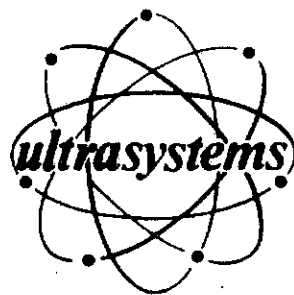


C.S. MASTER FILE COPY
DO NOT REMOVE

ADDENDUM TO THE SPRINGS
REGIONAL SHOPPING CENTER AND INDUSTRIAL PARK
DRAFT ENVIRONMENTAL IMPACT REPORT

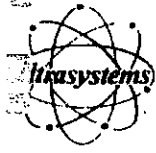
Prepared For:
RIVERSIDE COUNTY



ULTRASYSTEMS, INC.

2400 Michelson Drive
Irvine, California 92715

(714) 752-7500



ADDENDUM TO THE SPRINGS
REGIONAL SHOPPING CENTER AND INDUSTRIAL PARK
DRAFT ENVIRONMENTAL IMPACT REPORT

Prepared For:
RIVERSIDE COUNTY

Prepared by:
ULTRASYSTEMS, INC.
2400 Michelson Drive
Irvine, California 92715
(714) 752-7500

SEPTEMBER 10, 1982



TABLE OF CONTENTS

<u>Section</u>	<u>Page</u>
1.0 INTRODUCTION AND SUMMARY	1
1.1 Introduction	1
1.2 Summary	1
2.0 DESCRIPTION OF THE PROJECT	8
2.1 Location	8
2.2 Project Objectives	8
2.3 Description of Project Characteristics	8
3.0 ENVIRONMENTAL FACTORS	16
3.1 Land Use	16
3.1.1 Impacts	16
3.1.2 Mitigation Measures	16
3.1.3 Unavoidable Significant Environmental Effects	17
3.2 Soils and Geology	17
3.2.1 Impacts	17
3.2.2 Mitigation Measures	17
3.2.3 Unavoidable Significant Environmental Effects	17
3.3 Hydrology	18
3.3.1 Impacts	18
3.3.2 Mitigation Measures	18
3.3.3 Unavoidable Significant Environmental Effects	18
3.4 Biological Resources	18
3.4.1 Impacts	18
3.4.2 Mitigation Measures	19
3.4.3 Unavoidable Significant Environmental Effects	19
3.5 Noise	19
3.5.1 Impacts	19
3.5.2 Mitigation Measures	20
3.5.3 Unavoidable Significant Environmental Effects	20



TABLE OF CONTENTS (Continued)

<u>Section</u>	<u>Page</u>
3.6 Housing	20
3.6.1 Impacts	20
3.6.2 Mitigation Measures	21
3.6.3 Unavoidable Significant Environmental Effects	21
3.7 Air Quality	22
3.7.1 Impacts	22
3.7.2 Mitigation Measures	26
3.7.3 Unavoidable Significant Environmental Effects	26
3.8 Water Quality	29
3.8.1 Impacts	29
3.8.2 Mitigation Measures	29
3.8.3 Unavoidable Significant Environmental Effects	29
3.9 Traffic and Circulation	30
3.9.1 Impacts	30
3.9.2 Mitigation Measures	33
3.9.3 Unavoidable Significant Environmental Effects	33
3.10 Visual Analysis	34
3.10.1 Impacts	34
3.10.2 Mitigation Measures	34
3.10.3 Unavoidable Significant Environmental Effects	34
3.11 Public Services	35
3.11.1 Wastewater	35
3.11.1.1 Impacts	35
3.11.1.2 Mitigation Measures	35
3.11.1.3 Unavoidable Significant Environmental Effects	35
3.11.2 Water	35
3.11.2.1 Impacts	35
3.11.2.2 Mitigation Measures	36
3.11.2.3 Unavoidable Significant Environmental Effects	36



TABLE OF CONTENTS (Continued)

<u>Section</u>	<u>Page</u>
3.11.3 Solid Waste	36
3.11.3.1 Impacts	36
3.11.3.2 Mitigation Measures	37
3.11.3.3 Unavoidable Significant Environmental Effects	37
3.12 Public Facilities	38
3.12.1 Fire Protection	38
3.12.1.1 Impacts	38
3.12.1.2 Mitigation Measures	38
3.12.1.3 Unavoidable Significant Environmental Effects	38
3.12.2 Police Protection	38
3.12.2.1 Impacts	38
3.12.2.2 Mitigation Measures	39
3.12.2.3 Unavoidable Significant Environmental Effects	39
3.12.3 Health Care	39
3.12.3.1 Impacts	39
3.12.3.2 Mitigation Measures	39
3.12.3.3 Unavoidable Significant Environmental Effects	40
3.12.4 Parks and Recreation	40
3.12.4.1 Impacts	40
3.12.4.2 Mitigation Measures	40
3.12.4.3 Unavoidable Significant Environmental Effects	40
3.13 Utilities	41
3.13.1 Electricity	41
3.13.1.1 Impacts	41
3.13.1.2 Mitigation Measures	42
3.13.1.3 Unavoidable Significant Environmental Effects	42



TABLE OF CONTENTS (Continued)

<u>Section</u>	<u>Page</u>
3.13.2 Natural Gas	42
3.13.2.1 Impacts	42
3.13.2.2 Mitigation Measures	42
3.13.2.3 Unavoidable Significant Environmental Effects	42
3.13.3 Telephone	43
3.13.3.1 Impacts	43
3.13.3.2 Mitigation Measures	44
3.13.3.3 Unavoidable Significant Environmental Effects	44
3.14 Archaeological Resources	45
3.14.1 Impacts	45
3.14.2 Mitigation Measures	45
3.14.3 Unavoidable Significant Environmental Effects	45
3.15 Paleontological Resources	46
3.15.1 Impacts	46
3.15.2 Mitigation Measures	46
3.15.3 Unavoidable Significant Environmental Effects	46
3.16 Energy Conservation	47
3.16.1 Impacts	47
3.16.2 Mitigation Measures	47
3.16.3 Unavoidable Significant Environmental Effects	47
3.17 City of Moreno Valley	48
3.17.1 Impacts	48
3.17.2 Mitigation Measures	48
3.17.3 Unavoidable Significant Environmental Effects	48
3.18 March Air Force Base	49
3.18.1 Impacts	49
3.18.2 Mitigation Measures	49
3.18.3 Unavoidable Significant Environmental Effects	49



TABLE OF CONTENTS (Continued)

<u>Section</u>	<u>Page</u>
3.19 Fiscal Analysis	50
3.19.1 Impacts	50
3.19.2 Mitigation Measures	51
3.19.3 Unavoidable Significant Environmental Effects	51



LIST OF FIGURES

FIGURE		PAGE
1	REGIONAL MAP	9
2	VICINITY MAP	10
3	SPECIFIC PLAN	11

LIST OF TABLES

TABLE		PAGE
1	THE SPRINGS PHASING PROGRAM	14
2	SUMMARY OF REVISED SPECIFIC PLAN	15
3	PROJECT EMPLOYEE GENERATION	21
4	PROJECT EMISSIONS FROM USE OF NATURAL GAS (ON-SITE) .	23
5	PROJECT EMISSIONS ASSOCIATED WITH ELECTRICITY GENERATION (OFF-SITE)	24
6	ESTIMATED MOTOR VEHICLE EMISSIONS ASSOCIATED WITH PROPOSED PROJECT	24
7	SUMMARY OF PROJECT AIR EMISSIONS IN POUNDS PER DAY .	28
8	TRIP GENERATION	31
9	TRIP GENERATION	32



1.0 INTRODUCTION AND SUMMARY

1.1 Introduction

This Addendum to The Springs Regional Shopping Center Specific Plan and Industrial Park Environmental Impact Report (EIR) has been prepared to also include the 196 acres (Planning Areas 3 through 8) in the Specific Plan and to evaluate the environmental effects associated with an increase in land use intensity for Planning Areas 3a, 3b and 8.

The purpose of this Addendum is to provide an informational document which delineates and explains the aspects of the revised Specific Plan and the environmental effects resulting from approval of the proposed rezoning and subsequent development.

This Addendum to the EIR has been prepared for the County of Riverside in accordance with Guidelines for Implementation of the California Environmental Quality Act of 1970 (California Government Code, Sections 15140 through 15145) as amended through February, 1982.

The 196 acre area (Planning Areas 3 through 8) added to the Revised Specific Plan is referred to as "the project" within this addendum. The rezoning would change the existing zoning of 166 acres to the I-P zone and 30 acres would retain their existing C-P-S zoning. The County of Riverside has requested that Planning Areas three through eight (196 acres) be included in the Specific Plan which previously included only the regional shopping center portion of the project.

1.2 Summary

The impacts and mitigation measures identified in this addendum and the following matrix summary reflect only those associated with the change in Specific Plan area and the increase in land use intensity; and are in addition to those impacts and mitigation measures already identified in the EIR.



SUMMARY MATRIX
REVISED SPECIFIC PLAN

Environmental Issues	Impacts	Mitigation Measures
Land Use		
Zoning	No additional impacts other than those already identified.	No additional mitigation measures other than those already identified.
General Plan	No additional impacts other than those already identified.	No additional mitigation measures other than those already identified.
Soils and Geology	No additional impacts other than those already identified.	No additional mitigation measures other than those already identified.
Hydrology	An increase in runoff proportional to the increase in building coverage.	No additional mitigation measures other than those already identified and summarized below: - Respect existing drainage boundaries. - Construct major storm drain for runoff from northeast. - Construct retention basins at selected locations. - Consider construction of on-site storm drain system.
Biological Resources	No additional impacts other than those already identified.	No additional mitigation measures other than those already identified.
Noise	Some increase in noise associated with construction activities. No impact to Riverside County Noise Ordinance. Incremental addition to vehicle traffic noise.	No additional mitigation measures other than those already identified and summarized below: - Restrict construction related traffic routes. - Caltrans should consider locating I-15E interchange at Eucalyptus Avenue. - Locate on and off-ramp access into project rather than on Eucalyptus Avenue.



SUMMARY MATRIX
REVISED SPECIFIC PLAN
Continued

Environmental Issues	Impacts	Mitigation Measures
Noise cont.		- Provide berms and walls along property lines at selected locations. - Provide acoustical glazing to meet ordinance requirements. - Provide adequate ventilation systems for windows closed condition. - Enforce speed limits. - Acoustically insulate residential unit vents.
Housing	An increase in housing demand is anticipated. No effect to housing availability. A 30% increase in employment opportunities is expected.	No additional mitigation measures other than those already identified and summarized below: - Encourage federal, state and local lower and moderate income housing programs.
Air Quality	Increase in exhaust emissions from construction traffic and dust generated. A 6% increase in stationary and mobile emissions.	No additional mitigation measures other than those already identified and summarized below: - Employ normal wetting procedures during grading. - Facilities which encourage public transportation systems should be implemented in site plan design. - Incorporate solar assisted heating systems. - Incorporate solar orientation in architectural design.
Water Quality	No additional impacts other than those already identified.	No additional mitigation measures other than those already identified.



SUMMARY MATRIX
REVISED SPECIFIC PLAN
Continued

Environmental Issues	Impacts	Mitigation Measures
Traffic and Circulation	A 4% increase in trip generation or an additional 3,165 ADT.	No additional mitigation measures other than those already identified and summarized below: - Incorporate six-lane freeway cross-section north and south of Eucalyptus Avenue/I-15E interchange. - Widen Eucalyptus Avenue to six through lanes between I-15E and major project access location. - Widen Day Street to six through lanes south of Route 60 Fwy. - Improve Day Street and Eucalyptus Avenue at project entrances with right & left-turn pockets. - Major internal (project) north-south street should be six lanes. - Eucalyptus Avenue should be designated as an "arterial" between node 20 and I-15E. - Install traffic signals at six intersections identified in Figure 13 of the DEIR. - Provide adequate sight distances for project roadways. - Provide left-turn median on circular roadway of project. - Eliminate "dog-legged" intersections in project. - Provide adequate storage capacity for left-turn pockets. - Provide project walkway plan that is safe and has minimum circulation conflicts. - Provide bus zones in project design. - On-site roadways will be completed during Phase II of the of the project as will Day Street and Eucalyptus Avenue improvements, on-site signalization as warranted,



SUMMARY MATRIX
REVISED SPECIFIC PLAN
Continued

Environmental Issues	Impacts	Mitigation Measures
Traffic and Circulation cont.		Caltrans freeway improvements and bus turn-outs. - Signals will be installed as warranted during Phase II. - I-15E improvements will continue by Caltrans during Phase III of the project.
Visual Analysis	No additional impacts other than those already identified.	No additional mitigation measures other than those already identified.
Public Services		
Wastewater	No additional impacts other than those already identified.	No additional mitigation measures other than those already identified.
Water	No additional impacts other than those already identified.	No additional mitigation measures other than those already identified.
Solid Waste	A 32% increase in solid waste generation.	No additional mitigation measures other than those already identified and summarized below: - Voluntary recycling by shopping center and industrial park tenants. - Consideration of a waste resource recovery system.
Public Facilities		
Fire Protection	Increase in demand for fire protection services.	No additional mitigation measures other than those already identified and summarized below: - Establishment of a 1.5-acre fire station site, fire station, ladder or snorkel truck, and personnel as required.



SUMMARY MATRIX
REVISED SPECIFIC PLAN
Continued

Environmental Issues	Impacts	Mitigation Measures
Police Protection	Increase in demand for police protection services.	No additional mitigation measures other than those already identified and summarized below: - Street light placement, street pattern design to slow traffic and use of high-grade security hardware. - Private security for project site, shopping area of the mall and parking area.
Health Care	No impacts identified.	No mitigation measures required.
Parks and Recreation	No impacts identified.	No mitigation measures required.
Utilities		
Electrical Consumption	A 29% increase in electrical consumption.	No additional mitigation measures other than those already identified and summarized below: - Consult the Southern California Edison Company regarding utilization of energy saving measures.
Natural Gas	A 20% increase in natural gas consumption.	No additional mitigation measures other than those already identified and summarized below: - Consult the Southern California Gas Company regarding utilization of energy saving measures.
Telephone	No impacts identified.	No mitigation measures required.
Archaeological Resources	No impacts identified.	No mitigation measures required.
Paleontological Resources	No additional impacts are anticipated.	No additional mitigation measures other than those already identified and summarized below: - Recommended periodic in-grading inspections by a paleontologist.



SUMMARY MATRIX
REVISED SPECIFIC PLAN
Continued

Environmental Issues	Impacts	Mitigation Measures
Energy Conservation	A 29% increase in electrical consumption. A 20% increase in natural gas consumption.	No additional mitigation measures other than those already identified and summarized below: - Incorporate solar systems. - Employ north-south building orientation, with overhangs or window shading. - Utilize fluorescent lighting. - Incorporate attic ventilation devices.
City of Moreno Valley	An increase in revenue is anticipated to the City.	No mitigation measures required.
March Air Force Base	No additional impacts other than those already identified.	No additional mitigation measures other than those already identified and summarized below: - Project will adhere to the March Air Force Base AICUZ study.
Fiscal Analysis	A 20% increase in Property Tax revenues. A 12% increase in Sales Tax revenues. A 29% increase (electricity) and a 20% increase (gas) in Franchise Tax revenues. A 16% reduction in Transient Occupancy Tax revenues. An incremental increase in public service costs.	No mitigation measures required.



2.0 DESCRIPTION OF THE PROJECT

2.1 Location

The proposed 196-acre area added to the revised Specific Plan is located in an unincorporated area of Riverside County known as Box Springs (see Figure 1). More specifically, the area is located south of State Route 60 and east of I-15E. The area is generally bounded by Day Street on the east and Eucalyptus Avenue on the south (see Figure 2).

2.2 Project Objectives

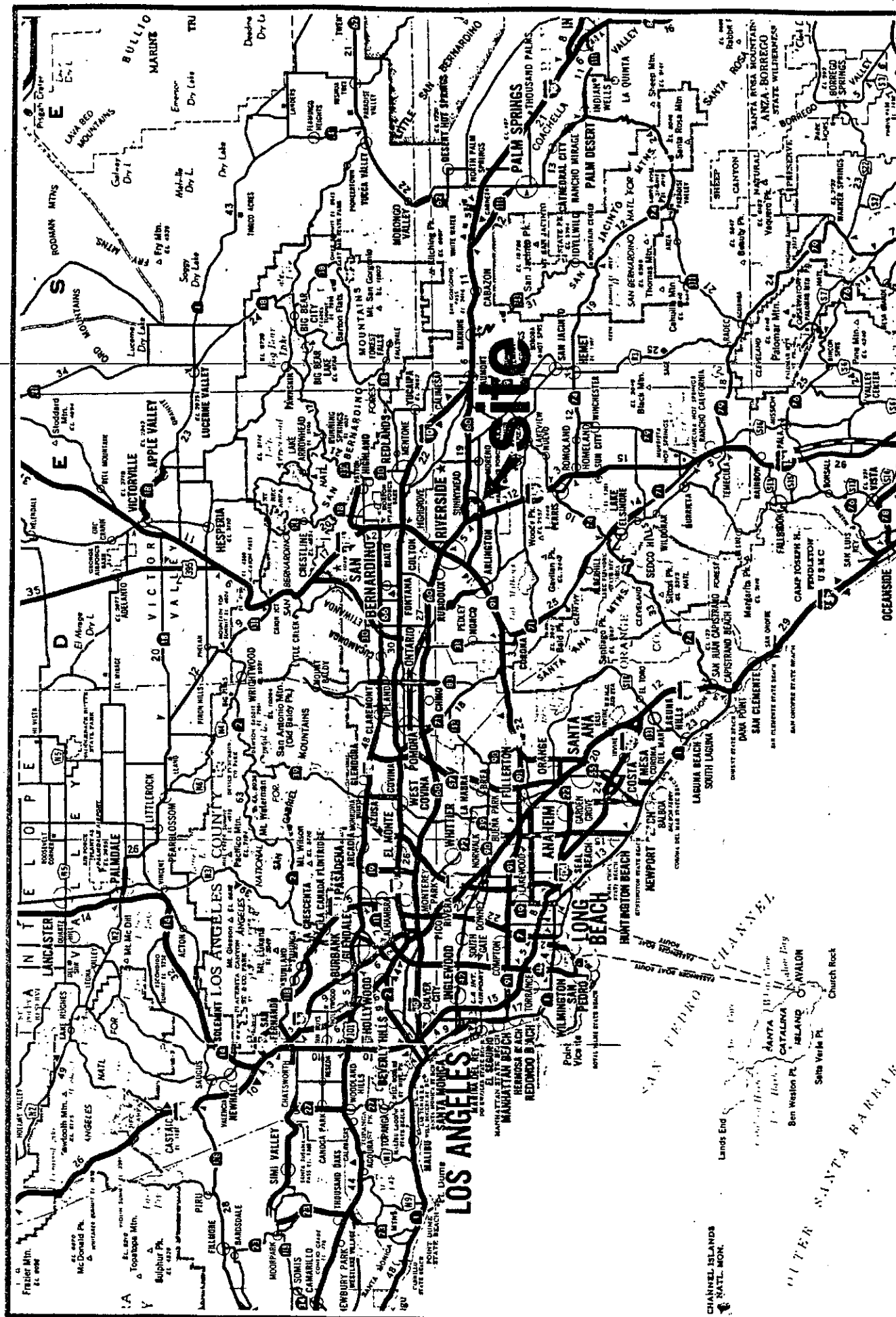
The objective of this proposed project is inclusion of 196 acres of the previous project which was not included in the original Specific Plan. The proposed project also reflects an increase in total development density to 4,411,500 square feet which represents a 25 percent increase. This increase occurs in Planning Areas 3a, 3b and 8 of the project.

2.3 Project Characteristics

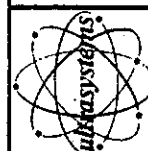
The uses proposed for this additional Specific Plan area include an industrial park, a hotel, professional offices, a health club and highway commercial uses. Figure 3 illustrates the area added to the revised Specific Plan. As indicated, Planning Areas three through eight have been added to the revised Specific Plan. In addition, the density of areas 3a, 3b and 8 has been increased as reflected in the following descriptions. Planning Areas one and two were addressed in the Springs Draft EIR and have not been revised.

Introduction to Planning Areas One and Two

Planning Areas One and Two are associated with the regional shopping center portion of the proposed project and were previously discussed in the EIR as a Specific Plan. No changes to these planning areas has occurred in the revised Specific Plan.



Source:

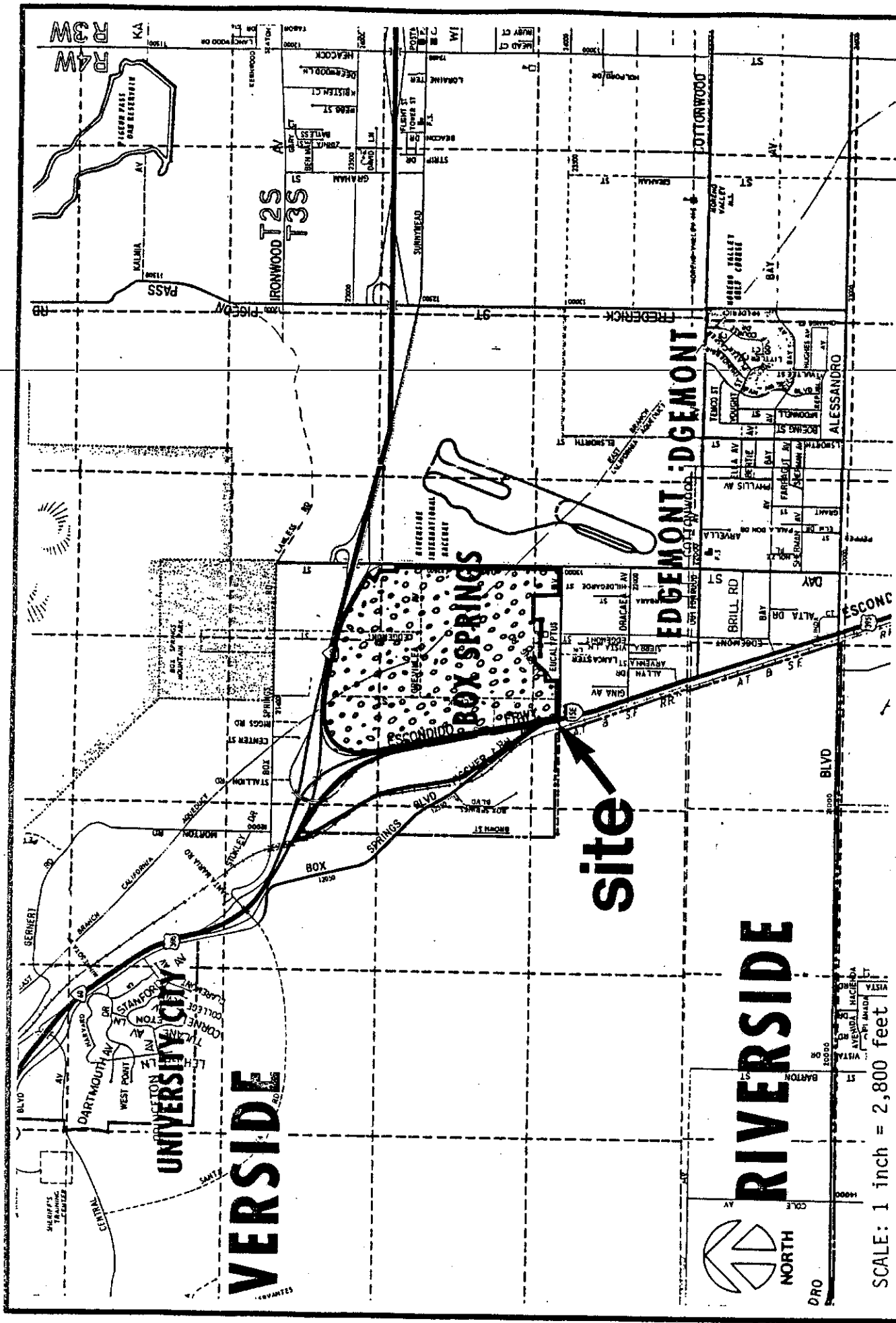


AAA

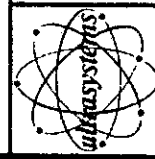
Title:

REGIONAL MAP

1



Source:

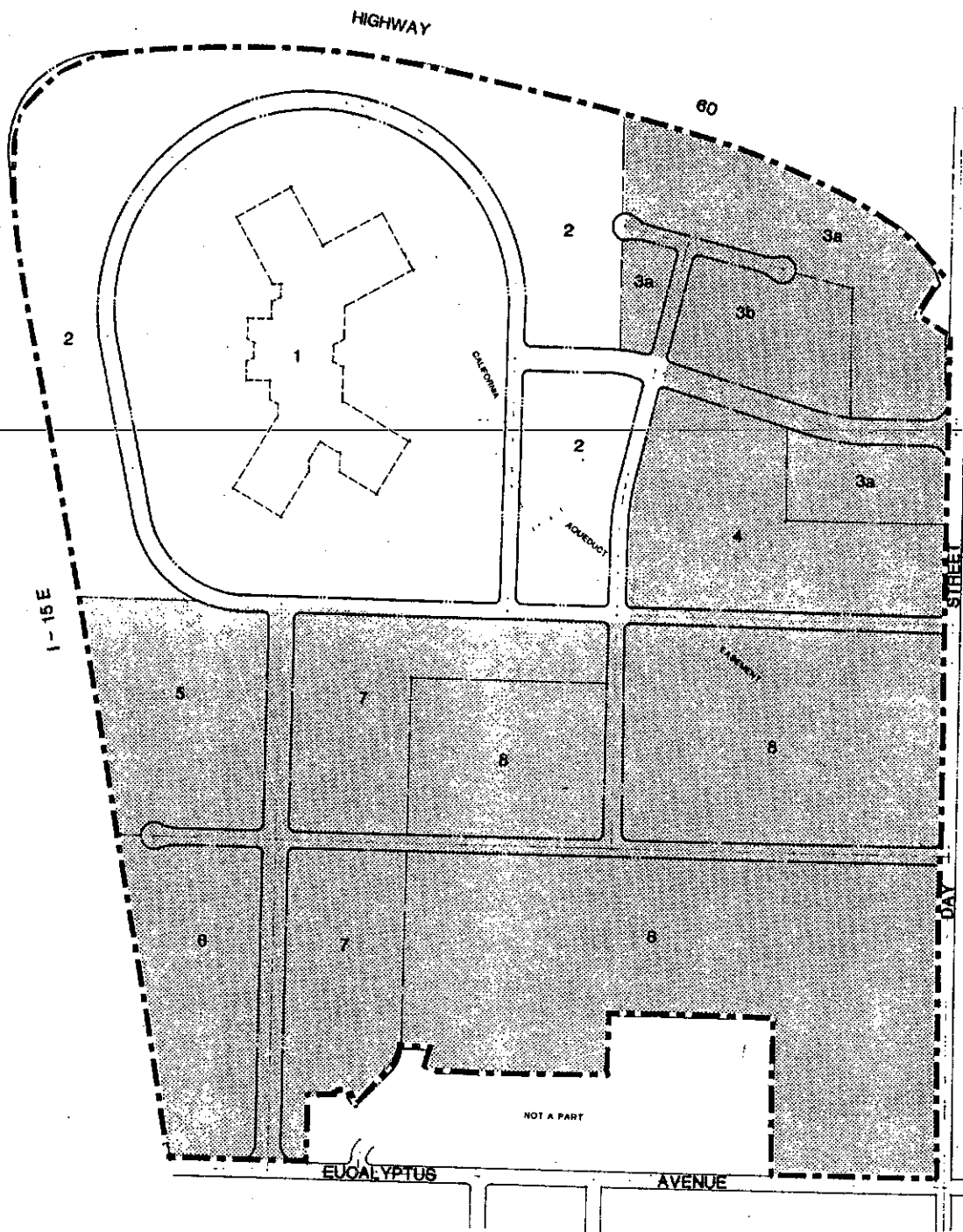


THOMAS BROTHERS

Title:

VICINITY MAP

2



1	REGIONAL SHOPPING CENTER	90 ACRES
2	REGIONAL ORIENTED RETAIL	25 ACRES
3a	HIGHWAY COMMERCIAL	21 ACRES
3b	HOTEL	1 ACRES
4	PROFESSIONAL OFFICE (FINANCIAL, MEDICAL & DENTAL)	18 ACRES
5	CORPORATE OFFICE - RESTAURANT	15 ACRES
6	HIGHWAY / COMMUNITY ORIENTED RETAIL	15 ACRES
7	PROFESSIONAL OFFICE - HEALTH CLUB	15 ACRES
8	LIGHT INDUSTRIAL	105 ACRES
	TOTAL	311 ACRES



----- Boundary of Revised Specific Plan
 Planning Areas 3 through 8



Source:

DeREVERE-WISE-GARAKIAN

Title:

SPECIFIC PLAN

3



Planning Area Three (a) and Three (b) Highway Commercial and Hotel

The Highway Commercial uses will consist of restaurants, shops, and uses catering to the traveller, including a hotel. The structures will be mostly freestanding one (1) story structures, however, some two (2) story structures will be planned as well as the multiple-story hotel. Landscaping will be utilized to soften the structures and buffer parking areas. ~~The total building square footage~~ for the highway commercial uses (Area 3a) is 225,000 square feet on this 21 acre area. The 224,000 square foot hotel (Area 3b) on approximately seven acres would range from eight to 11 stories and contain approximately 250 rooms.

Planning Area Four Professional Office

The professional office uses will total approximately 160,000 square feet. The professional office area will consist primarily of freestanding and garden office complexes of one (1) to two (2) stories in height with occasional multiple-story structures as accents. Landscaped courtyards and greenbelts with water features will surround uses in this area.

Planning Area Five Corporate Office/Restaurant

The Corporate Office/Restaurant uses (135,000 square feet) will consist of taller office structures to a maximum of six (6) stories. Lower structures, including restaurants, will be used as massing accents within a heavily landscaped campus-like environment. A major water element will serve as a focal point within this complex.



Planning Area Six

Highway/Community Oriented Retail

The Highway/Community Oriented Retail uses, (130,000 square feet) will be similar in nature and appearance to planning area 3a, except the emphasis on uses will be on community oriented retail and service uses rather than a traveller orientation.

Planning Area Seven

Professional Office - Health Club

The Professional Office/Health Club uses (135,000 square feet) will be similar in nature to the uses outlined in Planning Area 4, however, a health club sports center is planned as a focal point for this Planning Area.

Planning Area Eight

Light Industrial

The Light Industrial uses (1,830,000 square feet) are proposed for predominately one (1) story structures; however, the office portions of these structures will likely range from two (2) to four (4) stories in height. Buildings will range from individual industrial, light manufacturing, research and oriented companies to multiple-tenant business facilities. Landscaped setbacks and parking areas are planned to provide a quality appearance. The density of this planning area has been increased by 915,000 square feet or approximately 100 percent over the original plan.

Development of the revised Specific Plan will be in three phases. Table 1 illustrates the phasing program for the Springs Specific Plan.



TABLE 1

THE SPRINGS PHASING PROGRAM

<u>Phase</u>	<u>Year</u>	<u>Land Use</u>	<u>Square Feet</u>	<u>Total</u>
I	1984			725,000
		Office	225,000	
		Light Industrial	325,000	
		Freeway oriented		
		Commercial	75,000	
		Other Retail	100,000	
II	1986			1,200,000
		Office	300,000	
		Light Industrial	600,000	
		Freeway oriented		
		Commercial	100,000	
		Other Retail	200,000	
III	1987	Remaining Development		2,486,250
		Regional Mall	1,300,000	
		Office	180,000	
		Light Industrial	905,000	
		Freeway oriented		
		Commercial	50,000	
		Other Retail	51,250	
			Total	4,411,250

Table 2 exhibits the square footage for each of the Planning Area's proposed land uses as identified in the revised Specific Plan.



TABLE 2

SUMMARY OF REVISED SPECIFIC PLAN

Planning Area	Land Use	Acres	Square Footage Total
1	Regional Shopping Center	90	1,300,000
2	Regional Oriented Retail	25	272,250
3a	Highway Commercial	21	225,000
3b	Hotel	7	224,000
4	Professional Office	18	160,000
5	Corporate Office-Restaurant	15	135,000
6	Highway/Community Oriented Retail	15	130,000
7	Professional Office-Health Club	15	135,000
8	Light Industrial	105	1,830,000
Totals		311	4,411,250



3.0 ENVIRONMENTAL FACTORS

3.1 Land Use

3.1.1 Impacts

3.1.1.1 Zoning

No impacts to zoning from the revised Specific Plan have been identified.

3.1.1.2 General Plan

No impacts to the General Plan and its elements from the revised Specific Plan have been identified.

3.1.1.3 Cumulative Effects

The revised Specific Plan reflects a project that totals 4,411,250 square feet of office, commercial, and industrial uses on 311 acres. This represents a 25 percent increase over the project discussed in the EIR, and subsequent revision to the Specific Plan. The Springs project would result in a 21 percent increase in the amount of commercial and industrial square footage in the County's cumulative project area.

The revised Specific Plan would increase the positive cumulative impacts by providing approximately 9,453 new jobs to the area which represents a 30 percent increase over the proposed project discussed in the EIR.

3.1.2 Mitigation Measures

The entire 311 acre project site requires the preparation of a revised Specific Plan. This includes 196 acres of uses not previously



discussed in the EIR as part of the Specific Plan (however, discussed as part of the overall project). The land uses and densities associated with these 196 acres are described in the Project Description, Section 2.3.

3.1.3 Unavoidable Significant Environmental Effects

No additional unavoidable significant environmental effects associated with the revised Specific Plan have been identified.

3.2 Soils and Geology

3.2.1 Impacts

No additional environmental impacts associated with the revised Specific Plan have been identified.

Cumulative Effects

No additional cumulative effects associated with the revised Specific Plan have been identified.

3.2.2 Mitigation Measures

No additional mitigation measures are required.

3.2.3 Unavoidable Significant Environmental Effects

No additional unavoidable significant environmental effects associated with the revised Specific Plan have been identified.



3.3 Hydrology

3.3.1 Impacts

An increase in the expected runoff after development described in the EIR would be anticipated with the increase of building coverage in Planning Areas 3a, 3b and 8.

Cumulative Effects

The increase in surface water runoff from the increased building coverage in Planning Areas 3a, 3b and 8 would add cumulatively to the need for additional flood control protection facilities in the area.

3.3.2 Mitigation Measures

No additional mitigation measures would be required.

3.3.3 Unavoidable Significant Environmental Effects

No unavoidable significant environmental effects associated with the revised Specific Plan have been identified.

3.4 Biological Resources

3.4.1 Impacts

No additional impacts to the biological resources associated with the revised Specific Plan have been identified.

Cumulative Effects

No additional cumulative impacts to biological resources associated with development according to the revised Specific Plan have been identified.



3.4.2 Mitigation Measures

No additional mitigation measures are required.

3.4.3 Unavoidable Significant Environmental Effects

No unavoidable significant environmental effects associated with the revised Specific Plan have been identified.

3.5 Noise

3.5.1 Impacts

Road Improvements, Grading and Construction Noise

Some increase in additional noise may be created from the construction activities associated with the increased density of the revised Specific Plan.

Freeway Traffic, Jet Aircraft and Raceway Noise

The revised Specific Plan is in accordance with the goals and policies outlined in the County of Riverside Noise Element.

Project Traffic Noise

The revised Specific Plan is expected to generate 3,165 additional ADT's to the projected 72,140 ADT's discussed in the EIR which will incrementally add to the amount of vehicle traffic noise in the local area.

Cumulative Effects

The revised Specific Plan along with other developments in the area would contribute to a cumulative increase in local noise levels resulting from construction activity, increased traffic, and increased human activity.



3.5.2 Mitigation Measures

No additional noise mitigation measures are recommended.

3.5.3 Unavoidable Significant Environmental Effects

The revised Specific Plan may create some additional noise to nearby receptors during the construction phase of development.

The revised Specific Plan will generate additional traffic noise in the local area.

3.6 Housing

3.6.1 Impacts

3.6.1.1 Housing Supply

An increase in housing demand is anticipated from development of the revised Specific Plan.

3.6.1.2 Housing Costs

Effects to housing costs associated with the revised Specific Plan cannot be accurately predicted.

3.6.1.3 Housing Availability

The revised Specific Plan is not anticipated to have any effect on housing availability by creating an increase in housing demand.

3.6.1.4 Employment

The revised Specific Plan is expected to employ a total of 9,459 people upon full buildout which represents a 30 percent increase



TABLE 3

PROJECT EMPLOYEE GENERATION

Employee Generated Per Square Foot	Land Use	Planning Area	Employees Total
1/750	Regional Shopping Center	1	1,734
1/750	Regional Oriented Retail	2	363
1/500	Highway Commercial	3a	450
1 Room	Hotel	3b	250
1/250	Professional Office	4	700
1/320	Restaurant	5	426
1/750	Community Oriented Retail	6	172
1/1000	Health Club	7	135
1/350	Light Industrial	8	5,229
Total			9,459

over the project discussed in the EIR. Table 3 displays the number of employees anticipated for each planning area.

3.6.2 Mitigation Measures

No additional mitigation measures are required as a result of the revised Specific Plan.

3.6.3 Unavoidable Significant Environmental Effects

The revised Specific Plan will result in additional new employment opportunities for low and moderate income wage earners which will inturn increase the demand for lower and moderate income housing in the Edgemont area which may not be available.



3.7 Air Quality

3.7.1 Impacts

Short-Term Impacts

The additional construction activities associated with the revised Specific Plan would result in an increase in exhaust emissions from construction traffic and dust generated as a result of equipment traffic over dust-laden roads. However, no additional impact from earth moving equipment associated with grading is anticipated.

Long-Term Impacts

Additional long-term impacts associated with the revised Specific Plan consist of emissions generated by the following sources:

Stationary

Off-site generation of
electricity for project

On-site use of natural
gas for cooking, space
heating, and water heating.

Mobile

Motor vehicles

Stationary Sources

Stationary on-site emissions from natural gas combustion associated with the revised Specific Plan are presented in Table 4. The contribution of project on-site stationary emissions of nitrogen dioxide to the total nitrogen dioxide emissions projected for Riverside County for 1987 is estimated to be .19 percent. The emissions in Table 4 represent a 20 percent increase over the natural gas emissions discussed in the EIR.



The Stationary emissions resulting from the revised Specific Plan electrical energy demand would occur off-site at electrical power generating plants located throughout the utility's generating network. The total emissions due to the incremental generation of electricity for development associated with the revised Specific Plan are given in Table 5. This represents a 29 percent increase over the electrical emissions discussed in the EIR.

Mobile Source

An estimate of the total motor vehicle emissions generated by traffic associated with the revised Specific Plan is shown in Table 6. As indicated in the table, the contribution of project associated motor vehicle emissions to the total estimated 1987 Riverside County emissions ranges from 0.47 percent of particulates to 6.69 percent of hydrocarbons. This represents a 4 percent increase over the mobile emissions discussed in the EIR.

TABLE 4
PROJECT EMISSIONS FROM USE
OF NATURAL GAS (ON-SITE)

POLLUTANT	EMISSION FACTOR* LBS/10 ⁶ CU.FT.	PROJECT EMISSIONS LBS/DAY**	TOTAL 1987 RIVERSIDE COUNTY EMISSIONS TONS/DAY***	PERCENT OF TOTAL COUNTY EMISSIONS
Carbon Monoxide	20	38.0	250	Neg1
Total Hydrocarbons	8	15.0	20	.04
Nitrogen Oxides	120	228.0	60	.19
Sulfur Oxides	Neg1	Neg1	15	Neg1
Particulates	0.15	0.29	50	Neg1

- * Air Quality Handbook for Environmental Impact Reports South Coast Air Quality Management District. Revised October, 1980.
 ** Based on natural gas consumption rate of 57,396,500 cubic feet per month; see section 3.13.2.
 *** Figures 11-15, Air Quality Management Plan, South Coast Air Quality Management District, SCAG, January 1979.
 Neg1 = Negligible = (less than .01 percent).



TABLE 5
PROJECT EMISSIONS ASSOCIATED
WITH ELECTRICITY GENERATION (OFF-SITE)

POLLUTANT	EMISSIONS FACTOR* (LBS/1000 KWH)	PROJECT EMISSIONS** (LBS/DAY)
Carbon Monoxide	0.2	98.7
Total Hydrocarbons	0.18	88.8
Nitrogen Oxides	2.3	1135.0
Sulfur Oxides	2.7	1332.5
Particulates	0.401	197.9

* Air Quality Handbook for Environmental Impact Reports.
South Coast Air Quality Management District, October,
1980.

** Based on electrical energy usage of 179,859,575 KWH
per year.

TABLE 6
ESTIMATED MOTOR VEHICLE EMISSIONS
ASSOCIATED WITH PROPOSED PROJECT

POLLUTANT	EMISSION FACTOR (GRAMS/MILE)*	ESTIMATED EMISSIONS (LBS/DAY)**	TOTAL 1987 RIVERSIDE COUNTY EMISSIONS (TCNS/DAY)***	PERCENT TOTAL SOURCE RECEPTOR AREA EMISSIONS
Carbon Monoxide	19.03	28,126	250	5.38
Hydrocarbons	1.81	2,675	20	6.69
Nitrogen Oxides	2.07	3,060	60	2.55
Sulfur Oxides	0.20	296	15	0.99
Particulates	0.32	473	50	0.47

* 1986 Emission Factors, California State Composite Moving Exhaust Emission Rates.
SCAQMD Air Quality Handbook for Environmental Impact Reports, October, 1980.
Assumes average vehicle speed of 30 mph.

** Assumes 670,215 vehicle miles traveled; based on a factor of 8.9 miles per trip.

*** Figures 11-15, Air Quality Management Plan, SCAQMD and SCAG, January 1979,
p. VIII-36.



The emissions associated with the revised Specific Plan would contribute incrementally to total emissions within the local area and result in an incremental air quality deterioration. Although not directly quantifiable, this project would provide additional employment and shopping opportunities in closer proximity to existing and planned residential development, thus reducing vehicle trip miles associated with work and shopping.

PM Peak Hour Carbon Monoxide Concentrations

The increase in PM peak hour carbon monoxide concentrations associated with the revised Specific Plan would be approximately 4 percent or 12.7 ppm and 11.08 ppm respectively at the intersections of Eucalyptus Avenue/Node 20* and Day Street/Node 16 (assuming 9 ppm as a worst case background concentration. These values do not exceed the Federal or State one-hour air quality standard for Co of 35 ppm/1 hour.

Project Consistency with the Air Quality Management Plan

The revised Specific Plan will increase employment by 30 percent over the project discussed in the EIR resulting in an indirect increase to the population in RSA 46 (Riverside/Corona Regional Statistical Area).

Project Effects

The air quality emissions from on-site and off-site emission sources associated with the revised Specific Plan is shown in Table 7. As indicated in the table, only emission sources associated with the operational phase of the project were totaled. Emissions associated

* Nodes were assigned to project streets because they have not been named yet.



with the construction phase were considered short-term, and therefore, not considered in the long-term contribution of air emissions. The contribution of the estimated project emissions to the 1987 Riverside County emission inventory ranges from less than one percent to almost seven percent which represents a six percent increase over the project discussed in the EIR adding to the significant adverse impact to the existing air quality.

Cumulative Effects

The revised Specific Plan will increase the cumulative air quality emissions from on-site and off-site emission sources by approximately six percent. The cumulative air emissions would have a significant adverse impact on the environment.

3.7.2 Mitigation Measures

No additional mitigation measures are required.

3.7.3 Unavoidable Significant Environmental Effects

The revised Specific Plan is consistent with the AQMP. Consistency with the AQMP is based on land use and population projections established in the SCAG-78 Growth Forecast Policy. Although the project is consistent with the AQMP, it would still have a significant adverse impact on air quality. This is because the significance of a project on air quality is based on a different set of criteria than a project's consistency with the AQMP. The SCAQMD defines significant impact as:

"If an indirect source, such as a subdivision, causes the emission of a pollutant equaling or exceeding 2% of the California ambient air quality standard for the specific Source-Receptor area, it is considered to be significant."



The specific Source-Receptor area information is not available at this writing. However, the specific Source-Receptor areas would be smaller in size than the area of the County. The revised Specific Plan, except for particulates, would produce in excess of 3.5 percent of the 1987 Riverside County air emissions (see Table 7). therefore, the project's cumulative air quality emissions would have a significant adverse impact on air quality.



TABLE 7
SUMMARY OF PROJECT AIR EMISSIONS
IN POUNDS PER DAY

POLLUTANT	NATURAL GAS	ELECTRICITY	MOTOR VEHICLES	TOTAL OF POLLUTANT	TOTAL 1987 RIVERSIDE COUNTY EMISSIONS (POUNDS/DAY)*	PERCENT PROJECT EMISSIONS OF TOTAL RIVERSIDE COUNTY IN 1987
Carbon Monoxide	38.0	98.7	28,126	28,262.7	500,000	5.65
Total Hydrocarbons	15.0	88.8	2,675	2,778.8	40,000	6.95
Nitrogen Oxides	228.0	1135.0	3,060	4,423.0	120,000	3.69
Sulfur Oxides	Negl	1332.5	296	1,628.5	30,000	5.43
Particulates	0.29	197.9	473	671.2	100,000	0.67

* Air Quality Management Plan, SCAQMD and SCAG, January 1979, Figures 11-15, page VIII-36; converted from tons to pounds.



3.8 Water Quality

3.8.1 Impacts

The revised Specific Plan would have no additional effect to water quality or water consumption.

Cumulative Effects

No additional cumulative impacts associated with the Specific Plan have been identified.

3.8.2 Mitigation Measures

No additional mitigation measures are required.

3.8.3 Unavoidable Significant Environmental Effects

No significant environmental effects associated with the revised Specific Plan were identified.



3.9 Traffic and Circulation*

3.9.1 Impacts

Trip Generation. The trip generation calculations illustrated in Table 8 were based on a preliminary development plan which indicated gross floor area for Planning Area 1 only. The trip generation for the remaining Planning Areas two through eight was estimated based on the proposed zone designations (type of use) and the respective acres designated in each zone.

The revised Specific Plan (which includes Planning Areas one through eight) if approved, will limit the gross floor area to that which is proposed. Based entirely on the proposed floor areas indicated in the revised Specific Plan the Trip Generation total represents only a four percent increase over that discussed previously in the EIR (See Table 9).

Trip Assignment. The revised Specific Plan has no effect on the assumed trip assignment.

Projected Future Traffic. The combined revised Specific Plan traffic and non-project traffic for 1992 would increase the figures shown in Figure 13 of the EIR (P. 119) by approximately four percent.

P.M. Peak Hour Volumes. The projected PM peak hour volumes would increase by approximately four percent as a result of the revised Specific Plan.

Roadway Capacities and Service Levels. The revised Specific Plan is anticipated to have no additional effect on the roadway deficiencies and service levels indicated in the EIR.

* Section prepared by Lau and Associates, revised September 4, 1982.



TABLE 8

TRIP GENERATION (in vehicle trips per day)

Planning Area	Proposed Use	Area	Daily Trip Generation Rate*	Daily Trips Generated
1.	Regional Shopping Center	1.3 million s.f.	26.5/KSF (ITE)	34,450
2.	Regional Retail Commercial	25 Acres	400/ac-(OCEMA)	10,000
3.	Highway Commercial	14 Acres	77/ac-(OCEMA)	1,078
	Hotel	14 Acres	156/ac-(OCEMA)	2,184
4.	Office Park	18 Acres	276-6/ac (ITE)	4,979
5.	General Office/ Restaurant	15 Acres	240/1/ac (ITE)	282
6.	Community Shopping	15 Acres	500/AC-(OCEMA)	7,500
7.	Office Park/ Health Club	8 Acres assume 7 Acres	276-6/AC (ITE) --	2,213 350(NB)
8.	Light Industrial	105 Acres	52.4/ac (ITE)	5,502
TOTAL:		311 Acres		72,140

* Sources of trip generation rates are as follows:

- (ITE): Institute of Transportation Engineers, "Trip Generation", revised 1979.
- (OCEMA): Orange County Environmental Agency, "Trip Generation Rates by
"Generation Rates", November, 1977, and Orange County Road Department,
"Generation Rates", September, 1974.
- (NB): John Wayne Tennis Club, Newport Beach.



TABLE 9

TRIP GENERATION (in vehicle trips per day)

Planning Area	Proposed Use	Area	Daily Trip Generation Rate*	Daily Trip Generated
1.	Regional Shopping Center	1.3 million s.f.	26.5/KSF (ITE)	34,450
2.	Regional Retail Commercial	272,500 s.f.	26.5/KSF (ITE)	7,221
3.	A. Highway Commercial B. Hotel	225,000 s.f. 250 rooms	26.5/KSF (ITE) 10.3/room (ITE)	5,963 2,575
4.	Office Park	160,000 s.f.	20.65/KSF (ITE)	3,304
5.	A. General Office B. Restaurant	135,000 s.f. assume 5 KSF	12.3/KSF (ITE) 56.3/KSF (ITE)	1,661 282
6.	Shopping	130,000 s.f.	60.4/KSF (ITE)	7,852
7.	A. Office B. Health Club	135,000 s.f.	12.3/KSF (ITE) --	1,661
8.	Light Industrial	1,830,000 s.f.	5.46/KSF (ITE)	9,992
TOTAL:				75,305

* Sources of trip generation rates are as follows:

(ITE): Institute of Transportation Engineers, "Trip Generation", revised 1979.
 (NB): John Wayne Tennis Club, Newport Beach.



Traffic Signal Warrants. The revised Specific Plan will have no effect on the EADT warrants for signalization.

Cumulative Effects

The revised Specific Plan will increase the cumulative traffic by less than one percent.

Impact on I-15E. The revised Specific Plan will incrementally add to the traffic on I-15E (less than one percent).

3.9.2 Mitigation Measures

No additional mitigation measures are required.

3.9.3 Unavoidable Significant Environmental Effects

The revised Specific Plan would generate 75,305 vehicle-trips on a normal weekday. With the mitigation measures identified the levels of service at surrounding intersections will be at levels of service C or better.



3.10 Visual Analysis

3.10.1 Impacts

The revised Specific Plan would not result in any additional alteration in the appearance of the site.

Cumulative Effects

The revised Specific Plan will not result in any additional cumulative effects.

3.10.2 Mitigation Measures

No additional mitigation measures are required.

3.10.3 Unavoidable Significant Environmental Effects

No additional unavoidable significant environmental effects associated with the revised Specific Plan have been identified.



3.11 Public Services

3.11.1 Wastewater

3.11.1.1 Impacts

Albert A. Webb and Associates, consulting engineers for ECSD, anticipates 800,000 gallons of sewerage flow per day and no additional impacts associated with the revised Specific Plan.*

Cumulative Effects

No change in the cumulative effects is anticipated from the revised Specific Plan.

3.11.1.2 Mitigation Measures

No additional mitigation measures are required.

3.11.1.3 Unavoidable Significant Environmental Effects

The revised Specific Plan will not result in any additional unavoidable significant environmental effects.

3.11.2 Water

3.11.2.1 Impacts

No additional impacts associated with the revised Specific Plan have been identified as the water usage will remain unchanged.**

* Albert A. Webb and Associates, ECSD Wastewater Collection System, in a telephone conversation dated September 3, 1982.

** Water usage as well as sewage generation was based on land use type and acreage. Albert A. Webb and Associates, September 3, 1982.



Cumulative Effects

No additional cumulative effects associated with the revised Specific Plan have been identified.

3.11.2.2 Mitigation Measures

No additional mitigation measures are required.

3.11.2.3 Unavoidable Significant Environmental Effects

No additional unavoidable significant environmental effects associated with the revised Specific Plan have been identified.

3.11.3 Solid Waste

3.11.3.1 Impacts

The revised Specific Plan would generate approximately 90,645 pounds of solid waste per day representing a 32 percent increase over the project which was discussed in the EIR based on the following calculation:

<u>Planning Area</u>	<u>Generation Factor</u>	<u>Total</u>
1	2 lbs/day/100 ft ²	26,000
2	2 lbs/day/100 ft ²	5,445
3a	2 lbs/day/100 ft ²	4,500
3b	5 lbs/day/100 ft ²	11,200
4	1 lbs/day/100 ft ²	1,600
5	1 lbs/day/100 ft ²	1,350
6	2 lbs/day/200 ft ²	2,600
7	1 lbs/day/100 ft ²	1,350
8	2 lbs/day/100 ft ²	<u>36,600</u>
	TOTAL	90,645



The revised Specific Plan would increase the amount of solid waste being disposed at the Badlands Disposal Site (receiving 60 to 75 tons/day)* by approximately 60 to 75 percent.

If dozer is being used at the Badlands Disposal Site, the revised Specific Plan would generate between 101 to 113 cubic yards of compacted solid waste per day.

Cumulative Effects

The revised Specific Plan would increase the total generated solid waste from cumulative development by approximately three percent, which will decrease the life expectancy of existing landfills in Riverside County.

3.11.3.2 Mitigation Measures

No additional mitigation measures are required.

3.11.3.3 Unavoidable Significant Environmental Effects

The revised Specific Plan will generate additional solid waste which will decrease the life expectancy of existing landfills in Riverside County.

* Raymond E. Johnson, Waste Disposal Engineer, Riverside County, in a telephone conversation with Ultrasystems on September 3, 1982.



3.12 Public Facilities

3.12.1 Fire Protection

3.12.1.1 Impacts

The County Fire Department is currently understaffed at the Edgemont, Sunnymead and Highgrove Stations.* The revised Specific Plan would result in an increase in the demand for fire protection (25 percent greater density than the project discussed in the EIR).

Cumulative Effects

The revised Specific Plan will indirectly contribute to the cumulative demand for fire protection services, by increasing the population growth. Fire Station needs are based on one station for every 3,000 residential dwelling units.

3.12.1.2 Mitigation Measures

No additional mitigation measures are required.

3.12.1.3 Unavoidable Significant Environmental Effects

The revised Specific Plan would increase the impact to existing fire protection facilities.

3.12.2 Police Protection

3.12.2.1 Impacts

The revised Specific Plan would result in an increase in the demand for police services.

* Engineer Mike Gray, Riverside County Fire Department, Planning Officer, in a telephone conversation on September 7, 1982.



Cumulative Effects

The revised Specific Plan will indirectly contribute to the cumulative demand for police protection service by increasing the population growth. Police protection needs are based on one field officer for each 4,000 persons.

3.12.2.2 Mitigation Measures

No additional mitigation measures are required.

3.12.2.3 Unavoidable Significant Environmental Effects

The revised Specific Plan is anticipated to produce an increase in crime in the project area due to the increase in building density and people.* Additional Sheriff personnel may be required.

3.12.3 Health Care

3.12.3.1 Impacts

The increase in population growth resulting from the revised Specific Plan is not anticipated to have a significant impact on Riverside hospitals.

Cumulative Effects

The increase in population growth resulting from the revised Specific Plan will add to the cumulative effects on health care facilities.

3.12.3.2 Mitigation Measures

No mitigation measures are proposed.

* Sheriff Ben Clark, Riverside County Sheriff Department, in a telephone conversation with Michelle Brennan on September 3, 1982.



3.12.2.3 Unavoidable Significant Environmental Effects

No unavoidable adverse impacts are anticipated.

3.12.4 Parks and Recreation

3.12.4.1 Impacts

~~The additional 30 percent increase in employees generated by~~
the revised Specific Plan is not expected to result in a demand which would significantly impact the existing setting.

Cumulative Effects

The increased population growth associated with the revised Specific Plan in conjunction with other developments in the area could have a cumulative impact on existing park facilities in the area.

3.12.4.2 Mitigation Measures

No mitigation measures are necessary.

3.12.4.3 Unavoidable Significant Environmental Effects

No unavoidable adverse impacts are anticipated.



3.13 Utilities

3.13.1 Electrical Consumption

3.13.1.1 Impacts

Electrical consumption by the revised Specific Plan at complete buildout is estimated to be approximately 179,858,575 KWH per year based on the following calculations which represents a 29 percent increase over the project discussed in the EIR.

No significant environmental impacts are anticipated as a result of the revised Specific Plan.

Cumulative Effects

Electrical consumption by the cumulative projects will be increased by approximately five percent.

Electrical Consumption

<u>Planning Area</u>	<u>Generation Factor KWH/sq.ft./year</u>	<u>Total KWH Annually</u>
1.	33.3	43,290,000
2.	27.3	7,432,425
3a.	47.8	10,755,000
3b.	26.0	5,824,000
4.	34.2	5,472,000
5.	34.2	4,446,000
6.	47.8	6,214,000
7.	34.2	4,617,000
8.	50.1	91,683,000
	TOTAL	179,858,575



3.13.1.2 Mitigation Measures

No additional mitigation measures are required.

3.13.1.3 Unavoidable Significant Environmental Effects

No significant environmental effects are anticipated.

3.13.2 Natural Gas

3.13.2.1 Impacts

The estimated gas consumption for the revised Specific Plan at complete buildout is estimated to be approximately 57,396,500 cubic feet per month based on the following calculations, which represents a 20 percent increase over the project discussed in the EIR. This increase will not have a significant impact on Southern California Gas Company's ability to provide natural gas to the development.*

Cumulative Effect

The revised Specific Plan will increase the natural gas consumption by the cumulative projects previously estimated in the EIR by approximately two percent.

3.13.2.2 Mitigation Measures

No additional mitigation measures are required.

3.13.2.3 Unavoidable Significant Environmental Effects

No significant unavoidable adverse impacts are anticipated.

* R. N. Riddel, Southern California Gas Company, July 7, 1980.



Natural Gas Consumption

<u>Planning Area</u>	<u>Generation Factor</u>	<u>Total Cubic Feet/Month</u>
1.	20 ft ³ /ft ² /mo.	26,000,000
2.	20 ft ³ /ft ² /mo.	5,445,000
3a.	20 ft ³ /ft ² /mo.	4,500,000
3b.	50 ft ³ /ft ² /mo.	11,200,000
4.	3.5 ft ³ /ft ² /mo.	560,000
5.	3.5 ft ³ /ft ² /mo.	455,000
	25 ft ³ /ft ² /mo.	
	(Restaurant	125,000
6.	20 ft ³ /ft ² /mo.	2,600,000
7.	3.5 ft ³ /ft ² /mo.	472,500
8.	3.3 ft ³ /ft ² /mo.	6,039,000
	Total	57,396,500

3.13.3 Telephone

3.13.3.1 Impacts

Pacific Telephone and General Telephone do not anticipate any significant environmental impacts as a result of the revised Specific Plan.*

Cumulative Effects

No cumulative effects are anticipated.

* Gene Aughtry, Facility Engineer, Pacific Telephone and R. L. Baker, Resident Engineer, General Telephone, in a telephone conversation dated September 3, 1982.



3.13.3.2 Mitigation Measures

No mitigation measures are proposed.

3.13.3.3 Unavoidable Significant Environmental Effects

No significant unavoidable adverse impacts are anticipated.



3.14 Archaeological Resources

3.14.1 Impacts

No impacts to archaeological resources will result from the revised Specific Plan.

3.14.2 Mitigation Measures

No mitigation measures are required.

3.14.3 Unavoidable Significant Environmental Effects

No unavoidable significant environmental effects are anticipated.



3.15 Paleontological Resources

3.15.1 Impacts

No impacts to paleontological resources are anticipated by the development of the revised Specific Plan.

3.15.2 Mitigation Measures

No additional mitigation measures are required.

3.15.3 Unavoidable Significant Environmental Effects

No unavoidable significant environmental effects are anticipated.



3.16 Energy Conservation

3.16.1 Impacts

Anticipated development on the project site in accordance with the revised Specific Plan would result in a 29 percent increase in electrical consumption and a 20 percent increase in natural gas consumption.

Cumulative Effects

The revised Specific Plan would result in a cumulative incremental increase of five percent in the demand for electricity and two percent for natural gas.

3.16.2 Mitigation Measures

No additional mitigation measures are required.

3.16.3 Unavoidable Significant Environmental Effects

The revised Specific Plan would result in an incremental increase in the demand for available energy resources.



3.17 City of Moreno Valley

3.17.1 Impacts

The revised Specific Plan will result in an increased revenue anticipated to the City as described in Section 3.19, Fiscal Analysis.

3.17.2 Mitigation Measures

Since no negative impacts were identified, no mitigation measures are deemed necessary.

3.17.3 Unavoidable Significant Environmental Effects

No unavoidable adverse impacts have been identified or are anticipated.



3.18 March Air Force Base

3.18.1 Impacts

No additional impacts associated with the revised Specific Plan have been identified.

Cumulative Effects

No additional cumulative effects associated with the revised Specific Plan have been identified.

3.18.2 Mitigation Measures

No mitigation measures are required.

3.18.3 Unavoidable Significant Environmental Effects

No unavoidable significant environmental effects associated with the revised Specific Plan have been identified.



3.19 Fiscal Analysis

3.19.1 Impacts

The major sources of revenue anticipated to be impacted by the revised Specific Plan are:

- Property Tax
- Sales Tax
- Franchise Tax
- Transient Occupancy Tax

Property Tax

The revised Specific Plan will result in an estimated property tax increase of 20 percent as a result of the increase in project square footage.

Sales Tax

The revised Specific Plan will result in an estimated sales tax increase of 12 percent as a result of the increase in the square footage of highway commercial uses.

Franchise Tax

The estimated Franchise Tax revenue associated with the electricity and natural gas consumption of the revised Specific Plan is estimated to increase by approximately 29 percent and 20 percent respectively.

Transient Occupancy Tax

The revised Specific Plan indicates an increase in hotel square footage, however, the number of rooms has been adjusted to



approximately 250 which is a 16 percent reduction which will also be reflected in the total Transient Occupancy Tax.

Public Service Cost Impacts

An incremental increase in public service costs associated with the additional square footage of the revised Specific Plan have been identified.

Summary

The revised Specific Plan is estimated to have a positive fiscal impact for the County of Riverside governmental financing structure.

3.19.2 Mitigation Measures

No mitigation measures are required.

3.19.3 Unavoidable Adverse Impacts

No unavoidable adverse impacts have been identified, or are anticipated.