

## 8.6 Land Use

This section provides an inventory of existing and designated land uses in the vicinity of the SVEP and an analysis of the effects of the project on land use. For purposes of this analysis, the affected environment study area is defined as those areas within 1 mile of the proposed SVEP site and within 0.25 mile of the proposed linear facilities. Section 8.6.1 describes the existing environment that could be affected, including agricultural use and soil types. Section 8.6.2 identifies potential environmental effects, if any, from project development. Section 8.6.3 discusses cumulative effects. Section 8.6.4 presents mitigation measures. Section 8.6.5 presents the LORS applicable to land use. Section 8.6.6 describes the required permits and provides agency contacts. Section 8.6.7 provides the references used to develop this section.

### 8.6.1 Affected Environment

#### 8.6.1.1 Existing Land Uses within the Study Area

The project site is located in a rural area approximately 2.5 miles northeast of unincorporated Sun City and 1.3 miles southeast of unincorporated Romoland in Riverside County. Much of the area within a 1-mile radius has been, or is being, developed into residential, commercial, and industrial land uses.

The SVEP site is located approximately 900 feet west of Menifee Road, just south of the BNSF Railroad line and Matthews Road. The SVEP property consists of five parcels of land totaling approximately 37 acres: Assessor's Parcel Numbers (APN) 331-250-008, 331-250-014, 331-250-018, 331-250-019, and 331-250-020. The project would be developed on two of the parcels (APNs 331-250-019 and 331-250-020).

The project site is currently used for agricultural purposes (wheat production). Adjacent land to the west, northeast, and southeast of the project site is also in agricultural land use or is undeveloped open space. A parcel adjacent to the southeastern corner of the project parcel is a rural residence with storage of farm and construction material and trailers. Land uses to the west and southwest of the project site within a 1-mile radius include agriculture (active and fallow), undeveloped open space, and a few rural residences. East of the project site, on the east side of Menifee Road and south of the BNSF line, the land has been graded in preparation for construction of a residential subdivision. Land to the east and northeast of the project site, east of Menifee Road, and north of the BNSF railroad line, is currently in agricultural production or is being graded for development.

Northeast of the project site, the developed parcels near the Menifee Road/State Route 74 (SR 74) intersection are commercial and industrial land uses; the undeveloped parcels there are open space. The SCE Valley Substation is located north of the project site on the north side of the BNSF railroad line as are a wood chipping (recycling) facility, the Inland Empire Energy Center (being constructed), and several other industrial land uses. Land uses to the north of SR 74 within the 1-mile radius consist of residential, commercial, agricultural, and undeveloped open space.

Figure 8.6-1 depicts existing land uses within a 1-mile radius of the project site.

Portions of two of the three County Eligible Scenic Highways in the Sun City/Menifee Valley Area Plan are located within the study area. They are McCall Boulevard from I-215 on the west to Menifee Road on the east, and Menifee Road from McCall Boulevard to the northern boundary of the Area Plan. No cultural, historical, unique, or natural resource protection areas are located at the project site or within the study area. A cement processing plant is located approximately 0.7 mile northwest of the project site.

The project site and most of the surrounding area within a 1-mile radius are mapped as Farmland of Local Importance by the California Department of Conservation's Farmland Mapping and Monitoring Program (FMMP). Also within the 1-mile radius are Prime Farmland (approximately 2,200 feet north and 3,600 feet southeast), Farmland of Statewide Importance (approximately 2,300 feet northwest), Unique Farmland (approximately 4,000 feet southwest), and Urban and Built-Up Land or Other Land (California Department of Conservation [CDC], 2004). The project site does not have a Williamson Act contract (LaFontaine, 2005). Figure 8.11-1 in Section 8.11 (Soils and Agriculture) shows farmland classes within 1 mile of the SVEP site.

There are currently no open and operating schools located within a 1-mile radius of the project site. The Boulder Ridge K-8 School is currently being constructed approximately 0.52 mile southwest of the project site.

There is one place of worship within a 1-mile radius of the project site; the Believers Bible Church, 28480 SR 74, in Romoland. It is approximately 0.66 mile from the project site.

### **8.6.1.2 General Plan Land Use Designations within the Study Area**

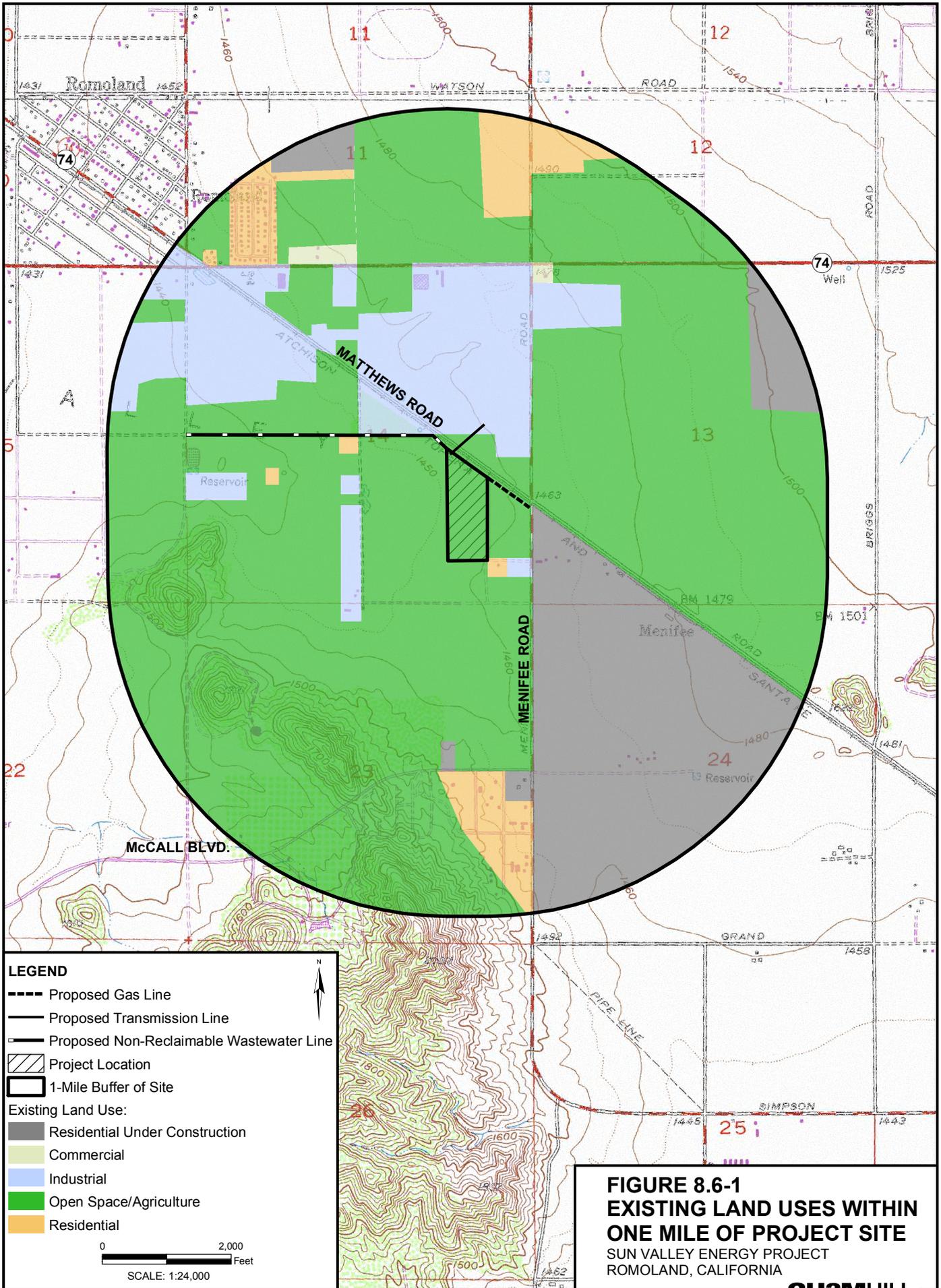
The Riverside County General Plan, Sun City/Menifee Valley Area Plan land use designations within a 1-mile radius of the project site are listed in Table 8.6-1. The distribution of these land uses relative to the project site is shown on Figure 8.6-2.

The proposed project is analyzed in this AFC in terms of its conformity with land use designations and policies described in the Riverside County General Plan and the Sun City/Menifee Valley Area Plan because the project is located in an unincorporated area and is entirely within Riverside County's jurisdiction.

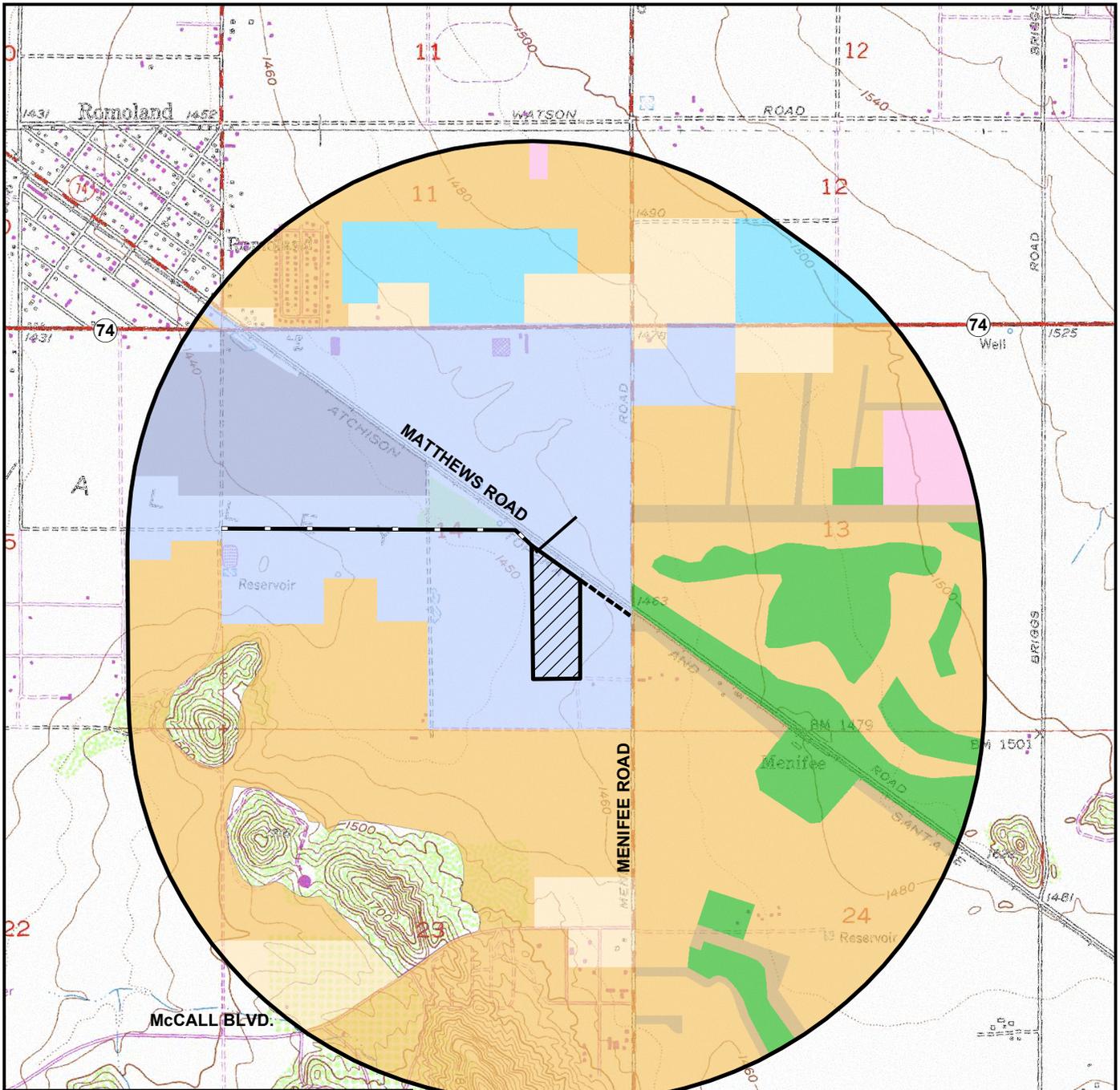
The power plant site is situated on land designated Industrial according to the Sun City/Menifee Valley Area Plan. The transmission line, gas line, and non-reclaimable wastewater line cross land designated Light Industrial.

### **8.6.1.3 Zoning Designations within the Study Area**

The zoning designations for land that is within a 1-mile radius of the project site are listed in Table 8.6-2. The distribution of the zoning districts relative to the project site is shown on Figure 8.6-3.



**FIGURE 8.6-1**  
**EXISTING LAND USES WITHIN**  
**ONE MILE OF PROJECT SITE**  
 SUN VALLEY ENERGY PROJECT  
 ROMOLAND, CALIFORNIA

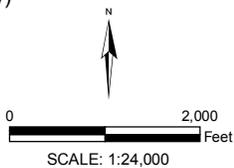


**LEGEND**

- Proposed Gas Line
- Proposed Transmission Line
- Proposed Non-Reclaimable Wastewater Line
- ▨ Project Location
- ▭ 1-Mile Buffer of Site

**General Plan Land Use Designations**

- Business Park
- Commercial
- Conservation
- Industrial (Heavy)
- Industrial (Light)
- Not Designated
- Open Space
- Public Facilities
- Residential



**FIGURE 8.6-2  
GENERAL PLAN DESIGNATIONS  
WITHIN ONE MILE OF PROJECT SITE**  
SUN VALLEY ENERGY PROJECT  
ROMOLAND, CALIFORNIA

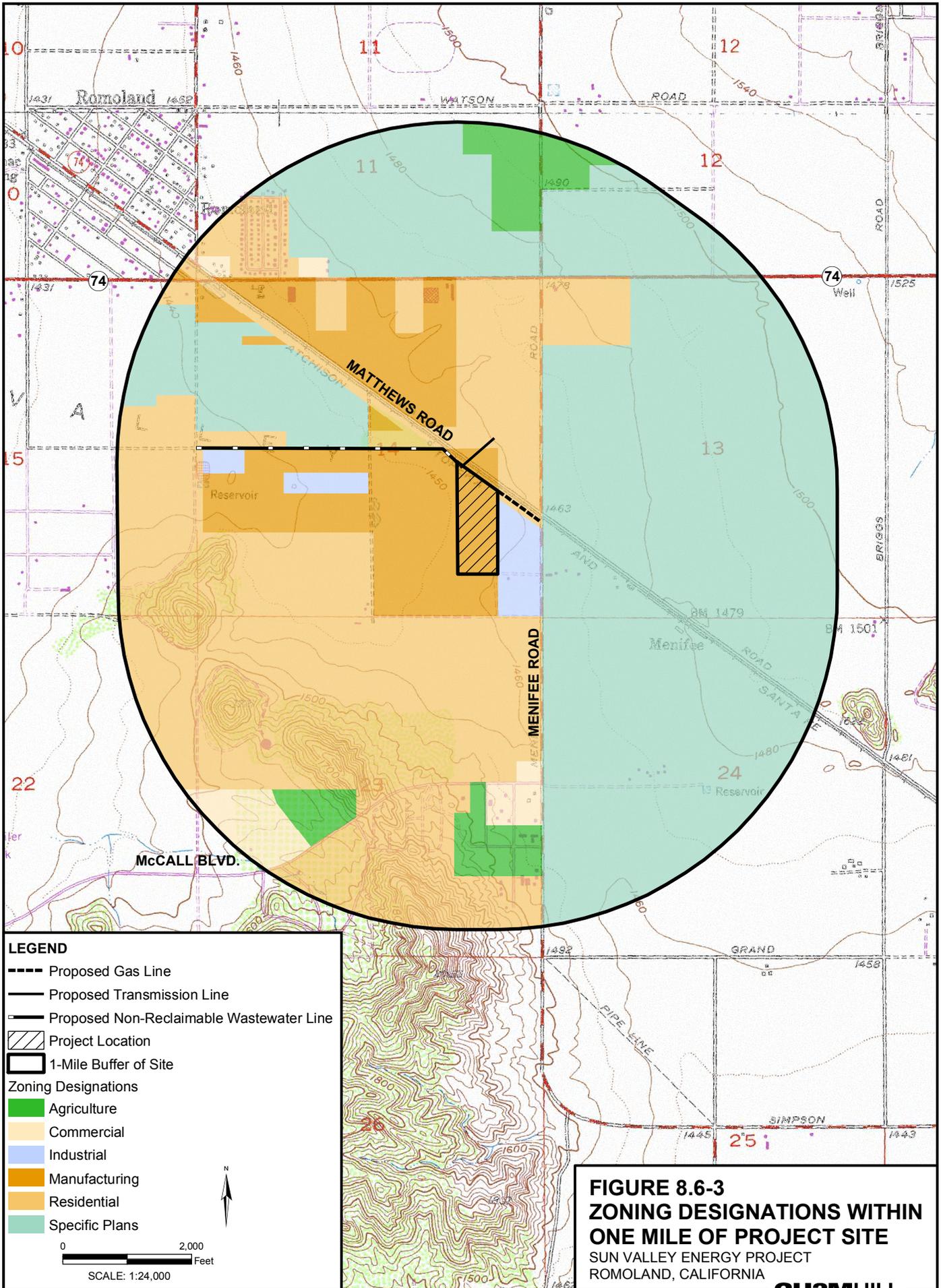


TABLE 8.6-1  
General Plan Land Use Designations and Allowable Uses Within a 1-mile Radius of the Project Site

Land Use Designation	Allowable Uses
<b>Riverside County, Sun City/Menifee Valley Area Plan</b>	
Residential	Includes residential land uses of various densities: Estate Density Residential (2-acre minimum lot size); Very Low Density Residential (1-acre minimum lot size); Low Density Residential (½-acre minimum lot size); Medium Density Residential (2-5 dwelling units per acre); Medium High Density Residential (5-8 dwelling units per acre); High Density Residential (8-14 dwelling units per acre); Very High Density Residential (14-20 dwelling units per acre); Highest Density Residential (20+ dwelling units per acre).
Commercial	Includes Commercial Retail, Commercial Tourist, and Commercial Office.
Business Park	Includes employee intensive uses (research and development, technology centers, corporate office, "clean" industry, and supporting retail uses).
Public Facilities	Includes civic uses such as County administrative buildings and schools.
Industrial	Includes: Light Industrial (warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses), and Heavy Industrial (more intense industrial activities that generate significant impacts such as excessive noise, dust, and other nuisances).
Open Space	Includes parks, recreational, and conservation purposes.
Conservation	Includes lands set aside for open space for natural hazard protection, and natural and scenic resource preservation.
Not Designated	Includes lands not designated by the Sun City/Menifee Valley Area Plan.

Source: Riverside County, 2003a.

The power plant site is situated on land designated Manufacturing-Service Commercial according to Riverside County zoning. The transmission line crosses land zoned Manufacturing and Residential. The gas line follows the boundary between Industrial- and Residential-zoned land. The non-reclaimable wastewater line crosses land zoned Manufacturing, and follows the boundaries between land zoned Residential/Manufacturing, Manufacturing/Specific Plans, and Residential/Industrial.

#### 8.6.1.4 Recent Discretionary Reviews by Public Agencies

Projects that have undergone discretionary review within the past 18 months by Riverside County or the California Energy Commission that are located within 1 mile of the proposed project site include the following:

- Inland Empire Energy Center
- Boulder Ridge K-8 School
- McCall Canyon residential subdivision located on McCall Boulevard
- A shopping center on McCall Boulevard near Menifee Road
- Woodside residential subdivision located near Menifee Road and McCall Boulevard

TABLE 8.6-2  
Zoning Designations Within a 1-Mile Radius of the Project Site

Zoning Designation
<b>Riverside County</b>
Residential
Commercial
Industrial (the project site is zoned Industrial Park [I-P], which is a planned industrial area with special attention to circulation, parking, utility needs, aesthetics, and compatibility. Development is subject to area site improvement, landscaping, and performance standards. All development requires Plot Plan approval. Limited uses allowed with Conditional Use Permit approval).
Manufacturing (the project site is zoned Manufacturing – Service Commercial [M-SC], which allows most light manufacturing and industrial uses defined under the Standard Industrial Classification [SIC] Code with Plot Plan approval. Uses include food, textile, metal, lumber and wood, leather, chemical products, machinery, electrical equipment, services to selected commercial uses, and caretakers' residences).
Controlled Development
Specific Plans
Agriculture
Open Space

Source: Riverside County, 2005.

- A residential subdivision on east side of Menifee Road east of the project site
- A residential subdivision near SR 74 and Briggs Road intersection
- A residential subdivision near McLaughlin Road and Briggs Road intersection
- Menifee Road Widening south of project site to Simpson Road

### 8.6.1.5 Future Growth Trends

Land use and growth trends identified for the study area are based on current General Plan land use plan and approved development projects within that area. A comparison of the existing land use map (Figure 8.6-1) with the General Plan land use designation map (Figure 8.6-2) shows that the study area is currently undergoing planned suburban development, and that the area is intended to be developed into a mixture of residential, commercial, and industrial land uses. The project setting is changing from a rural residential/agricultural to a suburban setting. New developments in the area will include industry, commercial, and residential uses and probably substantial increases in population.

## 8.6.2 Environmental Consequences

### 8.6.2.1 Significance Criteria

Significance criteria for impacts to land use were determined through review of applicable state and local regulations. Because an AFC prepared under the Warren-Alquist Act is equivalent to a CEQA review, the following criteria developed from the CEQA Guidelines and the CEQA Checklist were used to evaluate potential environmental impacts of the project:

- Will the project physically divide an established community?

- Will the project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?
- Will the project conflict with any applicable habitat conservation plan or natural community conservation plan?
- Will the project convert prime farmland, unique farmland, or farmland of statewide importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?
- Will the project involve other changes in the existing environment which, given their location and nature, could result in conversion of Farmland to nonagricultural use?

### 8.6.2.2 Potential Effects on Land Use During Project Construction and Operation

The presence of the proposed project would not physically divide the local unincorporated area within Riverside County. The project is being sited in an area that is developing from a rural residential and agricultural community to a suburban residential, commercial, and industrial area. The Inland Empire Energy Center (an 810-megawatt [MW] power plant) is currently being constructed approximately 0.5 mile to the northwest of the proposed SVEP, and the Valley Substation is located approximately 600 feet north of the proposed SVEP. As such, the site is located near other similar industrial land uses, and the proposed use would be compatible with the existing and proposed surrounding uses.

Implementation of the project would result in an industrial development being constructed in unincorporated Riverside County on land that is General Plan-designated as Light Industrial, and is zoned Manufacturing-Service Commercial (M-SC). The project constitutes the type of development and land use planned by the County in its land use designations and policies in the Sun City/Menifee Valley Area Plan. The project is consistent with current land use and zoning designations for the site. Based on the land use designations and goals and objectives of the County General Plan Sun City/Menifee Area Land Use Plan, the project site is planned to be used for industrial and/or manufacturing purposes.

In 2003, Riverside County adopted the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The MSHCP allows the County to “take” plant and animal species within identified areas through the local land use planning process. Implementation of the proposed project would not conflict with the biological resources policies listed in the Riverside County General Plan, Sun City/Menifee Valley Area Plan, and is not expected to conflict with the goals of the MSHCP. The project site is classified as “developed and disturbed land” under the MSHCP. It is not located within or near any of the core or linkage areas designated under the MSHCP for sensitive species. It is located in an area designated as potential burrowing owl habitat, requiring preconstruction surveys (see Section 8.2, Biological Resources).

The project site and most of the surrounding area within a 1-mile radius are designated as Farmland of Local Importance by the California Department of Conservation. Also within the 1-mile radius are Prime Farmland (approximately 2,200 feet north and 3,600 feet

southeast), Farmland of Statewide Importance (approximately 2,300 feet northwest), Unique Farmland (approximately 4,000 feet southwest), and Urban and Built-Up Land or Other Land. Implementation of the SVEP would result in the permanent conversion of 22.9 acres of Farmland of Local Importance to nonagricultural use. This land use conversion is less than 0.001 percent of the total acres of Farmland of Local Importance in Riverside County. In addition, the project site does not have a Williamson Act contract, and project implementation would not involve other changes in the environment that could result in the conversion of farmland to nonagricultural use.

Although two County Eligible Scenic Highways are located within the study area, project implementation would not adversely affect the ability of those highways to be designated scenic. The project site is designated for industrial and manufacturing land uses, so the site would be developed into such uses with or without implementation of the proposed project.

### **8.6.2.3 Compatibility with Land Uses and Planning Policies**

#### **8.6.2.3.1 Existing Land Use and Designated Land Use Compatibility**

The existing nearby land uses and the Riverside County General Plan land use designation are Industrial. The Riverside County zoning designation of the project site is Manufacturing-Service Commercial, which includes most light manufacturing and industrial uses defined under the SIC Code with Plot Plan approval. The proposed project is considered an industrial land use. Therefore, the proposed use is both consistent and compatible with existing and planned land uses for the project site.

#### **8.6.2.3.2 Conformity with Laws, Ordinances, Regulations, and Standards**

The proposed project conforms to the goals and policies of applicable plans. Table 8.6-3 summarizes the project's conformity with these plans. As the table shows, the project is in conformity with all but one of the County's policies.

### **8.6.3 Cumulative Impacts**

The CEQA Guidelines (Section 15355) define cumulative impacts as "two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts."

The CEQA Guidelines further note that:

The cumulative impact from several projects is the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor, but collectively significant, projects taking place over a period of time.

As discussed above, the proposed project conforms to all of the County's major goals and objectives for industrial development and will be sited in an area reserved for such purposes. The proposed project is consistent with the current land use designation and zoning district for the site, conforms with all of the land use policies relevant to the project, and will require the issuance of a use permit or conditional use permit. Therefore, the proposed project will not contribute to a cumulative impact on land uses in the project vicinity.

TABLE 8.6-3  
Sun Valley Energy Project Land Use Conformity with Applicable Plans and Policies

Element	Goal/Objectives/Policy	Conformity?
<b>Riverside County General Plan</b>		
<p>Riverside County lies east of Orange County, north of San Diego and Imperial Counties, and south of San Bernardino and Los Angeles Counties. It is the fourth largest county in the state, encompassing approximately 7,400 square miles. It includes dense urban cities, suburban areas, resorts, rural communities, agricultural communities, equestrian communities, and sparsely populated outposts.</p>		
<b>Land Use</b>	Policy LU 2.1: Accommodate land use development in accordance with the patterns and distribution of use and density depicted on the General Plan Land Use Map and the Area Plan Land Use Maps.	Yes. The proposed project would be located in a designated area that would allow for development of a power plant and associated facilities.
	Policy LU 6.1: Require land uses to develop in accordance with the General Plan and area plans to ensure compatibility and minimize impacts.	Yes. The proposed project would be located in a designated area that would allow for development of a power plant and associated facilities.
	<p>Policy LU 6.2: Direct public, educational, religious, and utility uses established to serve the surrounding community toward those areas designated for Community Development and Rural Community uses on the applicable Area Plan land use maps. These uses may be found consistent with any of the Community Development, Rural Community, or Rural foundation designations, including the Rural Village Overlay, as well as the Open Space – Rural and Agriculture designations, under the following conditions:</p> <ol style="list-style-type: none"> <li>a. The facility is compatible in scale and design with surrounding land uses, and does not generate excessive noise, traffic, light, fumes, or odors that might have a negative impact on adjacent neighborhoods.</li> <li>b. The location of the proposed use will not jeopardize public health, safety, and welfare, or the facility is necessary to ensure the continual public safety and welfare.</li> </ol>	<p>Yes. The proposed project would not be located in an area designated as Community Development or Rural Community; however, it would be located in areas designated for Industrial and Manufacturing uses. The proposed project would be compatible in scale and type of development with the nearby Inland Empire Energy Center, the SCE Valley Substation, and other nearby industrial developments. Discussions of potential noise, traffic, light, and fumes/odors are included in other sections (Noise, Traffic and Circulation, Visual Resources, and Air Quality) of this AFC. The project's potential effects on the health, safety, and welfare of the public is discussed in Section 8.5, Hazards and Hazardous Materials, of this AFC.</p>
	Policy LU 13.4: Maintain at least a 50-foot setback from the edge of the right-of-way for new development adjacent to Designated and Eligible State and County Scenic Highways.	Yes. The location of the project would be well beyond the required 50-foot setback from Menifee Road.

TABLE 8.6-3  
Sun Valley Energy Project Land Use Conformity with Applicable Plans and Policies

Element	Goal/Objectives/Policy	Conformity?
	<p>Policy LU 13.5: Require new or relocated electric or communication distribution lines, which would be visible from Designated and Eligible State and County Scenic Highways, to be placed underground.</p>	<p>Yes. The project's transmission line will be visible from Menifee Road, an Eligible County Scenic Road. The project's transmission line, however, is not a low-voltage distribution line, it is a high voltage (115-kilovolt [kV]) transmission/supply line to the SCE Valley Substation. The project line makes a short connection to the Valley Substation, which is an area that contains several large transmission lines, including lines paralleling and crossing Menifee Road.</p>
<p><b>Sun City/Menifee Valley Area Plan</b></p>		
<p>The Menifee Valley is the home of the Sun City retirement community, resulting in suburban and rural community expansion in the area. This area is one of the major growth areas in western Riverside County. The Sun City/Menifee Valley Area Plan is within the Third Supervisorial District.</p>		
<p><b>Land Use</b></p>	<p><b>Community Center Policy SCMVAP 7.1:</b> Ensure that development pursuant to the Community Center Overlay adheres to those policies listed in the Community Centers Area Plan Land Use Designation section of the Land Use Element.</p>	<p>Yes. The project would not affect the County's ability to ensure that development within the Community Center Overlay areas occurs. The proposed project is not located within a Community Center Overlay area.</p>
	<p><b>Community Center Policy SCMVAP 7.2:</b> Provide incentives such as density bonuses and regulatory concessions to property owners and developers to facilitate the development of the Community Center as designated on the Sun City/Menifee Valley Area Plan Land Use Plan, Figure 3.</p>	<p>Yes. The project would not affect the County's ability to provide incentives to facilitate Community Center development. The proposed project is not located within a Community Center Overlay area.</p>
	<p><b>Third and Fifth Supervisorial District Design Standards and Guidelines Policy SCMVAP 8.1:</b> Adhere to development standards established in the Standards and Guidelines.</p>	<p>Yes. The project would not affect the County's ability to adhere to the development standards and guidelines in the third and fifth Supervisorial district.</p>
	<p><b>Public Facilities and Services Policy SCMVAP 9.1:</b> Ensure adequate and available public facilities and services through adherence to the General Plan Land Use Element.</p>	<p>Yes. The project would not affect the County's ability to provide public facilities and services.</p>

TABLE 8.6-3  
Sun Valley Energy Project Land Use Conformity with Applicable Plans and Policies

Element	Goal/Objectives/Policy	Conformity?
	<b>Public Facilities and Services Policy SCMVAP 9.2:</b> Coordinate the expansion of public facilities and services with transportation system planning efforts through adherence to the General Plan Circulation Element.	Yes. The project would not affect the County's ability to coordinate the expansion of public facilities and services.
	<b>Public Facilities and Services Policy SCMVAP 9.3:</b> Coordinate development with appropriate school districts on the basis of 10 acres for an elementary school; 20 acres for a middle school; and 40 acres for a high school, unless modified by the school district.	Yes. The project would not affect the County's ability to develop schools.
	<b>Neighborhood Commercial Policy SCMVAP 10.1:</b> Encourage neighborhood-serving commercial uses in the vicinity of Mt. San Jacinto Community College that serve the college, as well as adjacent residential areas.	Yes. The project would not affect the County's ability to encourage certain uses in the vicinity of Mt. San Jacinto Community College and adjacent areas.
	<b>McCall Boulevard Corridor Policy SCMVAP 11.1:</b> Permit this area to be developed through individual site applications if each application demonstrates that it will accommodate the following:  a. A coordinated access and flooding mitigation plan that will limit the number of access points to McCall Boulevard; and  b. Address compatibility with surrounding land uses.	Yes. The project would not affect the County's ability to manage development along the McCall Boulevard corridor.
	<b>McCall Boulevard Corridor Policy SCMVAP 11.2:</b> Require limited grading along the edge of the Rural Mountainous designated land south of McCall Boulevard.	Yes. The project would not affect development south of McCall Boulevard.
	<b>McCall Boulevard Corridor Policy SCMVAP 11.3:</b> Restrict encroachment of commercial buildings into the Rural Mountainous designated land south of McCall Boulevard.	Yes. The project would not affect development south of McCall Boulevard.
	<b>McCall Boulevard Corridor Policy SCMVAP 11.4:</b> Require the grading plan for development adjacent to natural slopes to "feather" graded and natural slopes to create a natural continuity of slope rather than rigid terraces.	Yes. The project would not affect development adjacent to natural slopes.

TABLE 8.6-3  
Sun Valley Energy Project Land Use Conformity with Applicable Plans and Policies

Element	Goal/Objectives/Policy	Conformity?
	<p><b>Mt. Palomar Nighttime Lighting Policy SCMVAP 12.1:</b> Adhere to the County lighting requirements for standards that are intended to limit light leakage and spillage that may interfere with the operations of the Palomar Observatory.</p>	<p>Yes. The project would not affect the operations of the Palomar Observatory.</p>
<b>Riverside County Zoning</b>		
	<p><b>11.4 Development Standards. The following standards of development are required in the M-SC Zone:</b></p> <p>a. Lot Size. The minimum lot size shall be 10,000 square feet with a minimum average width of 75 feet, except that a lot size not less than 7,000 square feet and an average width of not less than 65 feet may be permitted when sewers are available and will be utilized for the development.</p>	<p>Yes. The project site is more approximately 20 acres, and is more than 600 feet wide.</p>
	<p>b.Setbacks.</p> <p>(1) Where the front, side, or rear yard adjoins a lot zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, or W-2-M, the minimum setback shall be 25 feet from the property line.</p> <p>(2) Where the front, side, or rear yard adjoins a lot with zoning classification other than those specified in paragraph (1) above, there is no minimum setback.</p> <p>(3) Where the front, side, or rear yard adjoins a street, the minimum setback shall be 25 feet from the property line.</p> <p>(4) Within the exception of those portions of the setback area for which landscaping is required by Subsection e. below, the setback area may only be used for driveways, automobile parking, or landscaping. A setback area which adjoins a street separating it from a lot with a zoning classification other than those specified in paragraph (1) above, may also be used for loading docks.</p>	<p>Yes. The project will comply with all of the setback requirements.</p>

**TABLE 8.6-3**  
Sun Valley Energy Project Land Use Conformity with Applicable Plans and Policies

Element	Goal/Objectives/Policy	Conformity?
	<p>c. Height Requirements. The height of structures, including buildings, shall be as follows:</p> <p>(1) Structures shall not exceed 40 feet at the yard setback line.</p> <p>(2) Buildings shall not exceed 50 feet unless a height up to 75 feet is approved pursuant to Section 18.34 of this ordinance.</p> <p>(3) Structures other than buildings shall not exceed 50 feet unless a height up to 105 feet is approved pursuant to Section 18.34 of this ordinance.</p> <p>(4) Broadcasting antennas shall not exceed 50 feet unless a greater height is approved pursuant to Section 18.34 of this ordinance.</p>	<p>Yes. Project buildings will be 25 feet high or less. The tallest structures, the exhaust stacks, will be 90 feet high.</p>
	<p>d. Masonry Wall. Prior to occupancy of any industrial use permitted in this article, a 6-foot-high solid masonry wall or combination landscaped earthen berm and masonry wall shall be constructed on each property line that adjoins any parcel specifically zoned for residential use, unless otherwise approved by the hearing officer or body.</p>	<p>Yes. There are no adjoining parcels that are zoned residential.</p>
	<p>e. Landscaping.</p> <p>(1) A minimum of 10 percent of the site proposed for development shall be landscaped and irrigated.</p> <p>(2) A minimum 10-foot strip adjacent to street right-of-way lines shall be appropriately landscaped and maintained, except for designated pedestrian and vehicular access ways. Said landscaped strip shall not include landscaping located within the street right-of-way.</p> <p>(3) A minimum 20-foot strip adjacent to lots zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, or W-2-M, or separated by a street from a lot with said zoning, shall be landscaped and maintained, unless a tree screen or other buffer treatment is approved by the hearing officer or body. However, in no case shall said landscaping be less than 10 feet wide excluding curbing.</p>	<p>Yes. Buffer areas in the setback surrounding the project site total more than 2.5 acres which is more than 10 percent of the 20-acre total. The project will meet the landscaping requirement along Junipero Road. There are no residential zones adjacent to the project.</p>

TABLE 8.6-3  
Sun Valley Energy Project Land Use Conformity with Applicable Plans and Policies

Element	Goal/Objectives/Policy	Conformity?
f. Parking Areas. Parking areas shall be provided as required by Section 18.12 of this ordinance.		Yes. Parking will meet this standard.
g. Trash Collection Areas. Trash collection areas shall be screened by landscaping or architectural features in such a manner as not to be visible from a public street or from any adjacent residential area.		Yes. Trash collection areas will not be visible from a public street. There are no adjacent residential areas.
h. Outside Storage and Service Areas. Outside storage and service areas shall be screened by structures or landscaping.		Yes. Outside storage and service areas will be screened by landscaping.
i. Utilities. Utilities shall be installed underground except electrical lines rated at 33 kV or greater.		Yes. Utilities, except for the transmission line, will be underground.
j. Mechanical Equipment. Mechanical equipment used in the manufacturing process shall be required to be enclosed in a building, and roof-mounted accessory equipment may be required to be screened from view.		Yes. The SVEP does not involve manufacturing equipment.
k. Lighting. All lighting fixtures, including spotlights, electrical reflectors, and other means of illumination for signs, structures, landscaping, parking, loading, unloading, and similar areas shall be focused, directed, and arranged to prevent glare or direct illumination on streets or adjoining property.		Yes. Lighting will conform with the ordinance
<b>Section 11.5. Exceptions to M-SC Development Standards.</b> The development standards contained herein, except lot size, setbacks and height, may be waived or modified as part of the plot plan or conditional use permit process if it is determined that the standard is inappropriate for the proposed use, and that the waiver or modification of the standard will not be contrary to the public health and safety.		Yes. The project will not require exceptions to the development standards.

Source: Riverside County, 2003a, 2003b, and 2004.

In addition, implementation of the SVEP would result in the permanent conversion of 22.9 acres of Farmland of Local Importance to nonagricultural use. This land use conversion is less than 0.001 percent of the total acres of Farmland of Local Importance in Riverside County; therefore, the project's contribution to the cumulative conversion of agricultural resources in Riverside County is considered less than significant.

### 8.6.4 Mitigation Measures

No significant land use impacts are anticipated from implementation of the proposed project. Therefore, no mitigation measures are proposed. Project implementation will be subject to County planning regulations, however. Specifically, a site plan will be prepared and submitted to the County for review and comment and CEC Compliance Project Manager for review and approval before construction begins. The site plan will comply with all applicable provisions of the County's Land Use Ordinance.

### 8.6.5 Laws, Ordinances, Regulations, and Standards

This section discusses the land use LORS that apply to the proposed project.

#### 8.6.5.1 Federal LORS

No federal LORS for land use are applicable to the site or proposed project.

#### 8.6.5.2 State LORS

The AFC process, for which this report is being written, is the CEQA-equivalent under the Warren-Alquist Act and, therefore, fulfills the requirements of CEQA. CEQA is codified in the California Public Resources Code, Sections 21000-21178.1. Guidelines for implementation of CEQA are codified in the California Code of Regulations (CCR) Sections 15000-15387.

#### 8.6.5.3 Local LORS

Land use provisions that are included in every California city and county General Plan (California State Planning Law, Government Code § 65302 et seq.) reflect the goals and policies that guide the physical development of land in their jurisdiction. The General Plan land use designations and the associated allowable uses of the project site and land within a 1-mile radius of the site are shown on Figure 8.6-2.

The County's zoning ordinances are enforced by their respective planning and building departments. The zoning designations of the project site and land within a 1-mile radius of the site are described and depicted graphically on Figure 8.6-3. The SVEP's conformance with County LORS is described in detail in Table 8.6-3.

### 8.6.6 Permits Needed and Agency Contacts

Table 8.6-4 lists the permits needed for project approval related to land use.

TABLE 8.6-4  
Land Use-related Permits Needed for Project Approval

Permit or Approval	Schedule	Agency Contact	Applicability
Plan Review and Encroachment Permit	1 month prior to construction	Eric Fletcher Riverside County Transportation and Land Management Agency 4080 Lemon Street, 9th Floor Riverside, CA 92501 951-955-6761	Grading or trenching in a public right-of-way in unincorporated parts of Riverside County
Use Permit or Conditional Use Permit*	Prior to construction	Dianna Ross, Principal Planner Riverside County Transportation and Land Management Agency Planning Department, Development Review 4080 Lemon Street Riverside, CA 92501 951-955-3265	For uses not expressly indicated in zoning
Grading Plan Approval and Permit*	1 month prior to construction	Anita Yamasaki, Administration Riverside County Building and Safety Department 39493 Los Alamos Road, Suite A Murrieta, CA 92563 951-600-6120	Grading for projects in unincorporated parts of Riverside County

\* This permit would be required, but for the exclusive authority of the CEC to license thermal power plants greater than 50 MW in California.

Table 8.6-5 lists the agency contact names and phone numbers.

TABLE 8.6-5  
Involved Agencies and Agency Contacts

Agency	Contact/Title	Telephone
Riverside County Transportation and Land Management Agency Planning Department, Development Review 4080 Lemon Street Riverside, CA 92501	Dianna Ross, Principal Planner	951-955-3265

## 8.6.7 References Cited

California Department of Conservation (CDC). 2004. Farmland Mapping and Monitoring Program Maps for Riverside County. Division of Land Resource Protection, Sacramento.

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Riverside County. 2003a. County of Riverside General Plan, Sun City/Menifee Valley Area Plan. October.

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