approval of any project subject to CEQA that involves earth-disturbing activities, the City shall require the project applicant to commission an assessment of the potential for archeological and cultural resources, to be performed by a qualified archeologist in conjunction with recognized Native American tribes, including the Soboba Band of Luiseno Indians ("Soboba"), in order to determine the presence and extent of any such resources within the project area and evaluate the significance of such resources. The assessment shall include a NAHC and CHRIS records search, a Phase I walkover survey, and preparation of an archeological report containing the results of this assessment. Phase II archeological evaluations will be completed prior to project approval if recommended in the assessment. C-9. The City shall enter into a Treatment and Disposition Agreement ("TDA") with Soboba to address treatment and disposition of archeological and cultural resources and human remains associated with Soboba that may be uncovered or otherwise discovered during construction of projects subject to CEQA within the City. The TDA may establish provisions for tribal monitors. Following execution of the TDA by the City and Soboba, the TDA will be incorporated by reference into individual grading permits for projects within the City that are subject to CEQA. C-10. If the archeological/cultural resources assessment described in Mitigation Measure C-8 demonstrates the potential for archeological/cultural resources to occur on the project site, tribal monitors, including those from Soboba, may be allowed to monitor, at such tribe's sole cost and expense, all grading, excavation and ground-disturbing activities, including further surveys. Following the agreement of the City, the designated archeologist, the tribal monitor, and any applicable responsible or trustee agencies, grading, excavation, ground-disturbing activities shall be stopped temporarily and redirected in the event that any archeological/cultural resources are discovered in order to evaluate the significance of any archeological/cultural resources discovered on the property.	Less than significant.

Table 2-1
Environmental Impacts and Mitigation Measures

POTENTIAL IMPACTS	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE AFTER MITIGATION
Paleontological Resources The development of residential or urban land uses, roads, and infrastructure may impact buried paleontological resources.	C-1 above	Less than significant.
Human Remains The development of residential or urban land uses, roads, and infrastructure may impact buried human remains.	C-1 and C-8 through C-10 above	Less than significant.
5.6 GEOLOGY/SOILS AND MINERAL RESOURCES		
Geologic Conditions The proposed General Plan may allow development to occur in areas of potential geologic hazards, such as landslides and debris flows, expansive soils, and groundwater.	GS-1. The City shall reduce the risk to the community from hazards related to geologic conditions, and seismic activity by requiring feasible mitigation of such impacts on development projects. The City shall assess development proposals for potential hazards pursuant to the California Environmental Quality Act and require measures to mitigate all identified significant public safety hazards. Prior to project approval, the City shall require surveys of soil and geologic conditions by State licensed Engineering Geologists and Civil Engineers where appropriate during review of discretionary development and redevelopment proposals. When potential geologic impacts are identified, the City shall require project applicants to mitigate the impacts per the recommendations contained within the geologic survey. (Implementation Program PS-1 and PS-4) GS-2. The City shall adopt and implement the most recent State seismic requirements for structural design of new development and redevelopment to minimize damage from earthquakes and other geologic activity. (Implementation Program PS-3)	Less than significant.
Seismic Activity The entire development area is at risk for damage caused by groundshaking,	GS-1 through GS-2 above and: GS-3. The City shall use open space easements and other regulatory techniques to prohibit development and avoid public safety hazards where the threat from natural hazards (such as fault rupture or flooding) cannot be mitigated. The	Less than significant.

Table 2-1
Environmental Impacts and Mitigation Measures

POTENTIAL IMPACTS	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE AFTER MITIGATION
seismic activity, and related seiches.	City shall permit the joint-use of preserve areas and easements such as seismic faults and drainage basins for open space and recreational uses where feasible. (Implementation Program PS-2) GS-4. The City shall annually review and update the Emergency Preparedness Plan under the provision of the State Emergency Management System format to maximize the efforts of emergency service providers (e.g., fire, medical, and law enforcement) and minimize human suffering and property damage during disasters. This review should provide annual practice sessions to City staff and support high-level multi-jurisdictional cooperation and communication for emergency planning and management. The City shall also solicit private individuals and organizations to enhance service provider communications and response with cellular telephones, ham radios, AM/FM radio, and cable television. (Implementation Program PS-17) GS-5. The City shall coordinate with local agencies and organizations to develop and distribute informational brochures and give presentations to civic groups and local schools to educate residents and businesses about appropriate actions to take during an emergency situation. (Implementation Program PS-18)	
Mineral Resources No impact to mineral resources was identified.	No mitigation is required.	No impact.
5.7 HAZARDS AND HAZARDOUS MATERIALS		
Hazardous Materials Implementation of the General Plan will result in new development resulting in more hazardous materials being used and stored, possibly resulting in leakage and human exposure.	H-1. The City shall minimize public health risks and environmental risks from the use, transport, storage, and disposal of hazardous materials by: • Cooperating with federal, state, and county agencies to effectively regulate the management of hazardous materials and hazardous waste; • Cooperating with the County of Riverside Environmental Health Department to advertise and implement the following programs described	Less than significant.

Table 2-1
Environmental Impacts and Mitigation Measures

POTENTIAL IMPACTS	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE AFTER MITIGATION
	in the Public Safety Element: o Hazardous Waste Minimization o Emergency Response and Investigations o Local Oversight Underground Storage Tank (UST) o Underground Storage Tank (UST) o Waste Generator Permit o Hazardous Materials Handlers o Environmental Crimes Task Force • Identifying roadway transportation routes for conveyance of hazardous materials (the City does not exercise jurisdiction over transportation of freight along railroad right-of-way or state highways); • Discouraging the location of facilities that may produce hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive receptors such as parks, recreational facilities, schools, and other sensitive facilities; • Implementing the Emergency Preparedness Plan for accidents involving hazardous materials; and • Cooperating with the County of Riverside and the San Jacinto Fire Department to administer Risk Management Plans for businesses within the City. (Implementation Program PS-11) H-2. The City shall continue to work with the County of Riverside Environmental Health Department to implement and advertise the Household Hazardous Waste Collection Program to protect residents from dangers resulting from the use, transport, and disposal of hazardous materials used in the home. The City shall provide informational materials at public locations and links on the City's website about the County's Household Hazardous Waste Collection program, the County's Antifreeze, Batteries, Oil, and Paint (ABOP) program, collection facilities, drop-off centers, and the 24-hour Household Hazardous Waste hotline. (Implementation Program PS-12)	

Table 2-1
Environmental Impacts and Mitigation Measures

POTENTIAL IMPACTS	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE AFTER MITIGATION
	H-3. The City shall protect the community from hazards related to hazardous materials by requiring feasible mitigation to be incorporated into new development and redevelopment proposals to address safety impacts associated with those proposals. (Implementation Program PS-8) H-4. The City shall continue to work with the County of Riverside's Environmental Health Department to implement the Conditionally Exempt Small Quantity Generators (CESQG) program, which is a hazardous waste pick-up disposal service for eligible, businesses/non-profit organizations in the County of Riverside. This program provides an affordable way to legally dispose of this waste. The City shall also provide informational materials at public locations and links on the City's website about the County's CESQG program. (Implementation Program PS-13) H-5. The City shall minimize the potential for accidents involving railways, automobiles, pedestrians and cyclists by working closely with the San Jacinto Police Department, California Highway Patrol, Riverside County Sheriff's Department, Caltrans, Riverside Transportation Agency (RTA), and Burlington Northern Santa Fe Rail Road (BNSF) to identify safety problems and implement corrective measures, including re-routing vehicles carrying hazardous materials. (Implementation Program PS-14)	
Fires The interface between the urban areas and natural vegetation will be expanded, resulting in a greater potential for wildland and urban fires.	H-6. The City shall promote fire prevention in San Jacinto by: • Working closely with the San Jacinto Fire Department and County of Riverside Sheriff's Department to implement fire hazard education and fire prevention programs; • Coordinating with the water districts and the San Jacinto Fire Department to ensure that water pressure for existing developed areas and sites to be developed is adequate for fire fighting purposes; • Conforming to Fire Department requirements for individual projects; • Adopting and implementing the most recent Uniform Fire Code provisions and appropriate amendments;	Less than significant.

Table 2-1
Environmental Impacts and Mitigation Measures

POTENTIAL IMPACTS	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE AFTER MITIGATION
	• Requiring sprinklers in new non-residential buildings; and • Requiring future development in the hillside areas to provide dual access to the proposed development site. (Implementation Program PS-5) H-7. The City shall adopt and implement a monitoring mechanism to ensure that the Riverside County Fire Department, in cooperation with local water companies, conducts annual fire flow tests, especially in or adjacent to areas of high fire hazard such as the hillsides. (Implementation Program CSF-8) H-8. During the development review process, the City's Community Development Department in cooperation with the City Engineer and the Riverside County Fire Department, shall ensure that: • New private access roads are at least 24 feet wide and provide adequate turning radius for fire and emergency vehicles. • A fire management plan is prepared for all development located in or adjacent to wildfire-prone areas such as naturally vegetated hillsides. The fire management plan may require fire protection measures such as landscape or open space buffers, maintenance programs for weed and vegetation abatement and fire resistant plants, as well as non-combustible building materials, including roofing. • Adequate service and response times can be provided to the development without reducing service to existing areas. • Development plans clearly identify fire flows, hydrant siting, and access points. (Implementation Program CSF-9)	
Flooding As new development occurs under the General Plan, increased runoff will occur causing flooding hazards.	H-9. The City shall continue to participate in the National Flood Insurance Program (NFIP). (Implementation Program PS-6) H-10. The City shall continue to implement the Flood Plain Management Ordinance, which establishes rules and regulations for flood plain management. The City shall continue to apply the rules and regulations to development in areas of	Less than significant.

Table 2-1
Environmental Impacts and Mitigation Measures

POTENTIAL IMPACTS	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE AFTER MITIGATION
	special flood hazards as determined by the Federal Emergency Management Agency (FEMA) and as illustrated on the most recent Flood Insurance Rate Map (FIRM). (Implementation Program PS-7) H-11. The City shall continue to work with the Riverside County Flood Control District to complete the construction of a 100-year levee along the river. The City shall also ensure the Federal Emergency Management Agency (FEMA) updates the Flood Insurance Rate Map (FIRM) to account for updated flood control facilities. The City shall also include bicycle, hiking, and horseback riding trails along the levees when possible. (Implementation Program CSF-18) H-12. The City shall review all proposed development projects for project-related flood control and stormwater management impacts and to ensure that all proposed development comply with the City's MS4 permit (Order No. R8-2002-0011 (NPDES No. CAS 618033)). As a condition of project approval, the City shall require new developments provide adequate on-site and off-site stormwater and flood management facilities to control direct and indirect erosion and discharges of pollutants and/or sediments so that "no net increase in runoff" occurs as a result of the proposed project. In order to determine what facilities and Best Management Practices (BMPs) will be needed, the City will require, a hydrological/drainage analysis be performed by a certified and City-approved engineer when necessary. The cost of this analysis will be the responsibility of future project applicants. (Implementation Program CSF-19)	
Emergency Response The risk of accidents can be reduced by properly maintaining the transportation system infrastructure and correcting deficiencies.	GS-4 and GS-5 above.	Less than significant.

Table 2-1
Environmental Impacts and Mitigation Measures

POTENTIAL IMPACTS	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE AFTER MITIGATION
	5.8 HYDROLOGY/WATER QUALITY	
Existing Drainage System No impact was identified.	No mitigation required.	No impact.
Existing Drainage Pattern No impact was identified.	No mitigation required.	No impact.
Surface Water Resources The quality of surface waters will be affected by the development allowed by the General Plan.	HW-1. The City shall reduce soil erosion and pollutants in urban runoff by requiring new development projects, substantial rehabilitation projects, and ongoing agricultural operations to incorporate Best Management Practices (BMPs) pursuant to the National Pollutant Discharge Elimination System (NPDES) permit to ensure that the City complies with applicable State and federal regulations. As specific development projects are implemented, project proponents will be required to consult with relevant agencies such as the U.S. Army Corps of Engineers (ACOE), Regional Water Quality Control Board (RWQCB), and the California Department of Fish and Game (CDFG). The City shall also require that projects of one acre or more complete a Storm Water Pollution Prevention Plan (SWPPP) pursuant to California Regional Water Quality Control Board (RWQCB) Santa Ana Region - Order No. 00-65 and the City's MS4 permit (order no. R8-2002-0011 (NPDES No. CAS 618033). (Implementation Program RM-8) HW-2. The City shall develop a plan, in coordination with RWQCB, to assist agricultural operations to reduce nitrate and sediment input to surface waters. Such a plan will enhance water quality and benefit aquatic plants and wildlife within the planning area as well as downstream. (Implementation Program RM-9) HW-3. In cooperation with the state, regional, and local water agencies and suppliers, the City shall participate in programs that seek to expand the availability and use of recycled water for irrigation where feasible and legally permitted. Specifically, support the expansion of the use of recycled water for urban and	Less than significant.

Table 2-1
Environmental Impacts and Mitigation Measures

POTENTIAL IMPACTS	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE AFTER MITIGATION
	agricultural irrigation. Cooperate with these agencies to establish standards and regulations for the use of recycled water in development projects. (Implementation Program RM-10) HW-4. The City shall coordinate with the water districts and private developers to encourage water conservation in the following ways: • Implementing aquifer and groundwater recharge programs; • Participating in water conservation programs operated by the local and regional water districts; • Establishing water conservation education programs; • Requiring the use of drought resistant plant species in landscaping for public and private areas, including parks and recreational facilities; • Expanding the production and use of reclaimed water; and • Requiring the incorporation of water conservation devices, including low flush toilets, flow restriction devices, and water conserving appliances in both new public and private development projects and rehabilitation projects. (Implementation Program RM-11)	
Groundwater Resources Increases in impervious surfaces will result in a reduction in the amount of water that will infiltrate the soil to the groundwater table.	HW-5 The City shall ensure that sufficient water supply and water infrastructure capacity is available to serve a new development prior to approval of the project, pursuant to water Code § 10910 and Government Code § 66473.7, as part of the environmental review process. (Implementation Program RM-12) HW-6. The City shall, whenever feasible, incorporate improved open space and preservation areas and quasi-active recreation facilities in areas used for ground water recharge and/or drainage detention. (Implementation Program RM-13)	Less than significant.

Table 2-1
Environmental Impacts and Mitigation Measures

POTENTIAL IMPACTS	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE AFTER MITIGATION
Water Quality and Waste Discharge Requirements Increases in the amount of impervious surfaces may result in an increase in the amount of urban pollutants in the surface creeks and drainage channels as well as overall increase in the volume of runoff	HW-1 above.	Less than significant
	5.9 LAND USE	
Community Cohesion No impact was identified.	No mitigation required.	No impact.
Existing Land Use Plans, Policies, and Regulations Implementation of the proposed General Plan will have the potential to conflict with existing land use plans, policies, and regulations.	LU1. The City shall review and update the Zoning and Subdivision Ordinances to address the following: • Ensure consistency with the General Plan land use designations and implement the General Plan policies. Careful review of the land use designations and Housing Element programs and policies must be undertaken. • In order to enhance the design of higher density residential uses, the Zoning and Subdivision Ordinances shall include enhanced design, open space amenities, and landscaping standards for higher density residential development over and above minimum zoning development requirements. • Consider an option for density transfers to increase density in order to preserve ridge lines, steep slopes, scenic features, and other natural resources. • Review permitted uses, particularly industrial uses, to promote "clean industry" in San Jacinto. • Incorporate standards that expand upon the goals and policies found in the Urban Corridor Overlay Zone addressing pedestrian-oriented,	Less than significant.

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Environmental Impacts and Mitigation Measures

POTENTIAL IMPACTS	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE AFTER MITIGATION
	neo-traditional development throughout the applicable sections of the Zoning Ordinance. (Implementation Program LU-3) LU2. The City shall implement and update as necessary the Redevelopment Implementation Plan to realize successful revitalization projects in the downtown area. (Implementation Program LU-14)	
Existing Conservation Plans No impact was identified.	No mitigation required	No impact
	5.10 NOISE	
Construction Activity Implementation of the San Jacinto General Plan would result in additional development within the Planning Area, which would generate noise during construction activity.	N1. The City shall require all construction activities to comply with the limits (maximum noise levels, hours and days of allowed activity) established in the City noise regulations (Title 24 California Code of Regulations, Noise Ordinance) in order to reduce impacts associated with temporary construction noise to below a level of significance. Trucks associated with construction activities shall follow the designated truck routes described in Implementation Program C-3 of the General Plan. (Implementation Program N-3) N2. The City shall actively enforce the standards identified within the City's Noise Ordinance and Noise Plan in order to reduce impacts associated with temporary construction noise to below a level of significance. The City shall update and amend the Noise Ordinance and Plan as appropriate and provide a link on the City's website for residents to file complaints against activities and uses that may be violating the Noise Ordinance. (Implementation Program N-4)	Less than significant.
Vehicular Traffic New development will generate additional traffic that will increase noise levels along the roadways.	N3. The City shall review discretionary development proposals for potential on- and off-site stationary and vehicular noise impacts per the California Environmental Quality Act (CEQA). Any proposed development located within a 60 dB or higher noise contour (per Figures 5.10-1) shall be reviewed for potential noise impacts and compliance with the noise and land use compatibility standards.	Less than significant.

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Environmental Impacts and Mitigation Measures

POTENTIAL IMPACTS	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE AFTER MITIGATION
	The thresholds established in Tables 5.10-2 and 5.10-3 will be used to determine the significance of impacts. If potential impacts are identified, mitigation in the form of noise reduction designs/structures (e.g., landscaped berms, barriers, walls, enhanced parkways, increased setbacks) will be required to reduce the impact to the extent feasible. (Implementation Program N-1)	
Stationary Noise Implementation of the General Plan may result in excessive noise generated by non-residential projects such as industrial and commercial centers, restaurants and bars, religious institutions, and civic centers.	N3 and: N4. The City shall review the locations of proposed projects with the potential to generate stationary noise in relation to sensitive receptors through discretionary review of the project review process. The City shall limit delivery or service hours for stores and businesses with loading areas, docks, or trash bins that front, side, border, or gain access on driveways next to residential and other noise sensitive areas. The City shall only approve exceptions if full compliance with the nighttime limits of the noise regulations is achieved. (Implementation Program N-2)	Less than significant.
5.11 POPULATION AND HOUSING		
Population Growth Implementation of the General Plan will induce substantial population growth as it proposes a significant increase of dwelling units and non-residential uses within the planning area.	No feasible mitigation has been identified.	Significant and unavoidable
Population and Housing Displacement No significant impact is identified.	No mitigation is required.	No impact

5.12 PUBLIC SERVICES AND RECREATION		
Police Protection The increase in population and new development will require additional police services, and new or expanded facilities will be required to provide acceptable service levels.	PS-1. The City shall adopt and maintain level of service (e.g. response times, call handling) and staffing standards as well as a developer fee program for the Police Department. The City shall review the level of services and funding levels at budget time, adjusting when necessary to ensure that adequate levels of service and facilities are provided and maintained based on short-term and long-term growth projections. Future developers will contribute funds for police services through developer fees. (Implementation Program CSF-1) PS-2. The City shall continue to work with the school districts to provide School Resource Officers (SROs) to assist the school districts with safety and security concerns. The City shall review the success of the program and funding/staffing levels on an annual basis, adjusting when necessary to ensure that adequate levels of service are provided and maintained. (Implementation Program CSF-2) PS-3. The City shall continue to improve the City's ability to enforce traffic laws and respond to accidents through the Traffic Enforcement program. The City shall review the level of services and funding levels at budget time, adjusting when necessary to ensure that adequate levels of service and equipment/fleet maintenance are provided and maintained. (Implementation Program CSF-3) PS-4. The City shall implement an Emergency Operation Center (EOC) to respond to and manage disasters in cooperation with the school districts, police and fire departments, and local, state, and federal emergency management agencies. Provide annual training for City staff in emergency management so that when they are called into action, they will be able to distribute information and resources to the public effectively. (Implementation Program CSF-4) PS-5. The City shall require design features on all new developments that reduce the potential for crime during the development review process. New projects should: ▪ Provide well-lighted and visible streets and street names, building entrances and addresses, common areas, and parking facilities.	Less than significant.

	▪ Limit access into and between buildings to reduce escape routes and to make undetected entry difficult. ▪ Provide landscaping that permits the natural surveillance of open areas and entryways, and avoids creating places for concealment. ▪ Be designed to permit emergency vehicle access to all sides of buildings located in multi-family and non-residential developments. ▪ Be designed to allow for defensible space. (Implementation Program CSF-5) PS-6. The City shall promote the establishment and operation of Neighborhood Watch programs throughout the City at City Hall and on the City's website. The City shall assign a police officer or volunteer patrol person to each Neighborhood Watch group for assistance in launching and maintaining a successful program. (Implementation Program CSF-6)	
Fire Protection Increase in development and population generated by the proposed land uses will require additional fire stations, personnel, and equipment over time to ensure adequate fire and emergency service capabilities.	H6 through H8 above and: PS-7. The City shall adopt and maintain level of service (e.g., response times, call handling) and staffing standards, as well as a developer fee program, for fire services in cooperation with the Riverside County Fire Department. The City shall review the level of services and funding levels at budget time, adjusting when necessary to ensure that adequate levels of service and facilities are provided and maintained. Future developers will contribute funds for fire services through developer fees. During the budget and CIP process, the City shall reserve future sites through purchase, eminent domain, dedication, donation, or a combination of these procedures. (Implementation Program CSF-7)	Less than significant.
Education With the increase in population and new development will require new or expanded education facilities will be required to achieve the City's acceptable education levels.	PS-8. The City shall continue to work with the school districts to ensure that adequate school facilities are provided and maintained in the community to the full extent permitted by State law. Specifically, the City shall: ▪ Ensure that the school districts are consulted regarding the potential impact the project may have on educational services and facilities during the processing of residential and non-residential development proposals. When proposed developments cannot be served by existing facilities and	Less than significant.

	services, the City shall work with the developer and the school district to explore other options for service provision and facility funding. ▪ Prior to approving a project that is likely to generate students, the City shall require the applicant to mitigate school impacts to the full extent permitted by State law through land dedications, payment of fees, participation in a special assessment district, or any combination of the above. ▪ Cooperate with school districts to update population projections, student generation formulas, potential school sites, and facilities improvement plans in their Long Range Facility and Master Plans. ▪ Work with school districts to expedite the construction of new schools, when necessary. ▪ Cooperate with school districts and recommend appropriate sites for new school development as proposals for new school facilities come forward. (Implementation Program CSF-10) PS-9. During the development and environmental review process for future schools located in San Jacinto, the City shall cooperate with the appropriate school district to minimize the impacts of school development through traffic management and parking measures, and the use of appropriate site layout and buffering techniques. When feasible, the City shall encourage the location of new schools at the periphery of residential neighborhoods and provide buffers at all common property lines with residential uses. (Implementation Program CSF-11)	
Libraries The increase in population and new development will require additional library services, and potentially new or expanded facilities will be required to maintain the City's acceptable service ratios.	PS-10. The City shall continue to work with the Riverside County Library System to ensure that library development keeps pace with overall City development and population growth. As part of the development review process, the City shall ensure that developers pay all required library fees prior to occupancy of their projects, which currently stand at $630 per single family unit and $532 per apartment. (Implementation Program CSF- 29)	Less than significant.

5.13 TRANSPORTATION			
Local Circulation System Buildout of the General Plan may result in significant impacts to roadway segments, future intersection level of service, roadway design and emergency access, and alternative transportation in the planning area.	T-1	The City shall review discretionary development proposals for potential impacts to the transportation and infrastructure system and to ensure the roadway system meets City standards. The Level of Service Standards established in the Circulation Element will be used to determine the significance of impacts. Intersection level of service will be determined by the Vehicle Delay and the Highway Capacity Manual calculations. Mitigation in the form of physical improvements and/or impact fees will be required to reduce the significant impacts. When development is proposed that is shown to impact the intersections of State St, (NS) at Cottonwood Avenue (EW), State St, (NS) at Esplanade Avenue (EW), and San Jacinto Av. (NS) at Esplanade Avenue (EW), the City may require roadway improvements, including roadway widening beyond the normal General Plan cross-sections. Adequate right-of-way along new roadways will also be required to permit pedestrian and bicycle facilities, where applicable. Proper roadway drainage must also be provided to ensure a safe system. (Implementation Program C-1)	Impacts to segments of Ramona Expressway (west of Warren Road) and State Route 79 will be significant and unavoidable. With implementation of Mitigation Measure T-1 through T-5, impacts related to future intersection service levels, roadway design and emergency access, and alternative transportation will be less than significant.
	T-2	The City shall require projects that propose an increase in currently approved density and intensity of land use to prepare a traffic analysis that evaluates the long-term impacts of the project, demonstrating that the planned road system can support the proposed project, together with those land uses already allowed in the area. The analysis would project average daily traffic roadway links for the buildout situation of the entire area to demonstrate conformance with the peak hour intersection Level of Service "D" standard. In addition, any individual development proposal may be required to provide a traffic analysis to assess peak hour impacts at affected intersections, identifying needed mitigation measures to achieve or maintain the peak hour Level of Service "D" standard. Such impacts may be mitigated by construction of all improvements necessary to achieve the target Level of Service, by payment of a fee or fees if an appropriate funding mechanism is in place, or by any other appropriate means. Project traffic mitigation may include, but is not limited to, compliance with standard conditions of approval, or the construction of improvements or payment of fees necessary to mitigate the incremental impact for each development proposal. (Implementation Program C-2)	

	T-3	The City shall continue to update on an annual basis the Capital Improvement Plan to plan for and fund future improvements to the circulation system, as well as other public facilities, including improvements to the existing pedestrian and bicycle system, within the community. As part of future updates, the City shall include an arterial streetscape improvements plan to ensure that substandard streetscapes are beautified (Implementation Program C-3)	
	T-4	The City shall work with Riverside County Transportation Commission (RCTC), Caltrans, South Coast Air Quality Management District (SCAQMD), and other regional agencies to coordinate local street improvements with major transportation system improvement projects, such as improvements to SR-79, in order to reduce expenditures, improve designs, and minimize traffic disruption. The City will also continue to participate in proposed roadway modifications (including SR-79) and revise the General Plan circulation system, if necessary, to reflect changes in these modifications. In addition, the impacts of discretionary development projects and major transportation projects will be monitored and mitigation may be required. (Implementation Program C-5)	
	T-5	The City shall continue to work with the County of Riverside and the RCTC to support the alignment of SR-79 shown in **Figure 5.13-5**. This shall be done as part of an effort to maintain a highway system with adequate capacity and acceptable levels of service to accommodate projected travel demands associated with buildout of the Land Use Element. This can be accomplished by maintaining LOS "D" or better during peak hours at intersections along the designated street and highway system. Strategies that result in improvements to the transportation system, coupled with local job creation, will allow City residents to have access to a wide range of job opportunities within reasonable commute times. (Implementation Program C-6)	
	T-6	Support construction of the Mid County Parkway (MCP) as a means of reducing commute times for San Jacinto residents and providing adequate transportation infrastructure for businesses and major employers in the region. Monitor the decision-making and construction process to ensure the ultimate alignment brings the most benefit to San Jacinto and its residents and businesses. In particular, ensure the MCP is consistent with and compatible with the City's plans for the Gateway area. (Implementation Program C-7)	
	T-7	The City shall identify available funding sources and establish a financing plan to guide construction and funding of transportation system improvements. The	

	City shall require new development projects to construct and/or fund in whole or in part necessary traffic improvements associated with the proposed project. Transportation improvements should include both automotive, as well as alternative means of transportation. (Implementation Program C-8) T-8 The City shall encourage the integration of Intelligent Transportation Systems (ITS) consistent with the principles and recommendations referenced in the Inland Empire ITS Strategic Plan. (Implementation Program C-9) T-9 The City shall continue to work with trucking industry representatives to orient trucks to the Ramona Expressway and SR-79 to avoid traffic and noise impacts on local roadways. The City shall also designate other local truck routes when necessary. (Implementation Program C-4)	
5.14 UTILITIES/SERVICES SYSTEMS		
Water Supply Impact Development according to the proposed General Plan will require water resources that exceed the capacity of the existing fresh water supply.	HW-5 and HW-6 above, and: U-1. The City shall continue to cooperate with the water districts to ensure adequate water supply and sewage treatment facilities are provided and maintained in the community. Specifically, the City should: • Ensure the water districts are consulted regarding the potential impact of the project on water supplies and sewage treatment facilities during the processing of development proposals. When requested by the district or City Engineer, require proposed developments to include a water quality assessment as part of the application materials, and implement identified mitigation measures during construction and development. • Ensure the project applicant has paid the require water district fees prior to occupancy of any new development. • Require water conservation devices and Xeriscape™ landscaping in new public and private development and redevelopment projects. • Cooperate with the water districts to update population projections, water use and sewer generation formulas, needed improvements, and programs within the Water and Sewer Master Plans at least every five years. • Work with the water districts to expedite the improvement and expansion of water, reclaimed water, and sewer facilities, when necessary. • Whenever feasible, require the installation and use of reclaimed water systems for irrigation purposes in new developments. • Adopt, implement, and update as necessary, a Ground Water Management Plan. (Implementation Program CSF-13)	Less than significant.

Sewer Future development associated with implementation of the general plan will generate the need for additional sewer infrastructure and improvements to the collection system.	U1 and: U-2. The City shall only allow new septic systems for low density projects if they have met the RWQCB's minimum lot size requirement of one half acre per subsurface disposal system, and where sewer connection is infeasible during the development review process. (Implementation Program CSF-14)	Less than significant.
Power Future development associated with implementation of the general plan will generate the need for additional energy infrastructure and improvements to the distribution system.	U-3. During the development review process, the City shall require all new developments adjacent to or near natural gas lines, install and connect to the lines. (Implementation Program CSF-15) U-4. Work with Southern California Edison (SCE) to improve compatibility of its facilities with other development and scenic resources. On an ongoing basis and through the development review process, the City shall: • Request SCE improve transmission line corridors with attractive ornamental plantings, landscape screening, and trails. • Require new development to underground all utility lines needed to serve the development. • Work with SCE to coordinate the undergrounding of new utilities with the undergrounding of existing utilities whenever financially and physically feasible. (Implementation Program CSF-16)	Less than significant.
CUMULATIVE IMPACTS		
Agricultural Resources Implementation of the proposed General Plan will allow new development to occur that will convert existing agricultural resources to non-agricultural use. The Project's contribution to the cumulative loss of agricultural resources in Riverside County will be significant and unavoidable.	No feasible mitigation has been identified to reduce the impact to a level less than significant, although project-level mitigation applies.	Significant and unavoidable.

Air Quality Construction emissions and additional trip generation will contribute to a cumulatively significant air quality impact.	No feasible mitigation has been identified to reduce the impact to a level less than significant, although project-level mitigation applies.	Significant and unavoidable.
Noise Existing development may continue to be impacted by the cumulative vehicular traffic along the region's roadways.	No feasible mitigation has been identified to reduce the impact to a level less than significant, although project-level mitigation applies.	Significant and unavoidable.
Population and Housing The project will contribute to significant cumulative impacts to regional population growth.	No feasible mitigation has been identified to reduce the impact to a level less than significant, although project-level mitigation applies.	Significant and unavoidable.
Transportation The project will contribute to significant cumulative impacts to the regional circulation system.	No feasible mitigation has been identified to reduce the impact to a level less than significant, although project-level mitigation applies.	Significant and unavoidable.