

large multi-use community center is located just south of this alternative along I-215 generally between Scott and Holland Roads.

3.1.2 City General Plans

The incorporated cities within the study area are Hemet, Lake Elsinore, Canyon Lake, San Jacinto, Riverside, Corona, Perris, and Moreno Valley (Figure 3.1.2). The General Plans for these cities generally call for improved mobility in the area, but do not include a specific reference to the CETAP process. The City General Plans also generally support regional transportation planning efforts. For example, the City of Canyon Lake General Plan calls for City participation in regional transportation planning and in the Riverside County Transportation Commission (Circulation Goal CEG-1, Policy CEP-1, and Strategy CES-1), and the City of Hemet General Plan supports working with the County to study the impacts of new development on roadways that cross jurisdictional boundaries (Transportation Policy 13).

3.1.3 Existing Land Use

Across the HCLE Corridor study area, agricultural land (includes all agricultural uses, as differentiated from the more selective "Farmland" categories discussed subsequently) predominates existing land use, as shown in Figure 3.1.3 and Table 3.1.A. For example, land used for agriculture measures from three to eight times more area than the next highest category of land use, and from almost 50 percent to almost 75 percent of total identified existing land use. This analysis describes changes to existing land uses, other than "vacant" land, that may occur from implementing each alternative. (*Note:* Much of the land identified as used for utilities is within the existing highway rights-of-way.)

3.1.3.1 Alternative 1a

Alternative 1a includes 549 ha (1,355 ac) of agricultural land in locations throughout the length of the route, with highest concentration between I-215 and San Jacinto. The alternative also includes 75 ha (186 ac) of residential property, primarily along Sobrante and Cajalco Roads west of I-215, and in north Perris. About 30 ha (75 ac) used for commercial and industrial purposes would be included in Corona, north Perris, and north San Jacinto. This alternative also includes 49 ha (121 ac) of two gravel pits/quarries between Corona and Lake Mathews and in north San Jacinto, and an 8 ha (20 ac) natural area west of I-15 in Corona.

3.1.3.2 Alternative 1b

The potentially affected area within the bandwidth of Alternative 1b is nearly the same as 1a, with minor differences because its southerly course avoids the largest gravel pit/quarry. Alternative 1b potentially includes 566 ha (1,397 ac) of agricultural land throughout the length of the route, with highest concentration between I-215 and San Jacinto. The alternative also includes 75 ha (186 ac) of residential property, primarily

Figure 3.1.2 - Affected Jurisdictions

Figure 3.1.3 - Existing Land Use

Table 3.1.A - Existing Land Uses Within Alternative Bandwidths

Alternative		Agriculture	Residential ¹	Commercial ²	Industrial ³	Utilities, Public Facil.	Mineral Extraction	Schools	Recreation, Natural Areas	Total Existing Land Use ⁴
Alt. 1a	Ha (Ac)	549 (1,355)	75 (186)	6 (15)	24 (60)	105 (260)	49 (121)	0 (0)	8 (21)	817 (2,017)
Alt. 1b	Ha (Ac)	566 (1,397)	75 (186)	6 (15)	20 (50)	106 (263)	13 (32)	0 (0)	8 (21)	794 (1,964)
Alt. 4a	Ha (Ac)	312 (771)	144 (355)	52 (128)	17 (42)	85 (210)	0 (0)	6 (16)	3 (8)	619 (1,528)
Alt. 4c	Ha (Ac)	312 (770)	146 (360)	46 (114)	16 (39)	82 (202)	0 (0)	7 (18)	1 (3)	609 (1,505)
Alt. 4d	Ha (Ac)	305 (752)	100 (248)	45 (110)	12 (29)	85 (210)	0 (0)	2 (6)	7 (18)	556 (1,373)
Alt. 5a	Ha (Ac)	325 (801)	77 (189)	16 (39)	9 (22)	86 (213)	0 (0)	3 (9)	2 (5)	518 (1,279)
Alt. 5b	Ha (Ac)	319 (788)	39 (97)	8 (20)	4 (10)	95 (235)	1 (1)	0 (0)	0 (0)	466 (1,150)
Alt. 5c	Ha (Ac)	324 (801)	79 (194)	10 (25)	8 (19)	83 (206)	0 (0)	4 (11)	0 (0)	508 (1,255)
Alt. 5d	Ha (Ac)	305 (752)	100 (248)	45 (110)	12 (29)	85 (210)	0 (0)	2 (6)	7 (18)	556 (1,373)
Alt. 5e	Ha (Ac)	327 (807)	72 (179)	7 (17)	6 (15)	84 (207)	0 (0)	4 (11)	0 (0)	500 (1,234)
Alt. 6a	Ha (Ac)	178 (439)	63 (155)	41 (102)	0 (0)	72 (177)	0 (0)	3 (7)	11 (28)	369 (910)
Alt. 6b	Ha (Ac)	178 (439)	47 (116)	39 (102)	0 (0)	72 (177)	0 (0)	3 (7)	7 (18)	346 (853)
Alt. H1	Ha (Ac)	585 (1,443)	83 (206)	10 (26)	24 (59)	188 (465)	49 (121)	0 (0)	8 (20)	948 (2,340)
Alt. H3	Ha (Ac)	532 (1,313)	129 (319)	28 (69)	10 (24)	188 (465)	0 (0)	3 (0)	0 (1)	890 (2,196)

Source: Existing Land Use Types per RCIP Existing Setting Report (LSA, 1999)

¹ Includes single family attached/detached, rural residential, mobile homes

² Includes retail/office, tourist/commercial recreation

³ Includes business park, light/heavy industrial, warehouse

⁴ Excludes land designated "vacant"

along Sobrante and Cajalco Roads west of I-215, and in north Perris. About 26 ha (65 ac) used for commercial and industrial purposes are in north Perris and north San Jacinto, as would the 8 ha (20 ac) natural area west of I-15 in Corona.

3.1.3.3 Alternative 4a

Alternative 4a includes 312 ha (770 ac) of agricultural land along the segment of the route shared by all versions of Alternative 4, from Hemet west along SR-74/Florida Avenue/Pinacate Road/Ethanac Road to the San Jacinto River. This alternative includes 144 ha (355 ac) of residential property, primarily in Homeland, Green Acres, and along SR-74 in Lake Elsinore. Commercial or industrial land totaling 52 ha (128 ac) are included, at sites concentrated in Hemet and Lake Elsinore near I-15. Under any of the Alternative 4 variations, about 7 ha (17 ac) of mobile homes in Homeland would be included in the alternative bandwidth, as would a power substation at the southwest corner of Pinacate/Menifee Roads. The northern optional alternative near Homeland avoids residential and commercial areas within the southern alternative through the community.

3.1.3.4 Alternative 4c

The bandwidth for Alternative 4c almost matches that of Alternative 4a, with slightly more residential land and slightly less commercial/industrial land included at the west end of the alternative.

3.1.3.5 Alternative 4d

The bandwidth for Alternative 4d is similar to 4a and 4c, although the vacant land west of the San Jacinto River reduces it to 305 ha (752 ac) of agricultural use, 100 ha (248 ac) of residential land, and 45 ha (110 ac) commercial or industrial property. Alternative 4d also includes 7 ha (18 ac) of recreational land in Lake Elsinore northeast of the alternative's proposed connection to I-15.

3.1.3.6 Alternative 5a

Alternative 5a includes 325 ha (801 ac) of agricultural land, primarily along the shared alternative from SR-79/Domenigoni Parkway west/northwest along Matthews Road and Ethanac Road to the San Jacinto River. About 77 ha (189 ac) of residential property would be included, most of which is in Winchester and along SR-74 in rural Riverside County and Lake Elsinore. About 16 ha (39 ac) of commercial or industrial land are included, in sites concentrated near I-15 in Lake Elsinore.

3.1.3.7 Alternative 5b

The area within the bandwidth of Alternative 5b is similar to that of Alternative 5a, although its northern alternative west of SR-74 avoids the residential and commercial properties lining the state highway. Alternative 5b includes 319 ha (788 ac) of agricultural land, 39 ha (97 ac) residential land, and 8 ha (20 ac) of commercial or industrial property.