RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT

NOTICE OF AVAILABILITY
DRAFT PROGRAM ENVIRONMENTAL IMPACT REPORT
Lakeland Village Master Drainage Plan
State Clearinghouse No. 2011091017

To: Responsible Agencies, Trustee Agencies, and Interested Parties

Lead Agency: Riverside County Flood Control and Water Conservation District
1995 Market Street
Riverside, California 92501

Project Title: Lakeland Village Master Drainage Plan

Project Location: The Lakeland Master Drainage Plan (MDP) Project area is located within Lakeland Village, in the City of Lake Elsinore, City of Wildomar, and unincorporated Riverside County, California. The Project area, which encompasses approximately 13 square miles, is generally bounded by Lake Elsinore to the north, the ridgeline of the Santa Ana Mountains to the south, Bryant Street and Sheila Lane to the east, and Riverside Drive to the west.

The Project area may be found within Township 6 South, Ranges 4 and 5 West, Sections 10, 11, 13, 14, 15, 16, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 35, and 36 of the Alberhill, Elsinore, Sitton Peak, and Wildomar 7.5 Series U.S. Geological Survey (USGS) Topographic Quadrangle Maps.

The Project study area encompasses 16 separate watersheds. These watersheds are characteristically steep with high debris production potential. Runoff originating from these watersheds generally flows northeasterly, across Grand Avenue (the community's principal thoroughfare) and into Lake Elsinore. Existing land-use within the study area is predominantly residential or vacant open space. The majority of the existing developments are located within the northerly portion of the study area.

Project Description: The Riverside County Flood Control and Water Conservation District (District) proposes to prepare a Program Environmental Impact Report (PEIR) for the implementation of the Lakeland Village Master Drainage Plan (MDP). Implementation of the MDP consists of three separate components: administration of the MDP, future construction of the MDP facilities, and future operations and maintenance of the MDP facilities. Implementation of the MDP is hereinafter referred to as the Project.

Administration of the MDP: The first component of the Project being analyzed in this Draft PEIR consists of the preparation of and, ultimately, the adoption of the Project and its use as a long-range planning document. The MDP will be a guide for the alignment, type, size, and cost of major existing and proposed MDP facilities within the watershed to address the current and future drainage needs of Lakeland Village and the surrounding area. The drainage boundary of the Project is drawn to include all of the watershed area that contributes to the drainage problems in the community. The MDP facilities would contain the 100-year flood discharge.
The MDP has a variety of planning uses. The MDP will not only be relied upon by the County of Riverside as it reviews and approves existing and proposed development in the Lakeland Village area, but if adopted, it can be used by the Cities of Wildomar and Lake Elsinore as they review and approve new development. New development may be required to construct MDP facilities or set aside rights-of-way for the future construction of the facilities. The local jurisdictions can also use the MDP to identify MDP facilities and costs for inclusion in capital improvement programs. Finally, the local jurisdictions can use the MDP to aid in long-range planning of other public infrastructure projects like roads or utility pipelines.

**Future Construction of the MDP Facilities:** The second component of the Project being analyzed in this Draft PEIR is the reasonably foreseeable impacts resulting from construction of the MDP facilities. Table 3.0-1 of the Draft PEIR lists the types of drainage improvements (i.e., new facilities and upgrades to existing ones) proposed in the MDP and Table 3.0-2 of the Draft PEIR provides a detailed description of each of the individual MDP facilities.

The MDP identifies the approximate location, size, and type of MDP facilities needed to alleviate and control flooding within the Project boundary. The alignments and type of facility depicted in the MDP can change as more detailed information becomes available during the design process. For example, the locations of underground utilities, new development patterns, or the results of subsequent focused biological surveys may necessitate a shift in alignment or change in facility type (i.e., concrete channel to underground pipe). To add to that uncertainty, the construction of the MDP facilities will be completed in discrete phases over a number of decades.

Despite this future environment of uncertainty and change, the Draft PEIR still must identify the general types of construction activities anticipated and their associated impacts. Of course subsequent CEQA analysis would be required when specific MDP facilities are proposed for construction, but those future construction projects would be able to tier from the PEIR. Actual construction of the MDP facilities may occur as a result of conditions of approval on development projects or capital improvement projects undertaken by the County of Riverside, the City of Wildomar, the City of Lake Elsinore, or the District.

**Future Operations and Maintenance of the MDP Facilities:** The final component of the Project to be analyzed in this Draft PEIR is the reasonably foreseeable impact of future operation and maintenance activities. Once a facility is constructed, it will require maintenance in order to retain flood control capacity. Following construction of the future MDP facilities, it is expected that the District will operate and maintain all the MDP storm drains, channels, and basins.

Maintenance of storm drains and concrete channels typically consists of keeping these facilities and their side drains clear of debris and sediment, as well as repairing access roads and fences. On rare occasions, major repairs may be required following damaging storm events. Thus, major grading will not routinely occur while maintaining the underground storm drains and open concrete channels. To maintain the constructed MDP facilities, the District will occasionally use equipment similar to the types used to construct the proposed MDP facilities.

The routine maintenance of the channels and basins will likely require the following activities: the removal of deposition, repair of eroded slopes, and reduction of fire hazard by annual mowing and application of herbicides as well as the maintenance activities described in the previous paragraph. Vegetation must be removed or mowed annually (or as necessary) to provide the designed hydraulic capacity.

**Potentially Significant Environmental Impacts:** The Initial Study prepared and circulated for public review for the Project in 2011 concluded that the proposed development would not result in significant impacts to the following areas: agricultural and forestry resources, land use and planning, mineral resources, population and housing, public services, and recreation. These issues are not
discussed further in the PEIR. Based on analysis provided in the Draft PEIR, it was determined that there would be less than significant impacts related to utilities and service systems. The Draft PEIR concluded that the Project would have less than significant impacts in the following areas due to the implementation of design considerations and/or compliance with standard regulations and mitigation measures: biological resources, cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, and transportation and traffic. The Draft PEIR also determined that the following issue areas would have significant and unavoidable environmental impacts that cannot be mitigated to below a level of significance: aesthetics, air quality, and noise.

Listed Toxic Site: As discussed in the Draft PEIR for the Project, pursuant to Government Code Section 65962.5, a review of the U.S. Environmental Protection Agency’s (EPA’s) Enviromapper database indicates that there are 10 waste sites located within the Project boundary. Of the 10 waste sites identified in EPA’s Enviromapper database within the Project area, only the Circle K Store No. 837 had a report of releases. However, no significant impacts related to hazards and hazardous materials are anticipated from any of the 10 waste sites on the Enviromapper database, since most of the MDP facilities will be constructed within road rights-of-way or on undeveloped lands and not through these listed sites.

Public Review: Copies of the Draft PEIR and all documents referenced in the Draft PEIR are available at the Riverside County Flood Control and Water Conservation District (see address below) from January 28, 2014 through March 14, 2014. A copy of the Draft PEIR is also available for public review at the Mission Trail Library (34303 Mission Trail, Wildomar, California 92595) and the Lake Elsinore Library (600 W. Graham, Lake Elsinore California 92530). The Initial Study/Notice of Preparation was previously circulated for review to agencies, local governments, and interested parties of the general public from September 7, 2011 through October 6, 2011. Comments on the Draft PEIR may be made in writing, and should be sent to the District, Attention: Stuart McKibbin, Chief of Regulatory Division, 1995 Market Street, Riverside, California 92501, or by email at smckibbi@rcflood.org by the close of the public review period (March 14, 2014) in order to be addressed in the PEIR.

If you have questions, contact Mr. Stuart McKibbin at 951.955.8411.