4.10 The Pass Area Plan

4.10.1 PROJECT DESCRIPTION

The project consists of both revisions to the Cabazon Policy Area in The Pass Area Plan to articulate a more detailed vision for Cabazon's future, as well as a change in land use designation and zone classification for 332.11 acres within the Cabazon Policy Area to Highest Density Residential (HHDR [20-40 DU/acre)] or Mixed-Use Area (MUA). Each of these components is discussed below.

Note to reader: Section 3.0, Countywide Impact Analysis, of this EIR considers the cumulative effect of the proposed project on the County as a whole, as well as policies, programs, ordinances, and measures that apply to all projects Countywide. The discussion in this section is focused solely on the localized environmental impacts foreseeable in connection to project-related changes to the Cabazon Policy Area in The Pass Area Plan. The section is organized as follows:

Section 4.10 The Pass Area Plan

4.10.1 Project Description

Text Revisions – Includes the specific changes to the Area Plan that form the proposed project.

Change of Land Use Designation and Zone Classification – Describes changes in land use designation and zone classification proposed within the Area Plan.

4.10.2 Setting – Brief description of the existing environmental conditions in the Area Plan.

4.10.3 Project Impact Analysis

Thresholds of Significance

Methodology

Impact Analysis – Analysis of localized environmental impacts foreseeable in connection to project-related changes to The Pass Area Plan.

4.10.4 References

TEXT REVISIONS

Proposed revisions to The Pass Area Plan implementing the HHDR and MUA neighborhoods, including revisions to Table 2: Statistical Summary of The Pass Area Plan, are shown below. Revisions are shown in underline and ~~strikethrough~~; *italic* text is provided as context and is text as it currently exists in the Area Plan. The complete text of The Pass Area Plan, as revised by the proposed project, is included in **Appendix 2.1-1**.

Cabazon Policy Area

The Cabazon Policy Area was based on the Cabazon Community Plan, which was adopted in 1998. The Cabazon Community Plan provided land use guidance for approximately 7,490 acres of unincorporated land on both sides of Interstate 10 (I-10), excluding the Morongo Indian Reservation. The boundaries of the policy area are generally Martin Road to the north, Fields Road to the west, Rushmore Avenue to the east, and the San Bernardino National Forest to the south. Cabazon, a rural community that has more than 2,000 residents, has expressed concerns over a series of issues that affect most growing communities. These issues include revitalizing its historic main street to accommodate resident and tourist needs; reducing flood hazards; increasing accessibility throughout the area; and improving railroad crossings. The land use map reflects the policies regarding lot sizes and allowable uses as detailed in the Cabazon Community Plan. The following policies assist the residents of Cabazon in creating a safe and more desirable place to live and work.

The Pass Area Plan provides for a Community Center ~~Overlay covering approximately three square miles, generally southerly of Interstate 10 between Apache Trail on the west and Elm Street on the east.~~ (Town Center) located in the vicinity of the historical heart of Cabazon.

Cabazon Town Center: The community of Cabazon - a gateway to the Coachella Valley for Interstate 10 travelers heading east and to Western Riverside County for those heading west – is envisioned to grow significantly in the future. In order to provide for growth in a manner that

furthers the overall vision of the community, a total of about 306 acres within six neighborhoods are designated as Mixed Use Areas (MUA).

Residents of Cabazon enjoy beautiful views of mountains to the north and south and convenient access to employment opportunities in both western Riverside County and the Coachella Valley, with regional automobile access provided by Interstate 10. The community is also bisected by the Southern Pacific rail line. There is a possibility for inter-city passenger rail service to be provided in the Pass Area in the future, potentially in or near Cabazon. The Pass Transit System serves the communities in the San Gorgonio Pass area, and its Cabazon Circulator route provides transit service to much of the community, including the neighborhoods identified below. Cabazon Circulator passengers can transfer to other routes that provide access to Banning and Beaumont, and connections can be made at a bus stop outside Casino Morongo to the Sunline Transit Agency CommuterLink bus providing access to Riverside on the west and Palm Desert on the east. Cabazon is located close to important regional trail systems – the California Riding and Hiking Trail within the community, and the Pacific Crest National Scenic Trail nearby to the east of the community. The community can – and should – avail itself of connections to these major trails, and provide for internal non-motorized trail and paseo connections between existing and newly developing neighborhoods.

Cabazon is best known for the attractions on the north side of Interstate 10. Casino Morongo and the outlet malls are major employers as well as tourist magnets. However, many of its important community facilities – its elementary school, library, community center, fire station, and Sheriff's station – are located south of the freeway, as are most of the community's homes. Cabazon Town Center includes these existing facilities, many of the community's existing neighborhoods, and the designated Mixed Use Areas and areas of focused high density housing described below. Specific policies are included relating to the envisioned land use objectives for each of the six designated Mixed Use Areas. The other five selected neighborhoods are designated Highest Density Residential (HHDR: 20-40 dwelling units per acre)

Policies:

~~*PAP 5.1*~~ ~~*A general plan amendment is required in order to develop land within this Community Center Overlay at the Community Center intensity level. However, any general plan amendment within this area involving a change from a lower intensity foundation category to the Community Development foundation component is hereby exempted from the eight-year limit and other procedural requirements applicable to Foundation Component amendments. Any such amendment shall be deemed an Entitlement/Policy amendment and be subject to the procedural requirements applicable to that category of amendments.*~~

PAP 5.1 ~~5.2~~ Provide bank stabilization and protection for the San Gorgonio River within the Cabazon Policy Area

PAP 5.2 ~~5.3~~ Allow uses that can be periodically flooded in areas within the 100-year flood zone. Such uses might include agriculture, golf courses, recreational uses, utilities, surface mining operations, parking, landscaping, and compatible resource development.

PAP 5.3 ~~5.4~~ Require building pads to be raised, at minimum, to the elevation of the 100-year flood zone, for any habitable structures within the 100-year flood zone.

PAP 5.4 ~~5.5~~ Refer to the Wetlands and Floodplain and Riparian Area Management sections of the General Plan Multipurpose Open Space Element and the Flood and Inundation Hazards section of the General Plan Safety Element for other applicable policies.

PAP 5.5 ~~5.6~~ Allow land uses that serve travelers, such as service stations, markets, and restaurants, to develop immediately adjacent to the future relocated interchange of Interstate 10 and Apache Trail, subject to proper design that assures safe

vehicular movement, quality appearance, and appropriate buffering of adjacent residential uses.

PAP 5.6 Ensure that all new land uses, particularly residential, commercial, and public uses, including schools and parks, are designed to provide convenient public access to alternative transportation facilities and services, including potential future transit stations, transit oasis-type shuttle systems, and/or local bus services, and local and regional trail systems.

Mixed Use Areas

The designated Mixed Use Areas described below will provide landowners with the opportunity to develop their properties for either all residential development (at varying urban densities) or a mixture of residential and nonresidential development. Those who choose to develop mixed uses on their properties will be able to utilize either side-by-side or vertically integrated designs.

Potential nonresidential uses include those traditionally found in a "downtown/Main Street" setting, such as retail uses, eating and drinking establishments, personal services such as barber shops, beauty shops, and dry cleaners, professional offices, and public facilities including schools, together with places of assembly and recreational, cultural, and spiritual community facilities, integrated with small parks, plazas, and pathways or paseos. Together these designated Mixed Use Areas will provide a balanced mix of jobs, housing, and services within compact, walkable neighborhoods that feature pedestrian and bicycle linkages (walking paths, paseos, and trails) between residential uses and activity nodes such as grocery stores, pharmacies, places of worship, schools, parks, and community or senior centers.

[Main Street Crescent] Neighborhood 2, as shown on the Cabazon Town Center map, consists of 77 acres located within the historic core of the community – the crescent of land bounded on the north by Interstate 10 and on the south by Main Street (a designated Secondary Highway) and the Southern Pacific rail line. There is already a mix of land uses in this area, including single-family housing, lots with two homes or duplexes, commercial uses, a church, a sheriff's station, and small-scale industrial/distribution uses. There are also many vacant parcels. The Mixed Use Area designation offers opportunities to develop either mixtures of existing and new uses, entirely new mixed use projects, or combinations thereof.

PAP 5.7 At least thirty-five (35) percent of this designated Mixed Use Area shall be developed with Highest Density Residential (HHDR: 20-40 dwelling units per acre) land uses.

PAP 5.8 Nonresidential uses should include a variety of other uses, such as retail and dining activities serving the local population and tourists, office uses, public uses, places of worship, community facilities, and recreation centers.

PAP 5.9 Nonresidential uses in this area should be designed in a manner that would provide pedestrian and bicycle linkages to enhance non-motorized mobility in this area.

[Bonita-Orange Northwest] Neighborhood 3, as shown on the Cabazon Town Center map, consists of 101 acres located northerly of Bonita Avenue (a designated Major Highway), easterly of Apache Trail (also a designated Major Highway), westerly of Orange Street, and southerly of the rail line and Main Street.

PAP 5.10 At least thirty-five (35) percent of this designated Mixed Use Area shall be developed with Highest Density Residential (HHDR: 20-40 dwelling units per acre) land uses.

PAP 5.11 Residential uses shall be particularly encouraged to be located in the southerly and westerly portions of this neighborhood. Nonresidential uses should include a variety

of other uses, such as retail activities serving the local population and tourists, business park and office uses, light industrial uses, and parkland.

PAP 5.12 In addition to pedestrian and bicycle access between residential and nonresidential uses, linkages should be provided along the edge of the Rural Desert land use designation that includes the San Gorgonio River flood plain and fluvial sand transport area.

[Bonita-Broadway Northwest] Neighborhood 4, as shown on the Cabazon Town Center map, consists of 15 acres located northerly of Bonita Avenue (a designated major highway), westerly of Broadway (also a designated major highway), and southerly of the rail line and Main Street, extending one-quarter mile westerly from Broadway.

PAP 5.13 At least fifty (50) percent of this designated Mixed Use Area shall be developed with Highest Density Residential (HHDR: 20-40 dwelling units per acre) land uses.

PAP 5.14 Nonresidential uses should include a variety of other uses, such as business park, office, retail and light industrial uses, and parkland.

PAP 5.15 Paseos and pedestrian/bicycle connections should be provided between the Highest Density Residential uses and those nonresidential uses that would serve the local population. Development should not preclude the potential for a grade separation where Broadway crosses the rail line.

[Bonita-Broadway Northeast] Neighborhood 7, as shown on the Cabazon Town Center map, consists of 42 acres located northerly of Bonita Avenue, easterly of Broadway, and southerly of the rail line and Main Street, extending one-half mile easterly from Broadway.

PAP 5.16 At least fifty (50) percent of this designated Mixed Use Area shall be developed with Highest Density Residential (HHDR: 20-40 dwelling units per acre) land uses.

PAP 5.17 Nonresidential uses should include a variety of other uses, such as business park, office, retail, and light industrial uses, and parkland.

PAP 5.18 Paseos and pedestrian/bicycle connections should be provided between the Highest Density Residential uses and those nonresidential uses that would serve the local population. A community trail should be developed along the easterly margin of Neighborhood 7 at the westerly edge of the Rural Desert land use designation. Development should not preclude the potential for a grade separation where Broadway crosses the rail line.

[Bonita-Broadway Southeast] Neighborhood 8, as shown on the Cabazon Town Center map, consists of 11 acres located at the southeasterly corner of Broadway and Bonita Avenue. This property is anticipated to be a particularly appropriate site for a mixed-use Highest Density Residential development with a neighborhood retail commercial center.

PAP 5.19 Fifty (50) percent of this designated Mixed Use Area shall be developed with Highest Density Residential (HHDR: 20-40 dwelling units per acre) land uses.

PAP 5.20 The remainder of this designated Mixed Use Area should be developed with local serving commercial or office uses. This would be a convenient location for a neighborhood shopping center serving the residents of Cabazon southerly of the rail line and Interstate 10.

PAP 5.21 Paseos and pedestrian/bicycle connections should be provided between the Highest Density Residential uses and the local serving commercial or office uses on this site. Additionally, given the central location of this area within the community, linkages can and should be established with designated Mixed Use Area Neighborhoods 4, 7, and 10 to the north and east, with the Highest Density

Residential Neighborhoods 5, 6, and 9, and with the community facilities (school, library, and community center) located to the south.

[Carmen-Almond Northwest] Neighborhood 10, as shown on the Cabazon Town Center map, consists of 59 acres located southerly of Bonita Avenue, westerly of Almond Street, and northerly of Carmen Avenue. This area consists of six large properties (2½ acres or larger) on the east and 60 single-family residential lots in the Upper Cabazon Vista subdivision on the west.

PAP 5.22 Fifty (50) percent of this designated Mixed Use Area shall be developed with Highest Density Residential (HHDR: 20-40 dwelling units per acre) land uses.

PAP 5.23 The remainder of this designated Mixed Use Area would include a combination of existing residences, small-scale commercial retail uses, and parkland or recreational areas. Buffers should be provided between the Highest Density Residential development and existing lower density residential areas.

PAP 5.24 Paseos and pedestrian/bicycle connections should be provided between the residential areas of this neighborhood and the public facilities (school, library, and community center) farther west on Carmen Avenue. Such connections should also be provided to the commercial facilities and other land uses in Neighborhoods 8 and 7.

Highest Density Residential Development

An additional 59 acres in five neighborhoods (including 44 acres within convenient walking distance of the community's elementary school) are designated Highest Density Residential in order to assist in providing housing opportunities for our population.

[Seminole Residential] Neighborhood 1, as shown on the Cabazon Town Center map, consists of 15 acres located along the north side of Seminole Drive (a designated Major Highway), directly to the east of the easterly boundary of the Morongo Band of Mission Indians jurisdiction. This area – a portion of a much larger parcel – has been zoned for commercial uses since the 1990s. This site is outside the floodplain and is on the Cabazon Circulator transit route. This would be an excellent location for housing for people employed at the commercial and tourist-oriented businesses located northerly of Interstate 10, and elsewhere in the community.

[Broadway-Carmen Northwest] Neighborhood 5, as shown on the Cabazon Town Center map, consists of 10 acres located at the northwesterly corner of Broadway and Carmen Avenue. This area consisting of two parcels is centrally located in relation to the school, library, community center, fire station, and potential commercial uses in Neighborhood 8 and is on the Cabazon Circulator transit route.

[Broadway-Carmen Southwest] Neighborhood 6, as shown on the Cabazon Town Center map, consists of 19 acres located westerly of Broadway, southerly of Carmen Avenue, and northerly of Dolores Avenue. This area is directly across Broadway from the library and community center. A community trail could potentially be established along Dolores Avenue bordering the southerly edge of this neighborhood to provide walking and bicycling opportunities for residents of this neighborhood and potential future trail linkages along the northerly edge of the Rural Desert designated area that includes the 100-year San Gorgonio River floodplain and fluvial sand transport area.

[Broadway-Carmen Northeast] Neighborhood 9, as shown on the Cabazon Town Center map, consists of 10 acres located easterly of Broadway and northerly of Carmen Avenue. Neighborhood 8 is adjacent to the north, and a Highest Density Residential designation in this neighborhood is consistent with the intent for 50 percent of that neighborhood to develop at that density. Neighborhood 9 is located on the opposite side of Carmen Avenue from the library and community center.

[East of Elementary] Neighborhood 11, as shown on the Cabazon Town Center map, consists of 5 acres located southerly of Carmen Avenue, approximately 1000 feet easterly of Broadway and one-quarter mile westerly of Almond Street. This is the easterly half of the property owned by Banning Unified School District. The westerly half hosts the community's only elementary school.

PAP 5.25 Residential uses in HHDR neighborhoods shall incorporate transitional buffers from other, adjacent land use types and intensities, including the use of such site design and use features as varied building heights and spacing, park and recreational areas, trails, and landscaping.

PAP 5.26 All HHDR sites shall be designed to facilitate convenient pedestrian, bicycle, and other non-motorized vehicle access to the community's schools, jobs, retail and office commercial uses, park and open space areas, trails, and other community amenities and land uses that support the community needs on a frequent, and in many cases, even daily basis.

Table 2: Statistical Summary of Pass Area Plan

LAND USE	AREA		STATISTICAL CALCULATIONS	
	ACREAGE	D.U.	POP.	EMPLOY.
LAND USE ASSUMPTIONS AND CALCULATIONS				
LAND USE DESIGNATIONS BY FOUNDATION COMPONENTS				
AGRICULTURE FOUNDATION COMPONENT				
Agriculture (AG)	2,180	109	298	109
Agriculture Foundation Component Sub-Total:	2,180	109	298	109
RURAL FOUNDATION COMPONENT			.	
Rural Residential (RR)	4,057	609	1,665	NA
Rural Mountainous (RM)	20,806	1,040	2,846	NA
Rural Desert (RD)	2,970	148	406	NA
Rural Foundation Sub-Total:	27,833	1,797	4,917	0
RURAL COMMUNITY FOUNDATION COMPONENT				
Estate Density Residential (RC-EDR)	638	223	611	NA
Very Low Density Residential (RC-VLDR)	53	40	109	NA
Low Density Residential (RC-LDR)	197	296	809	NA
Rural Community Foundation Sub-Total:	888	559	1,529	0
OPEN SPACE FOUNDATION COMPONENT				
Open Space-Conservation (OS-C)	22,883	NA	NA	NA
Open Space-Conservation Habitat (OS-CH)	0	NA	NA	NA
Open Space-Water (OS-W)	16	NA	NA	NA
Open Space-Recreation (OS-R)	1,128	NA	NA	229
Open Space-Rural (OS-RUR)	3	0	0	NA
Open Space-Mineral Resources (OS-MIN)	0	NA	NA	0
Open Space Foundation Sub-Total:	24,030	0	0	169
COMMUNITY DEVELOPMENT FOUNDATION COMPONENT				
Estate Density Residential (EDR)	0	0	0	NA
Very Low Density Residential (VLDR)	7,990	7,774	21,270	NA
Low Density Residential (LDR)	~~1,063~~ 949	~~1,595~~ 1,423	~~4,364~~ 3,894	NA
Medium Density Residential (MDR)	~~776~~ 703	~~2,717~~ 2,459	~~7,435~~ 6,729	NA
Medium-High Density Residential (MHDR)	73	477	1,306	NA
High Density Residential (HDR)	8	84	229	NA
Very High Density Residential (VHDR)	2	26	71	NA
Highest Density Residential (HHDR)	~~2~~ 73	~~46~~ 2,180	~~125~~ 5,964	NA
Commercial Retail[2] (CR)	~~109~~ 76	NA	NA	~~1,645~~ 1,138
Commercial Tourist (CT)	5	NA	NA	75
Commercial Office (CO)	0	NA	NA	0
Light Industrial (LI)	~~186~~ 62	NA	NA	~~2,391~~ 793
Heavy Industrial (HI)	~~11~~ 2	NA	NA	~~100~~ 13
Business Park (BP)	5	NA	NA	75
Public Facilities (PF)	177	NA	NA	177

Community Center (CC)	*0*	*0*	*0*	*0*
Mixed Use Planning Area (MUPA)	~~0~~ *285*	~~0~~ *3,509*	~~0~~ *9,599*	~~0~~ *2,192*
Community Development Foundation Sub-Total:	~~*10,407*~~ *10,410*	~~*12,719*~~ *17,932*	~~*34,800*~~ *48,062*	*4,463*
SUB-TOTAL FOR ALL FOUNDATION COMPONENTS:	~~***65,338***~~ ***65,341***	~~***15,184***~~ ***17,932***	~~***41,544***~~ ***54,806***	***4,741***

CHANGE OF LAND USE DESIGNATION AND ZONE CLASSIFICATION

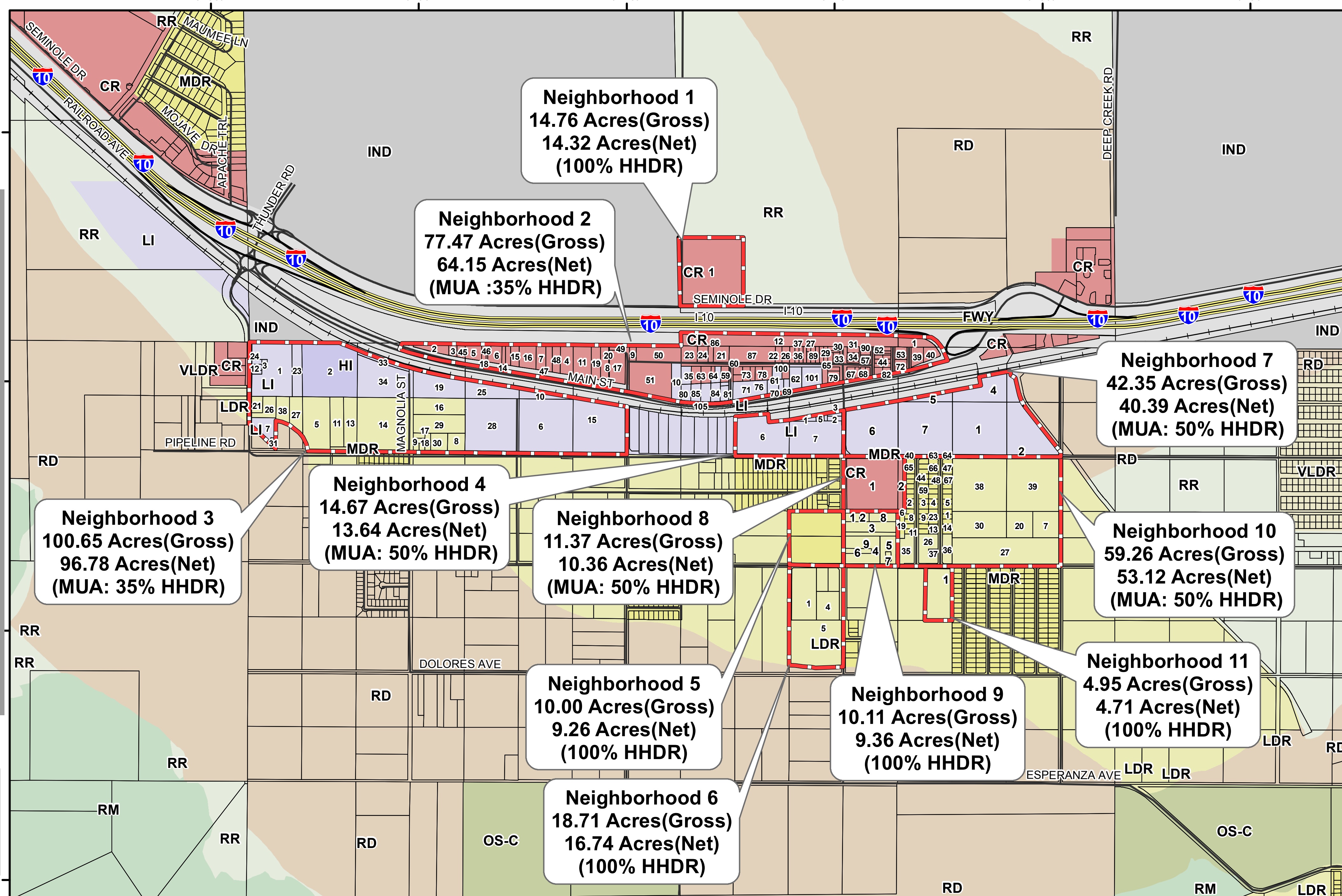
In addition to the proposed text revisions, the project includes changes to the General Plan Land Use Map and amendments to the General Plan Land Use Element in order to redesignate approximately 332.11 acres within the Cabazon Policy Area to HHDR or MUA. The parcels identified for redesignation are separated into 11 neighborhoods as shown in **Figure 4.10-1**. To implement the change in land use designation, the zoning classifications for these neighborhoods will be changed to the new Mixed Use zone classification (areas designated MUA) or the new R-7 zone classification (areas designated HHDR). Detailed information regarding specific parcels identified for changes in land use designation and zone classification are detailed in **Table 10** in **Appendix 2.1-2** of this EIR.

This page is intentionally left blank.

Cabazon Town Center

(Preliminary Draft for Review and Discussion Purposes)

RIVERSIDE COUNTY PLANNING DEPARTMENT



Supervisorial District 5
The Pass Area Plan

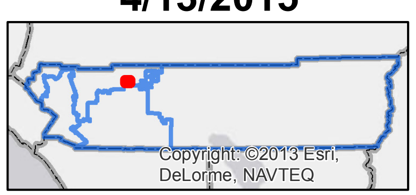
Riverside County
General Plan Housing Element

- Proposed HHDR/MUA Neighborhoods
- Supervisorial District
- Roads
- PARCELS
- Rail Roads
- Area Plans

General Plan Land Use

- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- Commercial Retail
- Light Industrial
- Heavy Industrial
- Rural Residential
- Rural Mountainous
- Rural Desert
- Conservation
- Indian Lands
- Freeway

4/13/2015



Disclaimer: Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

Source: Riverside County

T:_GS\Work\Riverside, County of\Housing Element\Figures

Mickey Zolezio \\agency\rlmagis\Projects\Planning\HousingElement\HHDR_Mapping\WorkExhibits\District5\HHDR_WorkingCopiesDistrict5.mxd

0 650 1,300 FEET

Figure 4.10-1

Cabazon Town Center Proposed HHDR-MUA Neighborhoods

Michael Baker INTERNATIONAL

4.10.2 SETTING

Cabazon is a rural community located in the far eastern portion of The Pass Area Plan planning area, immediately east of the City of Banning. The Cabazon community includes approximately 7,490 acres of unincorporated land on both sides of Interstate 10 (I-10), excluding the Morongo Indian Reservation, and is generally bounded by Martin Road to the north, Fields Road to the west, Rushmore Avenue to the east, and the San Bernardino National Forest to the south (see **Figure 4.10-2**, Aerial Photograph). Cabazon is characterized by small-town urban and tourist uses on both sides of I-10, with a large shopping center (Desert Hills Factory Outlet Mall) and gaming facility (Morongo Casino Resort and Spa) to the west. The visual character of the proposed neighborhood sites and surrounding area is currently characterized by a mix of rural residential and vacant land, single-family and some multi-family residential, commercial, tourist, and other small-town urban uses.

The Cabazon community is situated between the San Bernardino Mountains to the north and the San Jacinto Mountains to the south. The San Gorgonio River and its tributary creeks through Millard Canyon, Deep Canyon, and Lion Canyon provide seasonal water flows in Cabazon. The location of the 100-year floodplain is shown in **Figure 4.10-3.**

PUBLIC SERVICES AND UTILITIES

Fire Protection

Two Riverside County Fire Department (RCFD) stations would serve the proposed neighborhood sites: Station 24 at 50382 Irene Street in Cabazon and Station 89 at 172 North Murray Street in Banning. Station 24 is staffed by one captain, one engineer, and one firefighter/Advanced Life Support (ALS) every day and Station 89 is staffed by one captain, one engineer, and two firefighters/ALS every day. The average response time standards are 1:07 minutes for Station 24 and 9:03 minutes for Station 89. Both stations strive to meet these standards 90 percent of the time (RCFD 2015).

Law Enforcement

Ten Riverside County Sheriff's Department (RCSD) stations are located throughout Riverside County to provide area-level community service. The Cabazon station, located at 50290 Main Street in Cabazon, provides service to the mid-county Pass area, including the unincorporated communities around the Cities of Beaumont and Banning (Cabazon, Cherry Valley, Poppet Flats, San Gorgonio, San Timoteo Canyon, Twin Pines, and Whitewater), as well as contract services to the City of Calimesa and the Morongo Indian Reservation (RCSD 2015). The Cabazon station is staffed by one captain, one lieutenant, nine sergeants, six investigators, three corporals, and 42 deputies. The RCSD also operates five adult correction or detention centers and the Riverside County Probation Department operates the juvenile detention facilities (County of Riverside 2015b).

The RCSD does not have a defined response time goal. The average response time for the Cabazon station is 8.08 minutes for Priority One calls, 11.92 minutes for Priority Two calls, and 17.34 minutes for Priority Three calls (LSA 2006).

Public Schools

The neighborhood sites are within the boundaries of the Banning Unified School District (BUSD), which includes four elementary schools, one intermediate school, one middle school, one comprehensive high school, one continuation high school, and one independent study school. The current enrollment and capacity numbers for BUSD schools are shown in **Table 4.10-1**.

TABLE 4.10-1
BUSD SCHOOL ENROLLMENT AND CAPACITY

School	2013-14 Enrollment	Capacity	Existing Surplus/Deficit
Cabazon Elementary	323	2,369	-23
Central Elementary	793		
Hemmerling Elementary	519		
Hoffer Elementary	589		
Coombs Alternative; New Horizons and Alternative Education	168		
Nicolet Middle School	961	965	4
Banning High School	1,117	1,507	390
Totals	**4,470**	**4,841**	**371**

Source: SDFA; BUSD 2014

Parks and Recreation

Riverside County Regional Park and Open-Space District (Riverside County Parks) facilities in the vicinity of the neighborhood sites include Cabazon Park, located a few miles east of Banning along Morongo Trail at 50390 Carmen Avenue in Cabazon, and Bogart Park, located 5 miles north of Beaumont at the northern end of Cherry Valley. Cabazon Park is a 9-acre community park and includes two full basketball courts, one lighted baseball field, skateboard park, picnic tables and a barbecue area, a playground for children ages 2–12, and green fields. Bogart Park is a 400-acre regional recreation area and includes playgrounds, trails, and campgrounds, including an equestrian campground area (Riverside County Parks 2015).

Water

The neighborhood sites are within the service area of the Cabazon Water District (CWD), a local water district providing water service to approximately 7,990 acres of unincorporated Riverside County east of the City of Banning. The CWD is not required to prepare an Urban Water Management Plan as it provides less than 3,000 acre-feet of water annually (AFY) and serves fewer than 3,000 urban connections. However, the current and projected water demand for the CWD was included in the San Gorgonio Pass Water Agency (SGPWA) 2010 Urban Water Management Plan; this information is shown in **Table 4.10-2**.

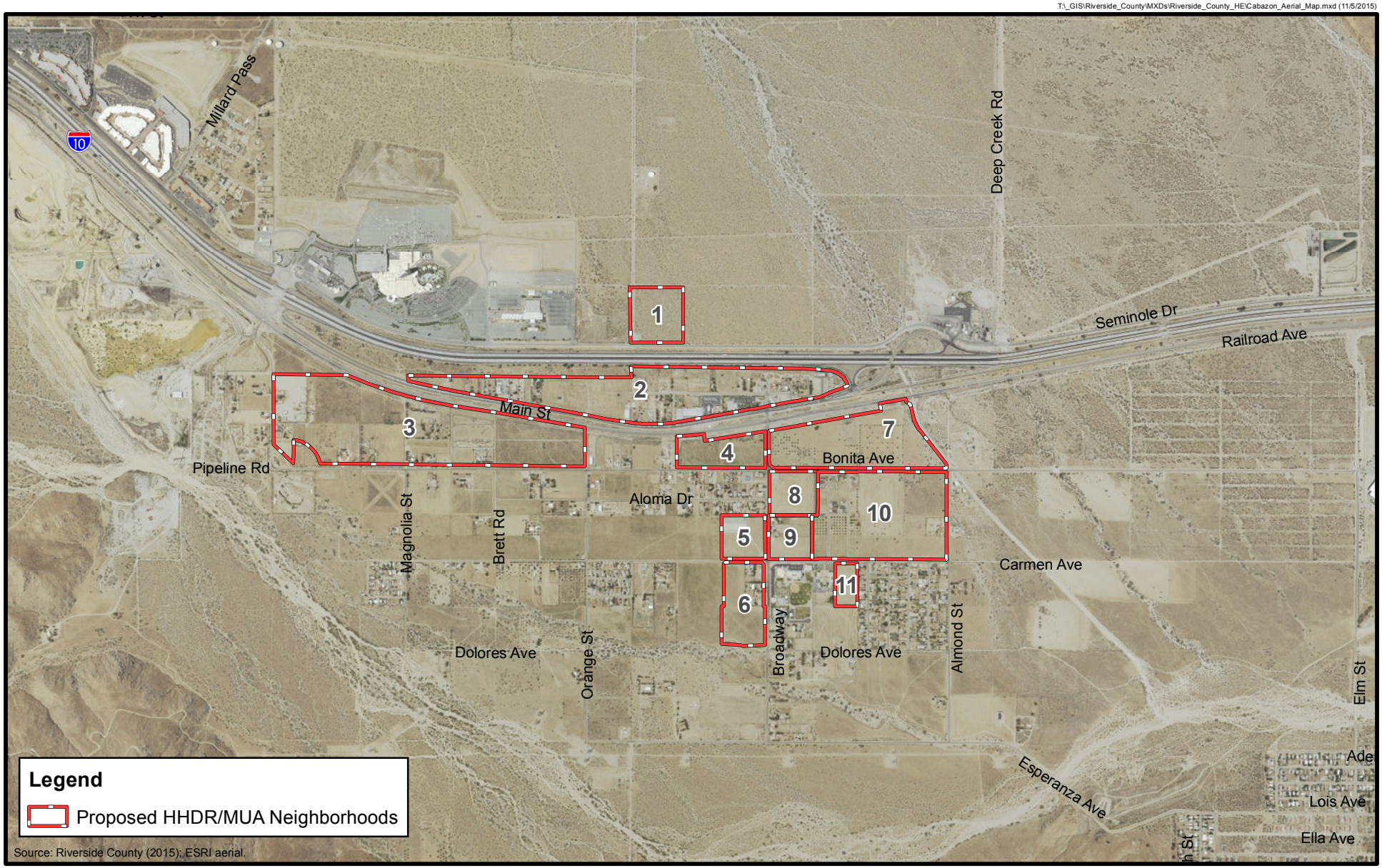


Figure 4.10-2
Aerial Photograph

Michael Baker INTERNATIONAL

Figure 4.10-3
Flood Zones Cabazon Town Center

Michael Baker INTERNATIONAL

Currently, the primary source of water supply for the CWD is groundwater pumped from the Cabazon Basin (CDM 2010). Annual production from the Cabazon Basin is shown in **Table 4.10-3**. The CWD took over deliveries of water supply to the Desert Hills Factory Outlet Mall in 2013, which likely explains the 217 percent increase in CWD production between 2012 and 2013.

The Cabazon Basin has not been extensively studied and is not an adjudicated groundwater basin. Therefore, the exact storage volume and average safe yield of the basin have not yet been determined and it is uncertain if the basin is in a state of overdraft. As shown in **Figure 4.10-4**, monitoring data from two production wells in the Cabazon Basin, one for the CWD and one for the Mission Springs Water District, show severe drops in water elevation over the last decade, with a drop of over 30 feet in the last decade. The CWD well specifically shows a drop of 15 feet over the past five years, with the most recent data indicating that levels in that well could be stabilizing (SGPWA 2014). Even so, this data, along with previous data from another CWD well, indicates that water levels in the Cabazon Basin overall are dropping and have been for several years, despite the declines in extractions in 2010 through 2012 (DWR 2015; SGPWA 2014). This could suggest that inflows to the basin have declined, or that any impact of reduced extractions require a longer period of time to be seen in wells. The SGPWA and the US Geological Survey are working jointly to model the Cabazon Basin in order to determine further information regarding hydrologic conditions of the basin, including safe yield.

TABLE 4.10-2
CURRENT AND PROJECTED WATER DEMAND
CABAZON WATER DISTRICT

Year	AFY
2010	1,000
2015	4,000
2020	8,000
2025	12,000
2030	16,000
2035	16,000

Source: CDM 2010

TABLE 4.10-3
PRODUCTION DATA (NON-VERIFIED) IN ACRE-FEET
CABAZON BASIN

Year	CWD Production	Total Production (all users)
2001	1,178	1,182
2002	1,580	1,749
2003	1,035	1,208
2004	1,261	1,604
2005	1,069	1,379
2006	966	1,314
2007	923	1,466
2008	875	1,412
2009	905	1,258
2010	710	1,054
2011	509	900
2012	269	654
2013	854	1,226

Source: SGPWA 2014

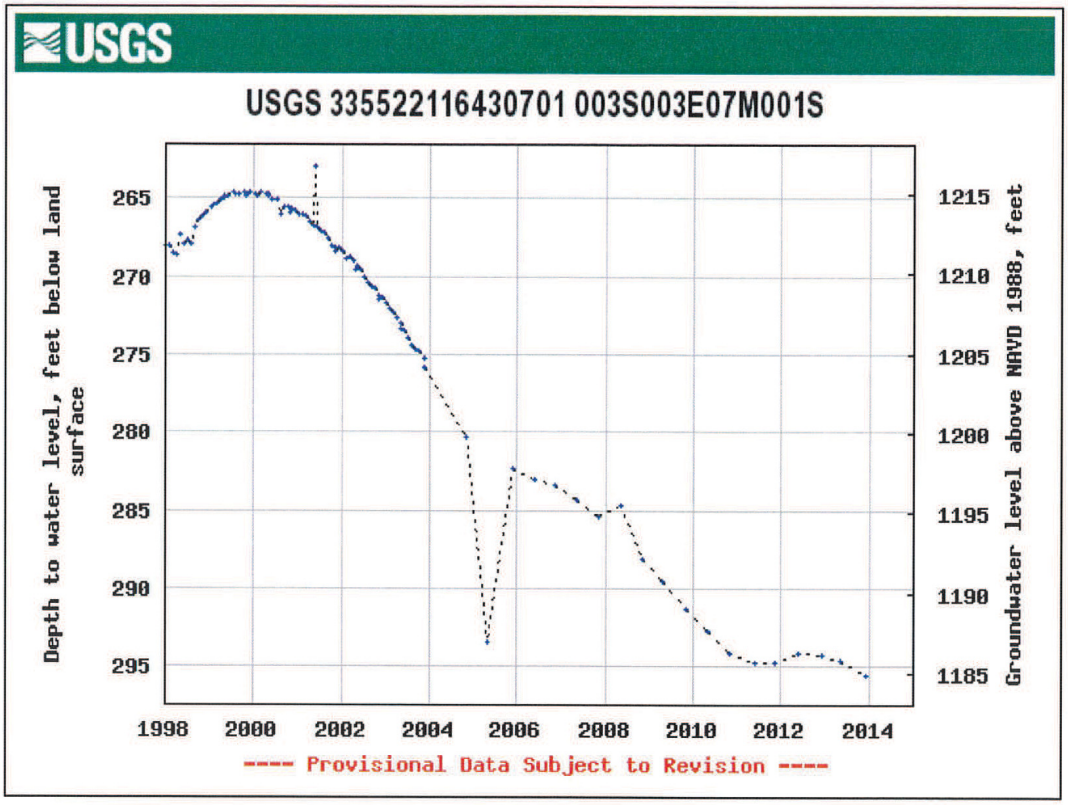
Solid Waste

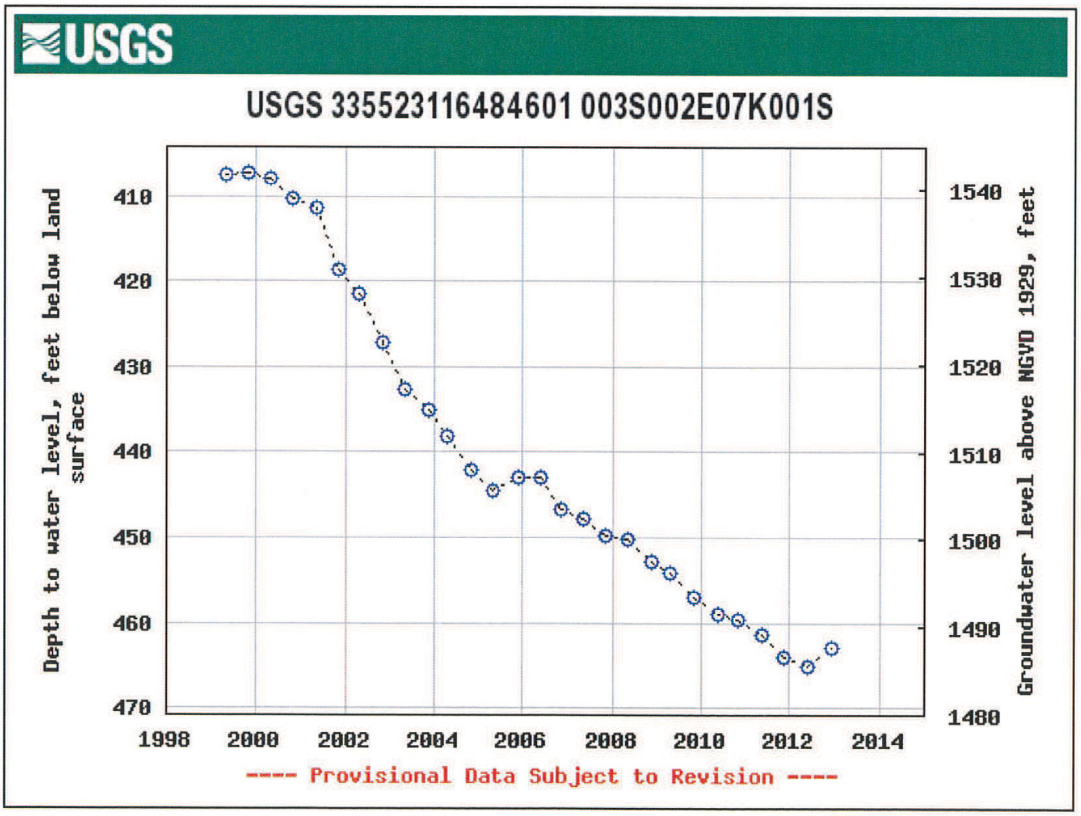
The Riverside County Department of Waste Resources (RCDWR) operates six active landfills and contract services at one private landfill in the county; all private haulers serving unincorporated Riverside County ultimately dispose of their waste to one of the County-owned or contracted facilities. While waste originating anywhere in the County may be accepted for disposal at any of the landfill sites, each landfill has a service area in order to minimize truck traffic and vehicular emissions (County of Riverside 2015b). The Pass Area Plan area, including the neighborhood sites, is within the service area of the Badlands and Lamb Canyon Landfills.

Badlands Landfill

The Badlands Landfill is located at 31125 Ironwood Avenue, northeast of the City of Moreno Valley, and is accessed from State Highway 60 at Theodore Avenue. The existing landfill encompasses 1,168.3 acres, of which 150 acres are permitted for refuse disposal and another 96 acres are designated for existing and planned ancillary facilities and activities. The landfill is currently permitted to receive 4,000 tons of refuse per day and has an estimated total capacity of approximately 17.620 million tons. During 2014, the Badlands Landfill accepted a daily average volume of 2,748 tons and a period total of approximately 843,683 tons. As of January 1, 2015, the landfill had a total remaining disposal capacity of approximately 6.478 million tons. The Badlands Landfill is projected to reach capacity in 2024. Further landfill expansion potential exists at the Badlands Landfill site (Merlan 2015).

T:_CS\Work\Riverside, County of\Housing Element\Figures





Source: USGS

Figure 4.10-4
Cabazon Basin Groundwater Levels

Michael Baker INTERNATIONAL

Lamb Canyon Landfill

The Lamb Canyon Landfill is located between the City of Beaumont and City of San Jacinto at 16411 Lamb Canyon Road (State Route 79), south of I-10 and north of Highway 74. The landfill property encompasses approximately 1,189 acres, of which 580.5 acres encompass the current landfill permit area and approximately 144.6 acres are permitted for waste disposal. The landfill is currently permitted to receive 5,000 tons of refuse per day and has an estimated total disposal capacity of approximately 15.646 million tons. During 2014, the Lamb Canyon Landfill accepted a daily average volume of 1,947 tons and a period total of approximately 597,739 tons (Merlan 2015). As of January 1, 2015, the landfill had a total remaining capacity of approximately 6.457 million tons. The current landfill remaining disposal capacity is estimated to last, at a minimum, until 2021.

4.10.3 PROJECT IMPACT ANALYSIS

As discussed in Section 2.2 of this EIR, at the time of the writing of this Draft EIR, the County had recently adopted GPA 960[1]. Therefore, the project impact analysis below uses projections from, and references to, GPA 960. However, GPA 960 is currently in active litigation with an unknown outcome.

GPA 960 furthered the objectives and policies of the previously approved 2003 RCIP General Plan by directing future development toward existing and planned urban areas where growth is best suited to occur (Chapter 2, Vision Statement of the 2003 RCIP General Plan) . The proposed project continues the process initiated with the 2003 General Plan and furthered by the current General Plan by increasing density in areas where existing or planned services and existing urban development suggest that the potential for additional homes is warranted. Because the outcome of the litigation is uncertain, and as the proposed project furthers goals of the previous and the current General Plan, policy numbers for both documents are listed in the analysis for reference purposes.

Both GPA 960 and the 2003 RCIP General Plan anticipated urban development on the neighborhood sites affected by the proposed project. As such, the site development environmental effects and determinations below would not differ substantially from either the 2003 RCIP General Plan or the current General Plan.

AESTHETICS, LIGHT, AND GLARE

Thresholds of Significance

The following table identifies the thresholds for determining the significance of an aesthetic or visual resource impact, based on the California Environmental Quality Act (CEQA) Guidelines Appendix G thresholds of significance. The table also summarizes the significance determination for each threshold, and either explains the reasoning for a "No Impact" determination or points to the location of more detailed analysis.

Threshold	Analysis	Determination
1) Have a substantial adverse effect on a scenic vista.	**Impact Analysis 4.10.1**	**Less than Significant with Mitigation Incorporated**
2) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.	The proposed neighborhood sites are located along both the north and south sides of I-10. As I-10 is not an eligible or officially designated state scenic highway or a potentially eligible County scenic highway, the project does not have the potential to damage scenic resources, including, trees, rock outcroppings, and historic buildings within a state scenic highway (Caltrans 2015; County of Riverside 2015a).	**No Impact**
3) Substantially degrade the existing visual character or quality of the site and its surroundings.	**Impact Analysis 4.10.2**	**Less than Significant with Mitigation Incorporated**

[1] *December 8, 2015*

Threshold	Analysis	Determination
4) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.	**Impact Analysis 4.10.3**	**Less than Significant Impact**

Methodology

All of the neighborhood sites in the Cabazon community are designated by GPA 960 and classified for varying levels of urban development, including low- and medium-density residential, commercial, and industrial uses (see Table 10 in **Appendix 2.1-2**). Similarly, 2003 RCIP GP designated all of the neighborhood sites in the Cabazon community for urban development. As such, previous environmental review for development of the neighborhood sites with urban uses was included in the Riverside County EIR No. 521 (State Clearinghouse Number [SCH] 2009041065) prepared for the GPA 960, as well as in EIR No. 441 (SCH 2002051143), which was certified for the 2003 RCIP GP. This previous analysis was considered in evaluating the impacts associated with the proposed project. EIR No. 521 determined that mitigation and regulatory compliance measures would reduce impacts associated with aesthetic resources resulting from buildout of GPA 960 to a less than significant level (County of Riverside 2015b). EIR No. 441 identified that implementation of mitigation and regulatory compliance measures would reduce aesthetic resource and light/glare impacts resulting from buildout of the 2003 RCIP GP to a less than significant level (County of Riverside 2002).

Impact Analysis

Impact Analysis 4.10.1 Future development facilitated by the project would represent an increase in density, massing, and height beyond that originally considered for the neighborhood sites and could thus have adverse effects to scenic vistas. This impact would be reduced to a **less than significant** level. (Threshold 1)

Future development under the HHDR or MUA designations/zone classifications would include apartments and condominiums, multistory (3+) structures, and mixed-use development. The new R-7 and MUA zone classifications allow buildings and structures up to 50 feet in height, minimum front and rear setbacks of 10 feet for buildings that do not exceed 35 feet in height, and side yard setbacks of 5 feet for buildings that do not exceed 35 feet in height. This development would represent an increase in density, massing, and height beyond that originally considered for the neighborhood sites and could thus have adverse affects to scenic vistas by altering open views of the surrounding San Bernardino and San Jacinto Mountains to more urban, higher-density development with views partially obscured by structures.

As discussed in **Impact Analysis 3.1.1** in Section 3.0, the General Plan has policies that govern visual impact of all new development, including future development in The Pass Area Plan, such as GPA 960 Policy LU 4.1 (RCIP GP Policy LU 4.1), which requires new developments to be located and designed to visually enhance and not degrade the character of the surrounding area, and GPA 960 Policy LU 14.8 (RCIP GP Policy LU 13.8), which prohibits the blocking of public views by solid walls. In addition, mitigation measure **MM 3.1.1** (see Section 3.0) requires future development to consider various factors during the development review process, several of which would protect scenic vistas including the scale, extent, height, bulk, or intensity of development; the location of development; the type, style, and intensity of adjacent land uses; the manner and method of construction; the type, location, and manner of illumination and signage; the nature and extent

of terrain modification required; and the potential effects to the established visual characteristic of the project site and identified scenic vistas or aesthetic resources.

Compliance with General Plan regulations, as well as implementation of **MM 3.1.1**, would ensure that future development facilitated by the increase in density/intensity potential would not have a substantial adverse effect on a scenic vista. Therefore, this impact would be reduced to a **less than significant** level.

Mitigation Measures

MM 3.1.1 (see Section 3.0)

Impact Analysis 4.10.2 Future development of the neighborhood sites under the HHDR or MUA designations/zoning classifications would permanently alter the existing visual character of the neighborhood sites and the surrounding area. This impact would be reduced to a **less than significant** level. (Threshold 3)

Future development of the neighborhood sites under the HHDR or MUA designations/zoning classifications would result in the development of apartments and condominiums, including multi-story structures, as well as mixed-use development (physically/functionally integrated combination of residential, commercial, office, entertainment, educational, recreational, cultural, institutional, or industrial uses). This would permanently alter the existing visual character of the neighborhood sites and the surrounding area from small-town urban uses with open views of the surrounding San Bernardino and San Jacinto Mountains to more urban, higher-density development with views partially obscured by structures. The County's General Plan anticipated development of the neighborhood sites with urban uses; however, the land uses facilitated by the HHDR and MUA designations/zoning classifications would result in an increase in density and massing beyond that originally considered.

As discussed in **Impact Analysis 3.1.1** in Section 3.0, the General Plan has policies that govern visual impact of all new development, including future development in The Pass Area Plan, such as GPA 960 Policy LU 4.1 (RCIP GP Policy LU 4.1), which requires new developments to be located and designed to visually enhance and not degrade the character of the surrounding area, and GPA 960 Policy LU 14.8 (RCIP GP Policy LU 13.8), which prohibits the blocking of public views by solid walls. The Countywide Design Standards and Guidelines include requirements that address scale, intensity, architectural design, landscaping, sidewalks, trails, community logo, signage, and other visual design features, as well as standards for backlighting and indirect lighting to promote "night skies." Typical design modifications would include stepped setbacks for multi-story buildings, increased landscaping, decorative walls and roof design, and themed signage.

The proposed policies for MUA-designated areas encourage a balanced mix of jobs, housing, and services within compact, walkable neighborhoods which also feature pedestrian and bicycle linkages (walking paths, paseos, and trails) between residential uses and activity nodes. Additionally, proposed Plan Area Plan Policy PAP 5.25 would require HHDR development to incorporate transitional buffers from other, adjacent land use types and intensities, including the use of such site design features as varied building heights, decorative walls, shade structures, landscape features, building spacing, park and recreational areas, and trails.

Existing County policies and design guidelines, as well as implementation of **MM 3.1.1** and the proposed policies for MUA-designated areas, would reduce aesthetic impacts by ensuring that future development is designed to be compatible with the surrounding uses and would not

substantially degrade the existing visual character or quality of the neighborhood sites. Therefore, this impact would be reduced to a **less than significant** level.

Mitigation Measures

MM 3.1.1 (see Section 3.0)

Impact Analysis 4.10.3 The land uses facilitated by the HHDR and MUA designations/zoning classifications would result in an increase in density, and thus an increase in lighting and glare. Increased nighttime lighting could adversely affect the Palomar Observatory. This impact would be reduced to a **less than significant** level. (Threshold 4)

The land uses facilitated by the HHDR and MUA designations/zoning classifications would result in an increase in density, and thus an increase in lighting and glare, beyond that originally considered for the neighborhood sites. Additionally, the neighborhood sites are within Observatory Restriction Zone B of the Palomar Observatory and increased nighttime lighting could obstruct or hinder the views from the observatory.

County Ordinance No. 655 addresses standards for development within 15 to 45 miles of the Palomar Observatory by requiring, among other things, the use of low-pressure sodium lamps for outdoor lighting fixtures and regulating the hours of operation for commercial/industrial uses in order to reduce lighting impacts on the observatory. The Pass Area Plan Policy PAP 9.1 requires development to adhere to the lighting requirements of County ordinances for standards intended to limit light leakage and spillage that may interfere with the operations of the Palomar Observatory. Therefore, Ordinance No. 655 Observatory Restriction Zone B standards would apply to future development under the project.

As previously described, GPA 960 Policy LU 4.1 (RCIP GP Policy LU 4.1) requires new developments to be located and designed to visually enhance and not degrade the character of the surrounding area, which includes mitigating lighting impacts on surrounding properties. Additionally, County Ordinance No. 915, Regulating Outdoor Lighting, establishes a countywide standard for outdoor lighting that applies to all future development under the project. The ordinance regulates light trespass in areas that fall outside of the 45-mile radius of Ordinance No. 655 and requires all outdoor luminaries to be located, adequately shielded, and directed such that no direct light falls outside the parcel of origin or onto the public right-of-way.

Compliance with these County policies and regulations would ensure that new sources of lighting resulting from future development associated with the project would not adversely affect day or nighttime views in the area and would not adversely affect the Palomar Observatory. Therefore, this impact would be considered **less than significant**.

Mitigation Measures

None required.

AGRICULTURAL AND FORESTRY RESOURCES

Thresholds of Significance

The following table identifies the thresholds for determining the significance of an agricultural and/or forestry resource impact, based on the CEQA Guidelines Appendix G thresholds of significance. The table also summarizes the significance determination for each threshold, and either explains the reasoning for a "No Impact" determination or points to the location of more detailed analysis.

Threshold	Analysis	Determination
1) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resource Agency, to nonagricultural use.	There is no designated Prime Farmland, Unique Farmland, or Farmland of Statewide Importance within or adjacent to the neighborhood sites (County of Riverside 2015b).	**No Impact**
2) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve.	The zoning classifications of the neighborhood sites include Scenic Highway Commercial, Manufacturing-Service Commercial, Controlled Development, various residential, and Residential Agricultural classifications. None of the neighborhood sites are enrolled in a Williamson Act contract. Therefore, no conflict with agricultural zoning, use or Williamson Act contract would occur (County of Riverside 2015b).	**No Impact**
3) Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code [PRC] Section 12220(g)), timberland (as defined by PRC Section 4526), or timberland zoned timberland production (as defined by California Government Code Section 51104(g)).	The zoning classifications of the neighborhood sites include Scenic Highway Commercial, Manufacturing-Service Commercial, Controlled Development, various residential, and Residential Agricultural classifications. There is no forestland present on the neighborhood sites and the project would not conflict with forestland zoning or result in the loss of forestland (County of Riverside 2015b).	**No Impact**
4) Result in the loss of forestland or conversion of forestland to non-forest use.	The zoning classifications of the neighborhood sites include Scenic Highway Commercial, Manufacturing-Service Commercial, Controlled Development, various residential, and Residential Agricultural classifications. There is no forestland present on the neighborhood sites and the project would not conflict with forestland zoning or result in the loss of forestland (County of Riverside 2015b).	**No Impact**
5) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to nonagricultural use or conversion of forestland to non-forest use.	There is no farmland or forestland present on the neighborhood sites, which are infill development sites located along I-10, a major transportation corridor (County of Riverside 2015b).	**No Impact**

AIR QUALITY

Thresholds of Significance

The following table identifies the thresholds for determining the significance of an air quality impact, based on the CEQA Guidelines Appendix G thresholds of significance. The table also summarizes the significance determination for each threshold, and either explains the reasoning for a "No Impact" determination or points to the location of more detailed analysis.

Threshold	Analysis	Determination
1) Conflict with or obstruct implementation of the applicable air quality plan.	**Impact Analysis 3.3.1 in Section 3.0** - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	**Cumulatively Considerable and Significant and Unavoidable**
2) Violate any air quality standard or contribute substantially to an existing or projected air quality violation.	**Impact Analysis 3.3.2 and 3.3.3 in Section 3.0** - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	**Cumulatively Considerable and Significant and Unavoidable**
3) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors).	**Impact Analysis 3.3.4 in Section 3.0** – Cumulative impacts are analyzed in Section 3.0, Countywide Impact Analysis.	**Cumulatively Considerable and Significant and Unavoidable**
4) Expose sensitive receptors to substantial pollutant concentrations.	**Impact Analysis 3.3.5 in Section 3.0** - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	**Less Than Cumulatively Considerable with Mitigation Incorporated**
5) Create objectionable odors affecting a substantial number of people.	**Impact Analysis 3.3.6 in Section 3.0** - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	**Less Than Cumulatively Considerable with Mitigation Incorporated**

BIOLOGICAL RESOURCES

Thresholds of Significance

The following table identifies the thresholds for determining the significance of a biological resource impact, based on the CEQA Guidelines Appendix G thresholds of significance. The table also summarizes the significance determination for each threshold, and either explains the reasoning for a "No Impact" determination or points to the location of more detailed analysis.

Threshold	Analysis	Determination
1) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies or regulations, or by the CDFW or the US Fish and Wildlife Service (USFWS).	**Impact Analysis 4.10.4**	**Less than Significant Impact**
2) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the CDFW or USFWS.	**Impact Analysis 4.10.5**	**Less than Significant with Mitigation Incorporated**
3) Have a substantial adverse effect on federally protected wetlands, as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal wetlands, etc.), through direct removal, filling, hydrological interruption, or other means.	**Impact Analysis 4.10.5**	**Less than Significant with Mitigation Incorporated**
4) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.	**Impact Analysis 4.10.6**	**Less than Significant Impact**
5) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.	**Impact Analysis 3.4.5 in Section 3.0** – All local policies/ordinances pertaining to biological resources apply to all unincorporated areas of the County (regardless of the location of the neighborhood site). This impact is therefore analyzed in Section 3.0, Countywide Impact Analysis.	**No Impact**
6) Conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan.	**Impact Analysis 4.10.7**	**Less than Significant Impact**

Methodology

The impact analysis below utilized data from the two multiple species conservation habitat plans (MSHCPs) in Riverside County (WRC-MSHCP and CV-MSHCP), as well as the biological resources analysis conducted for the General Plan EIR No. 521 and EIR No. 441 to determine whether the proposed increase in density/intensity potential resulting from the project would result in a significant impact. General Plan EIR No. 521 determined that existing mitigation and regulatory compliance measures would reduce to below the level of significance adverse impacts to biological resources resulting from buildout of land uses currently designated in the General Plan (County of Riverside 2015). EIR No. 441 identified that buildout of the 2003 RCIP GP would result in significant and unavoidable impacts to biological resources (County of Riverside 2002).

Impact Analysis

Impact Analysis 4.10.4 Impacts to covered species (candidate, sensitive, or special-status species) and their habitats resulting from future development projects that are consistent with the CV-MSHCP would be deemed **less than significant** because of their MSHCP compliance. (Threshold 1)

All of the neighborhood sites are located within the boundaries of the Coachella Valley Multiple Species Habitat Conservation Plan (CV-MSHCP), which provides for the long-term survival of protected and sensitive species by designating a contiguous system of habitat to be added to existing public/quasi-public lands. This system of Conservation Areas provide core habitat and other conserved habitat for 27 covered species; conserve natural communities; conserve essential ecological processes; and secure biological corridors and linkages between major habitat areas. Section 6.6 of the CV-MSHCP defines the process to determine a development project's compliance with the requirements of the MSHCP and its Implementing Agreement.

For development projects within a Conservation Area, a Joint Project Review process in consultation with the Coachella Valley Conservation Commission (CVCC) is required; the review analyzes a project's consistency with the Conservation Area's conservation objectives and required measures and goals and objectives for each proposed covered species (CCVC 2007). A range of biological studies may also be required as part of the CV-MSHCP environmental review process to identify the need for specific measures to avoid, minimize, and reduce impacts to covered species and their habitat. Development of property outside of the Conservation Area (as well as within it) receive Take Authorization for Covered Species Adequately Conserved, provided payment of a mitigation fee is made (or any credit for land conveyed is obtained) and compliance with any other required measures and/or studies outlined in the MSHCP occurs. The proposed neighborhood sites are not within a CV-MSHCP Conservation Area.

As the project does not currently propose any specific development, review for site-specific requirements under the CV-MSHCP, as well as payment of the development mitigation fee, would occur at the time future development of the neighborhood sites is proposed. The CV-MSHCP and its Implementing Agreement allows the County to issue take authorizations for all species covered by the CV-MSHCP, including state and federally listed species, as well as other identified covered species and their habitats. With payment of the mitigation fee and compliance with the requirements of the CV-MSHCP, a project may be deemed compliant with CEQA, the National Environmental Policy Act (NEPA), California Endangered Species Act (CESA), and federal Endangered Species Act (ESA), and impacts to covered species and their habitat would be deemed less than significant.

Therefore, impacts to covered species (candidate, sensitive, or special-status species) and their habitats resulting from future development projects that are consistent with the CV-MSHCP would be deemed **less than significant** because of their MSHCP compliance.

Mitigation Measures

None required.

Impact Analysis 4.10.5 Impacts on riparian habitats, sensitive natural communities, and/or federally protected wetlands resulting from development accommodated by the proposed project would be reduced to a **less than significant** level. (Thresholds 2 and 3)

As described above, all of the neighborhood sites are located within the boundaries of the CV-MSHCP, which is designed to ensure conservation of covered species as well as the natural communities on which they depend, including riparian habitat and other sensitive habitats. In addition, as discussed further in Section 3.0, Countywide Impact Analysis, future development under the project would be required to comply with regulatory actions governing riparian and wetland resources, including jurisdictional delineation of waters of the United States and wetlands pursuant to the Clean Water Act and US Army of Engineers protocol (Clean Water Act Section 404 permit) and delineation of streams and vegetation within drainages and native vegetation of use to wildlife pursuant to the California Department of Fish and Wildlife (CDFW) and California Fish and Game Code Section 1600 et seq. (Section 1601 or 1603 permit and a Streambed Alteration Agreement). In addition, mitigation measures **MM 3.4.3** and **MM 3.4.5** (see Section 3.0) require an appropriate assessment to be prepared by a qualified professional as part of Riverside County's project review process if site conditions (for example, topography, soils, or vegetation) indicate that the proposed project could affect riparian/riverine areas or federally protected wetlands. The measures require project-specific avoidance measures to be identified or the project applicant to obtain the applicable permits prior to the issuance of any grading permit or other action that would lead to the disturbance of the riparian resource and/or wetland. Compliance with the above-listed existing regulations, as well as implementation of mitigation measures **MM 3.4.3** and **MM 3.4.5**, would ensure that impacts on riparian habitats, sensitive natural communities, and/or federally protected wetlands resulting from development accommodated by the proposed project would be reduced to a **less than significant** level.

Mitigation Measures

MM 3.4.3 and ***MM 3.4.5*** (see Section 3.0)

Impact Analysis 4.10.6 Future development accommodated by the proposed project could adversely affect movement, migration, wildlife corridors, and the use of native wildlife nursery sites within the CV-MSHCP. However, compliance with existing laws and regulatory programs would ensure that this impact is **less than significant**. (Threshold 4)

Residential development has the potential to result in the creation of new barriers to animal movement in the urbanizing areas. However, impacts to wildlife movement associated with development in the Coachella Valley are mitigated due to corridors and linkages established by the CV-MSHCP. The CV-MSHCP establishes conservation areas and articulates objectives and measures for the preservation of core habitat and the biological corridors and linkages needed to maintain essential ecological processes in the plan area. In addition, the CV-MSHCP protects native wildlife nursery sites by conserving large blocks of representative native habitats suitable for

supporting species' life-cycle requirements and the essential ecological processes of species that depend on such habitats. The EIR for the WRC-MSHCP concluded that the plan provides for the movement of species through established wildlife corridors and protects the use of native wildlife nursery sites (County of Riverside 2015). The proposed neighborhood sites are not within a CV-MSHCP Conservation Area and are in an area planned for urban development. As previously described, review for site-specific requirements under the CV-MSHCP, as well as payment of the development mitigation fee, would occur at the time future development of the neighborhood sites is proposed. With payment of the mitigation fee and compliance with the requirements of the CV-MSHCP, a project may be deemed compliant with CEQA, NEPA, CESA, and ESA, and impacts to covered species and their habitat would be deemed less than significant.

Therefore, impacts to movement, migration, wildlife corridors, and the use of native wildlife nursery sites within the CV-MSHCP resulting from future development projects that are consistent with the CV-MSHCP would be deemed **less than significant** because of their MSHCP compliance.

Mitigation Measures

None required.

Impact Analysis 4.10.7 Future development accommodated by the proposed project would be located in an area covered by the CV-MSHCP. Future development would be required to comply with the policy provisions of the CV-MSHCP. This impact is **less than significant**. (Threshold 6)

As explained above, the CV-MSHCP applies to the neighborhood sites. Future development accommodated by the proposed project would be required, through Riverside County standard conditions of approval, to comply with review for site-specific requirements under the CV-MSHCP, as well as payment of the development mitigation fees. With payment of the mitigation fee and compliance with any site-specific requirements, future development projects would be in compliance with the CV-MSHCP, as well as with CEQA, NEPA, CESA, and ESA. This impact would be **less than significant**.

Mitigation Measures

None required.

CULTURAL RESOURCES

Thresholds of Significance

The following table identifies the thresholds for determining the significance of a cultural resource impact, based on the CEQA Guidelines Appendix G thresholds of significance. The table also summarizes the significance determination for each threshold, and either explains the reasoning for a "No Impact" determination or points to the location of more detailed analysis.

Threshold	Analysis	Determination
1) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5.	**Impact Analysis 3.5.1 in Section 3.0** – Given the programmatic nature of the project, the neighborhood sites have not yet been formally evaluated for cultural resources. This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	**Less Than Cumulatively Considerable with Mitigation Incorporated**
2) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5.	**Impact Analysis 3.5.2 in Section 3.0** – Given the programmatic nature of the project, the neighborhood sites have not yet been formally evaluated for cultural resources. This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	**Less Than Cumulatively Considerable with Mitigation Incorporated**
3) Disturb any human remains, including those interred outside of formal cemeteries.	**Impact Analysis 3.5.3 in Section 3.0** – Given the programmatic nature of the project, the neighborhood sites have not yet been formally evaluated for cultural resources. This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	**Less Than Cumulatively Considerable with Mitigation Incorporated**

GEOLOGY AND SOILS

Thresholds of Significance

The following table identifies the thresholds for determining the significance of geology or soils impacts, based on the CEQA Guidelines Appendix G thresholds of significance. The table also summarizes the significance determination for each threshold, and either explains the reasoning for a "No Impact" determination or points to the location of more detailed analysis.

Threshold	Analysis	Determination
1) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death, involving: a) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault. Refer to California Geological Survey (formerly Division of Mines and Geology) Special Publication 42. b) Strong seismic ground shaking. c) Seismic-related ground failure, including liquefaction. d) Landslides.	**Impact Analysis 3.6.1 and 3.6.2 in Section 3.0** – All unincorporated areas of the County (regardless of the location of the neighborhood site) are subject to seismic hazards as damaging earthquakes are frequent, affect widespread areas, trigger many secondary effects, and can overwhelm the ability of local jurisdictions to respond (County of Riverside 2014). This impact is therefore analyzed in Section 3.0, Countywide Impact Analysis.	**Less Than Cumulatively Considerable with Mitigation Incorporated**
2) Result in substantial soil erosion or the loss of topsoil.	**Impact Analysis 3.6.3 in Section 3.0** – Because human activities that remove vegetation or disturb soil are the biggest contributor to erosion potential, areas exposed during future development activities accommodated by the proposed project would be prone to erosion and loss of topsoil. This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site). This impact is therefore analyzed in Section 3.0, Countywide Impact Analysis.	**Less Than Cumulatively Considerable with Mitigation Incorporated**
3) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse.	**Impact Analysis 3.6.4 in Section 3.0** – While geologic and soil conditions are unique to each neighborhood site, site-specific geotechnical investigations and engineering and design criteria required by the state and County would be determined in the same manner for all unincorporated areas of the County (regardless of the location of the neighborhood site). This impact is therefore analyzed in Section 3.0, Countywide Impact Analysis.	**Less Than Cumulatively Considerable with Mitigation Incorporated**

Threshold	Analysis	Determination
4) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property.	**Impact Analysis 3.6.4 in Section 3.0** – While geologic and soil conditions are unique to each neighborhood site, site-specific geotechnical investigations and engineering and design criteria required by the state and County would be determined in the same manner for all unincorporated areas of the County (regardless of the location of the neighborhood site). This impact is therefore analyzed in Section 3.0, Countywide Impact Analysis.	**Less Than Cumulatively Considerable with Mitigation Incorporated**
5) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater.	**Impact Analysis 3.6.5 in Section 3.0** – While geologic and soil conditions are unique to each neighborhood site, site-specific geotechnical investigations and engineering and design criteria required by the state and County would be determined in the same manner for all unincorporated areas of the County (regardless of the location of the neighborhood site). This impact is therefore analyzed in Section 3.0, Countywide Impact Analysis	**Less Than Cumulatively Considerable**
6) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.	**Impact Analysis 3.6.6 in Section 3.0** – Given the programmatic nature of the project, the neighborhood sites have not yet been formally evaluated for paleontological resources. This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	**Less Than Cumulatively Considerable**

GREENHOUSE GAS EMISSIONS

Thresholds of Significance

The following table identifies the thresholds for determining the significance of greenhouse gas impacts, based on the CEQA Guidelines Appendix G thresholds of significance. The table also summarizes the significance determination for each threshold, and either explains the reasoning for a "No Impact" determination or points to the location of more detailed analysis.

Threshold	Analysis	Determination
1) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.	**Impact Analysis 3.7.1 in Section 3.0** - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	**Cumulatively Considerable and Significant and Unavoidable**
2) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases.	**Impact Analysis 3.7.1 in Section 3.0** - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	**Cumulatively Considerable and Significant and Unavoidable**

HAZARDS AND HAZARDOUS MATERIALS

Thresholds of Significance

The following table identifies the thresholds for determining the significance of hazardous material or hazard impacts, based on the CEQA Guidelines Appendix G thresholds of significance. The table also summarizes the significance determination for each threshold, and either explains the reasoning for a "No Impact" determination or points to the location of more detailed analysis.

Threshold	Analysis	Determination
1) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.	**Impact Analysis 3.8.1 in Section 3.0** - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	**Less than Cumulatively Considerable**
2) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.	**Impact Analysis 3.8.1 in Section 3.0** - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	**Less than Cumulatively Considerable**
3) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.	**Impact Analysis 3.8.2 in Section 3.0** - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	**Less than Cumulatively Considerable**
4) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or the environment.	The DTSC EnviroStor database was reviewed and compared to the neighborhood sites. No open/active hazardous materials sites are located on the neighborhood sites. Therefore, the project would not create a significant hazard to the public or the environment as a result of being located on an existing hazardous materials site (DTSC 2015).	**No Impact**
5) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, result in a safety hazard for people residing or working in the project area.	The neighborhood sites are not located within an airport land use plan (County of Riverside 2015a).	**No Impact**
6) For a project in the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area.	There are no private airstrips in the vicinity of the neighborhood sites (County of Riverside 2014).	**No Impact**
7) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.	**Impact Analysis 3.8.4 in Section 3.0** - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	**Less than Cumulatively Considerable**
8) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands.	The neighborhood sites are not located in a wildfire hazard severity zone (County of Riverside 2015a).	**No Impact**

HYDROLOGY AND WATER QUALITY

Thresholds of Significance

The following table identifies the thresholds for determining the significance of a hydrology or water quality impact, based on the CEQA Guidelines Appendix G thresholds of significance. The table also summarizes the significance determination for each threshold, and either explains the reasoning for a "No Impact" determination or points to the location of more detailed analysis.

Threshold	Analysis	Determination
1) Violate any water quality standards or waste discharge requirements.	**Impact Analysis 3.9.1 in Section 3.0** - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	**Less than Cumulatively Considerable with Mitigation Incorporated**
2) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted).	**Impact Analysis 4.10.18** in Utilities and Service Systems sub-section	**Significant and Unavoidable**
3) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site.	**Impact Analysis 3.9.4 in Section 3.0** – Given the programmatic nature of the project, the drainage pattern of future development cannot be determined. The effects and mitigation for this impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and are therefore analyzed in Section 3.0, Countywide Impact Analysis.	**Less than Cumulatively Considerable with Mitigation Incorporated**
4) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site.	**Impact Analysis 3.9.4 in Section 3.0** – Given the programmatic nature of the project, the drainage pattern of future development cannot be determined. The effects and mitigation for this impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and are therefore analyzed in Section 3.0, Countywide Impact Analysis.	**Less than Cumulatively Considerable with Mitigation Incorporated**
5) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.	**Impact Analysis 3.9.5 in Section 3.0** – Given the programmatic nature of the project, the exact quantity of stormwater runoff of future development cannot be determined. The effects and mitigation for this impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and are therefore analyzed in Section 3.0, Countywide Impact Analysis.	**Less than Cumulatively Considerable with Mitigation Incorporated**

Threshold	Analysis	Determination
6) Otherwise substantially degrade water quality.	**Impact Analysis 3.9.6 in Section 3.0** - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	**Less than Cumulatively Considerable with Mitigation Incorporated**
7) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.	As shown in **Figure 4.10-3**, none of the neighborhood sites are within the 100-year flood hazard area.	**No Impact**
8) Place within a 100-year flood hazard area structures which would impede or redirect flood flows.	As shown in **Figure 4.10-3** none of the neighborhood sites are within the 100-year flood hazard area.	**No Impact**
9) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam.	The neighborhood sites are not located in an area susceptible to levee or dam failure (County of Riverside 2015a).	**No Impact**
10) Inundation by seiche, tsunami, or mudflow.	The neighborhood sites are not located in an area susceptible to tsunami or mudflow. In terms of seiche hazards, there are no significant documented hazards for any of the waterbodies in Riverside County. Based on morphology and hydrology, only two waterbodies in Riverside County, Lake Perris and Lake Elsinore, may have the potential for seismically induced seiche (County of Riverside 2015a). The neighborhood sites are not located in the vicinity of these waterbodies.	**No Impact**

LAND USE AND PLANNING

Thresholds of Significance

The following table identifies the thresholds for determining the significance of land use and planning impacts, based on the CEQA Guidelines Appendix G thresholds of significance. The table also summarizes the significance determination for each threshold, and either explains the reasoning for a "No Impact" determination or points to the location of more detailed analysis.

Threshold	Analysis	Determination
1) Physically divide an established community.	The neighborhood sites are located on a mix of vacant sites and small-town urban uses developed around I-10 and Main Street. Future development would be integrated with the existing community and would not divide it.	**No Impact**
2) 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.	**Impact Analysis 4.10.8**	**Less than Significant Impact**
3) Conflict with any applicable habitat conservation plan or natural community conservation plan.	**Impact Analysis 4.10.7** in Biological Resources sub-section	**Less than Significant Impact**

Methodology

The land use and planning analysis considers the potential for changes to the Cabazon Policy Area in The Pass Area Plan to conflict with the County's planning and policy documents.

Impact Analysis

Impact Analysis 4.10.8 Changes to the Cabazon Policy Area in The Pass Area Plan would not conflict with the County's General Plan or any other plan adopted for the purpose of avoiding or mitigating an environmental effect. This would be a **less than significant** impact. (Threshold 2)

The project includes revisions to the Cabazon Policy Area in The Pass Area Plan to articulate a more detailed vision for Cabazon's future, as well as a change in land use designation and zone classification for 332.11 acres within the Cabazon Policy Area. These changes are intended to support the overall objective of the proposed project to bring the Housing Element into compliance with state housing law and to meet a statutory update requirement, as well as to help the County meet its state-mandated RHNA obligations. As The Pass Area Plan is an extension of the County of Riverside General Plan, and the proposed project would implement and enhance, rather than conflict with, the land use plans, policies, and programs of the remainder of the General Plan, changes to The Pass Area Plan would not conflict with the County's General Plan

or any other plan adopted for the purpose of avoiding or mitigating an environmental effect. Therefore, this would be a **less than significant** impact.

Mitigation Measures

None required.

MINERAL RESOURCES

Thresholds of Significance

The following table identifies the thresholds for determining the significance of a mineral resource impact, based on the CEQA Guidelines Appendix G thresholds of significance. The table also summarizes the significance determination for each threshold, and either explains the reasoning for a "No Impact" determination or points to the location of more detailed analysis.

Threshold	Analysis	Determination
1) Loss of availability of a known mineral resource that would be of value to the region and the residents of California.	The neighborhood sites are not in areas of known or inferred to possess mineral resources (MRZ-2 areas) (County of Riverside 2015b).	**No Impact**
2) Loss of the availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan.	The neighborhood sites are not in areas of known or inferred to possess mineral resources (MRZ-2 areas), nor are they in an area designated as a mineral resource recovery site by Riverside County (County of Riverside 2015b).	**No Impact**

NOISE

Thresholds of Significance

The following table identifies the thresholds for determining the significance of a noise-related impact, based on the CEQA Guidelines Appendix G thresholds of significance. The table also summarizes the significance determination for each threshold, and either explains the reasoning for a "No Impact" determination or points to the location of more detailed analysis.

Threshold	Analysis	Determination
1) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.	**Impact Analysis 4.10.9**	**Significant and Unavoidable**
2) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels.	**Impact Analysis 3.12.2 in Section 3.0** - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	**Less than Cumulatively Considerable with Mitigation Incorporated**
3) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.	**Impact Analysis 4.10.10**	**Significant and Unavoidable**
4) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project.	**Impact Analysis 3.12.3 in Section 3.0** - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	**Less than Cumulatively Considerable**
5) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, exposure of people residing or working in the project area to excessive noise levels.	The neighborhood sites are not located within an airport land use plan (County of Riverside 2015a).	**No Impact**
6) For a project within the vicinity of a private airstrip, exposure of people residing or working in the project area to excessive noise levels.	There are no private airstrips in the vicinity of the neighborhood sites (County of Riverside 2014).	**No Impact**

Methodology

All of the neighborhood sites in the Cabazon community are designated by GPA 960 and classified for varying levels of urban development, including low- and medium-density residential, commercial, and industrial uses (see Table 10 in **Appendix 2.1-2**). Similarly, 2003 RCIP GP designated all of the neighborhood sites in the Cabazon community for urban development. As such, previous environmental review for development of the neighborhood sites with urban uses was included in the Riverside County EIR No. 521 prepared for the GPA 960, as well as in EIR No. 441, which was certified for the 2003 RCIP GP. This previous analysis was considered in evaluating

the noise impacts associated with the proposed project. EIR No. 521 determined that buildout of GPA 960 land uses would result in the generation or exposure of existing uses to excessive noise in some areas and would result in a substantial permanent or temporary increase in ambient noise levels, particularly those from increased traffic volumes. EIR No. 521 determined that these impacts would be significant and unavoidable. EIR No. 441 determined that implementation of RCIP GP policies and mitigation measures would reduce short-term construction and long-term mobile, stationary, and railroad noise impacts to less than significant levels.

Impact Analysis

Impact Analysis 4.10.9 Future development facilitated by the project could expose sensitive receptors to noise levels in excess of the Riverside County noise standards. This is a **significant** impact. (Threshold 1)

The proposed project would result in an increase in density/intensity potential on the neighborhood sites, facilitating the future development of high-density residential development and mixed-use development incorporating high-density residential development. The noise setting in the Cabazon area is currently dominated by roadway noise from I-10. Future development accommodated by the project could expose residents to existing and/or future roadway noise from I-10 and other area roadways. Construction of new projects may also expose existing residents (sensitive receptors) to noise levels in excess of the Riverside County noise standards (identified in General Plan Table N-1 and Ordinance No. 847). GPA 960 and RCIP GP policies restrict land uses with higher levels of noise production from being located near land uses that are more sensitive to noise levels, and require acoustical studies and reports to be prepared for proposed developments that may be affected by high noise levels or are considered noise sensitive (GPA 960 Policies N 1.1 through N 1.5 and RCIP GP Policies N 1.1 through N 1.5). Acoustical analysis is required to include recommendations for design mitigation. Furthermore, GPA 960 Policies N 9.3, N 9.7, and N 11.5 (RCIP GP Policies N 8.3, N 8.7, and N 10.5) require developments that will increase traffic on area roadways to provide appropriate mitigation for traffic-related noise increases; require noise monitoring for developments that propose sensitive land uses near arterial roadways; and restrict the development of sensitive land uses along railways (County of Riverside 2015a). Finally, future development projects would be required to meet the County standards regulating noise based on General Plan land use designations that are established in Ordinance No. 847.

In addition, mitigation measure **MM 3.12.1** (see Section 3.0) requires all new residential developments to conform to a noise exposure standard of 65 dBA L_{dn} for outdoor noise in noise-sensitive outdoor activity areas and 45 dBA L_{dn} for indoor noise in bedrooms and living/family rooms. New development that does not and cannot be made to conform to this standard shall not be permitted. Mitigation measure **MM 3.12.2** (see Section 3.0) requires acoustical studies, describing how the exterior and interior noise standards will be met, for all new residential developments with a noise exposure greater than 65 dBA L_{dn}. Mitigation measure **MM 3.12.3** and **MM 3.12.4** (see Section 3.0) require acoustical studies for all new noise-sensitive projects that may be affected by existing noise from stationary sources, and require that effective mitigation measures be implemented to reduce noise exposure to or below the allowable levels of the zoning code/noise control ordinance.

These requirements would ensure that new development is sited, designed, and/or engineered to include the necessary setbacks, construction materials, sound walls, berms, or other features necessary to ensure that internal and external noise levels meet the applicable County standards.

Existing sensitive uses, particularly residences, however, would also be subject to project-related traffic noise increases. It is possible that full mitigation of noise impacts to existing uses resulting from traffic increases would be infeasible due to cost or design obstacles associated with redesigning or retrofitting existing buildings or sites for sound attenuation. For example, common traffic noise mitigation measures, such as sound barriers, may not be feasible at some existing land uses with inadequate frontage along the roadway. As noise walls are most effective when presenting a solid barrier to the noise source, gaps in the wall to accommodate driveways, doors, and viewsheds would result in noise penetrating the wall and affecting the receptor. Physically modifying existing buildings to mitigate noise would not address exposure to noise outside, or during times when windows would remain open for passive cooling. As noise mitigation practices/design cannot be guaranteed for reducing project-related noise exposure to existing uses, particularly from roadway noise or other noises generated outside of the neighborhood sites, noise impacts are considered **significant and unavoidable**.

Mitigation Measures

MM 3.12.1, MM 3.12.2, MM 3.12.3, and **MM 3.12.4** (see Section 3.0)

Impact Analysis 4.10.10 Future development facilitated by the project could result in an increase in ambient noise levels in the vicinity. This is a **significant** impact. (Threshold 3)

The proposed project would result in an increase in density/intensity potential on the neighborhood sites, facilitating the future development of high-density residential development and mixed-use development incorporating high-density residential development. Future development facilitated by the project would increase ambient noise levels via stationary noise sources (HVAC units, motors, appliances, lawn and garden equipment, etc.) and through the generation of additional traffic volumes on I-10 and other area roadways.

As described under **Impact Analysis 4.10.9**, GPA 960 Policies N 1.1 through N 1.5 and RCIP GP Policies N 1.1 through N 1.5 restrict land uses with higher levels of noise production from being located near land uses that are more sensitive to noise levels, and require acoustical studies and reports to be prepared for proposed developments that may be affected by high noise levels or are considered noise sensitive. Acoustical analysis is required to include recommendations for design mitigation. Furthermore, GPA 960 Policies N 9.3, N 9.7, and N 11.5 (RCIP GP Policies N 8.3, N 8.7, and N 10.5) require developments that will increase traffic on area roadways to provide appropriate mitigation for traffic-related noise increases; require noise monitoring for developments that propose sensitive land uses near arterial roadways; and restrict the development of sensitive land uses along railways (County of Riverside 2015a). Finally, future development projects would be required to meet the County standards regulating noise based on General Plan land use designations that are established in Ordinance No. 847.

However, as previously described, it is possible that full mitigation of noise impacts to existing uses resulting from traffic increases would be infeasible due to cost or design obstacles associated with redesigning or retrofitting existing buildings or sites for sound attenuation. For example, common traffic noise mitigation measures, such as sound barriers, may not be feasible at some existing land uses with inadequate frontage along the roadway. As noise walls are most effective when presenting a solid barrier to the noise source, gaps in the wall to accommodate driveways, doors, and viewsheds would result in noise penetrating the wall and affecting the receptor. Physically modifying existing buildings to mitigate noise would not address exposure to noise outside, or during times when windows would remain open for passive cooling. As noise mitigation practices/design cannot be guaranteed for reducing project-related noise exposure to existing

uses, particularly from roadway noise or other noises generated outside of the neighborhood sites, noise impacts are considered **significant and unavoidable**.

Mitigation Measures

None feasible.

POPULATION AND HOUSING[2]

Thresholds of Significance

The following table identifies the thresholds for determining the significance of an impact associated with population and housing growth, based on the CEQA Guidelines Appendix G thresholds of significance. The table also summarizes the significance determination for each threshold, and either explains the reasoning for a "No Impact" determination or points to the location of more detailed analysis.

Threshold	Analysis	Determination
1) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure).	**Impact Analysis 4.10.11**	**Significant and Unavoidable**
2) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.	The project would result in an increase in density/intensity potential on the neighborhood sites. The project would accommodate an increase in housing opportunities in the County and would therefore not displace substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere.	**No Impact**
3) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.	The project would result in an increase in density/intensity potential on the neighborhood sites. The project would accommodate an increase in housing opportunities in the County and would therefore not displace substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere.	**No Impact**

Methodology

Because the proposed project consists of the adoption of a comprehensive update of the County's Housing Element as well as changes to land use designations and zone classifications, to comply with state housing element law, implement the County's housing goals, and meet the RHNA, the analysis of growth is focused on both the regulatory framework surrounding the project and the growth anticipated in The Pass Area Plan as forecast by the County's General Plan itself (GPA 960). The analysis of growth impacts below uses specific projections from GPA 960 because, at the time this document was prepared, GPA 960 was adopted. However, it should be noted that both GPA 960 and the RCIP GP anticipated urban development on the neighborhood sites and the proposed project would result in an increase in density/intensity potential on the

[2] *An analysis of housing and population growth anticipated as a result of the overall Riverside County 2013-2021 Housing Element update as compared to regional growth forecasts from the Southern California Association of Governments (SCAG) is included in the Cumulative Section of this EIR (Section 3.0). SCAG does not provide population and housing projections at the area plan level.*

neighborhood sites regardless of the numbers used as baseline projections. As such, the environmental effects and determinations below would not differ substantially regardless of baseline projections.

Impact Analysis

Impact Analysis 4.10.11 Future development of the neighborhood sites could result in an increase in population and housing growth beyond conditions anticipated for buildout of the neighborhood sites. This is a **significant** impact. (Threshold 1)

The proposed project would result in an increase in density/intensity potential on the neighborhood sites and would therefore have the potential to result in more housing units and population. **Table 4.10-4** shows the theoretical buildout projections for The Pass Area Plan recalculated based on land use designations included in the proposed project. As shown, future development of the neighborhood sites under the proposed project could result in up to 4,813 more dwelling units and 13,169 more persons in comparison to the housing and population growth that could occur under the GPA 960 Pass Area Plan. This represents a 32 percent increase in population.

TABLE 4.10-4
THE PASS AREA PLAN
THEORETICAL BUILDOUT PROJECTIONS UNDER PROPOSED PROJECT

Land Use	Project-Related Change in Acreage[1]	Acreage[2]	Dwelling Units[3]	Population
Agriculture Foundation Component		2,180	109	298
Rural Foundation Component		27,833	1,797	4,918
Rural Community Foundation Component		906	572	1,564
Open Space Foundation Component		24,030	0	0
Community Development Foundation Component				
Estate Density Residential (EDR)		0	0	0
Very Low Density Residential (VLDR)		7,990	7,774	21,270
Low Density Residential (LDR)	(-58.74)	1,004	1,506	4,121
Medium Density Residential (MDR)	(-14.57)	751	2,630	7,196
Medium-High Density Residential (MHDR)		73	477	1,306
High Density Residential (HDR)		8	84	229
Very High Density Residential (VHDR)		2	26	71
Highest Density Residential (HHDR)	(+164.62)	167	4,999	13,676
Commercial Retail (CR)	(-38.43)	65	N/A	N/A
Commercial Tourist (CT)		5	N/A	N/A
Commercial Office (CO)		0	N/A	N/A
Light Industrial (LI)	(-49.40)	125	N/A	N/A
Heavy Industrial (HI)	(-3.49)	8	N/A	N/A
Business Park (BP)		5	N/A	N/A
Public Facilities (PF)		177	N/A	N/A
Community Center (CC)		3	0	0
Mixed Use Planning Area (MUPA)		0	0	0
Proposed Project Land Use Assumptions and Calculations Totals:		**65,327**	**19,974**	**54,650**
Current Pass Area Plan Land Use Assumptions and Calculations Totals:		**65,327**	**15,161**	**41,481**
Increase		**-**	**4,813**	**13,169**

[1]*As the MUA designation is intended to allow for a variety of combinations of residential, commercial, office, entertainment, educational, recreational, cultural, institutional, or industrial uses, the buildout projections above consider only the required HHDR acreage (35% or 50%) for sites being designated MUA and assumes the underlying designation stays the same for the remainder of the site.*
[2] *Rounded*
[3] *Projected dwelling units and population were calculated using the methods, assumptions, and factors included in the County's General Plan (Appendix E-1).*
Source: County of Riverside 2015a

The change in land use designation and zone classification would increase the potential for high density housing in the Cabazon area consistent with Housing Element policies intended to encourage the provision of affordable housing (Policies 1.1 and 1.2). Furthermore, the neighborhood sites are all designated/classified for urban development by both GPA 960 and the RCIP GP and located in the "urban center" of Cabazon in the vicinity of I-10, Main Street, and existing public service and utility infrastructure. By directing growth to existing urban areas and reviewing each development proposal for impacts to services consistent with the policy provisions of both GPA 960 and the RCIP GP, the County will ensure that future development meets demand through application of mitigation measures, conditions of approval, and impact fee programs.

However, the change in land use designation and zone classification would result in a 32 percent increase in population and housing growth beyond conditions anticipated for buildout of the neighborhood sites under GPA 960 land use designations. This may encourage additional growth in the Cabazon area, with new nonresidential and employment development occurring to serve new residents. Future development could result in the need for additional public services and utility infrastructure, such as new or expanded roadways, schools, parks, and public safety facilities, in addition to the need for additional water, wastewater, and other utility infrastructure.

According to EIR No. 521, "substantial" population growth would occur if a specific General Plan land use designation change (or new or revised plans or policies) would: result in an increase in population beyond that already planned for and accommodated by the existing General Plan; cause a growth rate in excess of that forecast in the existing General Plan; or do either of these relative to existing regional plans, such as the SCAG Regional Transportation Plan. As the increased density/intensity capacity resulting from the project could increase growth in the Cabazon area beyond that already planned for and accommodated by the General Plan, growth resulting from the project on a local level would be considered substantial. As the project is designed to accommodate additional affordable housing development, limiting or otherwise reducing the amount of growth resulting from the project would contradict its purpose. Therefore, this impact is considered to be **significant and unavoidable**.

Mitigation Measures

None feasible.

PUBLIC SERVICES

Thresholds of Significance

The following table identifies the thresholds for determining the significance of a public services impact, based on the CEQA Guidelines Appendix G thresholds of significance. The table also summarizes the significance determination for each threshold, and either explains the reasoning for a "No Impact" determination or points to the location of more detailed analysis.

Threshold	Analysis	Determination
1) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: • fire protection, • police protection, • schools, • parks, • other public facilities. Riverside County uses the following thresholds/generation factors to determine projected theoretical need for additional public service infrastructure (County of Riverside 2002; 2015b) : • **Fire Stations:** One fire station per 2,000 dwelling units • **Law Enforcement:** 1.5 sworn officers per 1,000 persons; 1 supervisor per 7 officers; 1 support staff per 7 officers; and 1 patrol vehicle per 3 officers	Fire Protection **Impact Analysis 4.10.12** Law Enforcement **Impact Analysis 4.10.13** Public School Facilities **Impact Analysis 4.10.14** Parks **Impact Analysis 4.10.15** under Recreation sub-section	Fire Protection **Less than Significant** Law Enforcement **Less than Significant** Public School Facilities **Less Than Significant**

Methodology

The impact analysis considers the potential for full buildout of the neighborhood sites to result in the need for new or physically altered public service facilities in The Pass Area Plan planning area based on generation factors identified by Riverside County.

Impact Analysis

Fire Protection and Emergency Medical Services

Impact Analysis 4.10.12 Future development resulting from the project would be required to contribute its fair share to fund fire facilities via fire protection mitigation fees; construction of any RCFD facilities would be subject to CEQA review; and compliance with existing regulations would reduce the impacts of providing fire protection services. Therefore, the proposed increase in density/intensity potential on the neighborhood sites would result in **less than significant** impacts associated with the provision of fire protection and emergency services. (Threshold 1)

The proposed project would result in the need for two new fire stations (4,813 du/2,000 du = 2.4 stations) beyond those already anticipated for buildout of the neighborhood sites under the current land use designations. The RCFD reviewed the proposed project and confirmed that, dependent upon future development/planning in the area, a fire station and/or land designated on a tract map for a future fire station may be required of future development projects. Any future development on the neighborhood sites would be subject to Riverside County Ordinance No. 659, which requires new development to pay fire protection mitigation fees used by the RCFD to construct new fire protection facilities or to provide facilities in lieu of the fee as approved by the RCFD. The construction of these future fire stations or other fire protection facilities could result in adverse impacts to the physical environment, which would be subject to CEQA review.

GPA 960 Policy LU 5.1 (RCIP GP Policy LU 5.1) prohibits new development from exceeding the ability to adequately provide supporting infrastructure and services, including fire protection services, and GPA 960 Policy S 5.1 (RCIP GP Policy S 5.1) requires proposed development to incorporate fire prevention features.

The California Building and Fire Codes require new development to meet minimum standards for access, fire flow, building ignition and fire resistance, fire protection systems and equipment, defensible space, and setback requirements. County Ordinance 787 includes requirements for high-occupancy structures to further protect people and structures from fire risks, including requirements that buildings not impede emergency egress for fire safety personnel and that equipment and apparatus not hinder evacuation from fire, such as potentially blocking stairways or fire doors. These regulations would reduce the impacts of providing fire protection services to future development on the neighborhood sites by reducing the potential for fires in new development, as well as supporting the ability of the RCFD to suppress fires.

As future development on the neighborhood sites would be required to contribute its fair share to fund fire facilities via fire protection mitigation fees, construction of any RCFD facilities would be subject to CEQA review, and compliance with existing regulations would reduce the impacts of providing fire protection services, the increase in density/intensity potential on the neighborhood sites would result in **less than significant** impacts associated with the provision of fire protection and emergency services.

Mitigation Measures

None required.

Law Enforcement Services

Impact Analysis 4.10.13 Future development on the neighborhood sites would fund additional officers through property taxes, and any facilities needed to accommodate the personnel would be subject to CEQA review. Therefore, the increase in density/intensity potential on the neighborhood sites would result in **less than significant** impacts associated with the provision of law enforcement services. (Threshold 1)

The increase in density/intensity potential on the neighborhood sites would result in the need for 7.2 sworn police officers, 1.02 supervisors, 1.02 support staff, and 2.4 patrol vehicles beyond what has been anticipated for buildout of the sites under the current land use designations (see **Table 4.10-5**).

TABLE 4.10-5
LAW ENFORCEMENT GENERATION FACTORS AND THEORETICAL LAW ENFORCEMENT NEEDS UNDER PROPOSED PROJECT

Personnel/Equipment	Generation Factor	Personnel/Equipment Needs – Proposed Project*
Sworn Officers	1.5 per 1,000 persons	8 sworn officers
Supervisors	1 per 7 officers	2 supervisors
Support Staff	1 per 7 officers	2 support staff
Patrol Vehicles	1 per 3 officers	3 patrol vehicles

** Numbers are rounded.*
Source: County of Riverside 2015b

The RCSD's ability to support the needs of future growth is dependent upon the financial ability to hire additional deputies. Future development on the neighborhood sites would be subject to Riverside County Ordinance No. 659, which requires new development to pay mitigation fees used to fund public facilities, including law enforcement facilities. In addition, the costs associated with the hiring of additional officers would be funded through Riverside County Board of Supervisors decisions on the use of general fund monies (i.e., property and tax).

Any facilities needed to accommodate the additional personnel (officers, supervisors, and support staff), equipment, and vehicles necessary to serve future development resulting from the project could result in adverse impacts to the physical environment, which would be subject to CEQA review.

As future development on the neighborhood sites would fund additional officers through payment of mitigation fees and taxes and any facilities needed to accommodate the personnel would be subject to project-specific CEQA review, the increase in density/intensity potential on the neighborhood sites would result in **less than significant** impacts associated with the provision of law enforcement services.

Mitigation Measures

None required.

Public School Facilities

Impact Analysis 4.10.14 Future development resulting from the project would be required to pay BUSD development fees to fund school construction. This is a **less than significant** impact. (Threshold 1)

If fully developed, the proposed project could result in new student enrollment at BUSD schools serving the neighborhood sites. The BUSD uses the generation rates shown in **Table 4.10-6** to represent the number of students, or portion thereof, expected to attend district schools from each new dwelling unit. Using BUSD student generation rates, future development of the neighborhood sites under the proposed project would be expected to result in up to 1,508 additional students in attendance at BUSD schools beyond what has been anticipated for buildout of the sites under the current land use designations. Based on school facility design capacity, the proposed project would result in the need for one elementary school, one-third of a new middle school, and approximately 20 percent of a new high school (**Table 4.10-7**).

TABLE 4.10-6
SCHOOL ENROLLMENT GENERATION FACTORS AND STUDENT GENERATION OF PROPOSED PROJECT

School Type	Generation Rate	Student Generation*
Elementary School	0.1675	807
Middle School	0.0673	324
High School	0.0782	377
	Total Student Generation	**1,508**

**Numbers are rounded.*
Source: SDFA; BUSD 2014

TABLE 4.10-7
SCHOOL FACILITIES NEED RESULTING FROM PROPOSED PROJECT

School Type	BUSD School Facility Design Capacity	Proposed Project Student Generation*	School Facilities Need
Elementary School	858	807	0.94
Middle School	1,200	324	0.27
High School	2,000	377	0.19

**Numbers are rounded.*
Source: SDFA; BUSD 2014

Expansion of an existing school or construction of a new school would have environmental impacts that would need to be addressed once the school improvements are proposed. It is likely that growth associated with the project will occur over time, which means that any one project is unlikely to result in the need to construct school improvements. Instead, each future development project will pay its share of future school improvement costs prior to occupancy of the building.

Pursuant to the Leroy F. Greene School Facilities Act (Senate Bill 50), future development would be required to pay BUSD residential and commercial/industrial development mitigation fees to fund school construction. In order to obtain a building permit for projects located within BUSD boundaries, the County requires the applicant to obtain a Certificate of Compliance from the BUSD verifying that developer fees have been paid. Under CEQA, payment of BUSD development fees is considered to provide full mitigation for the impact of the proposed project on public schools. Therefore, anticipated impacts to schools would be considered **less than significant**.

Mitigation Measures

None required.

RECREATION

Thresholds of Significance

The following table identifies the thresholds for determining the significance of a recreation impact, based on the CEQA Guidelines Appendix G thresholds of significance. The table also summarizes the significance determination for each threshold, and either explains the reasoning for a "No Impact" determination or points to the location of more detailed analysis.

Threshold	Analysis	Determination
1) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. Riverside County uses the thresholds/generation factor of 3 acres per 1,000 persons to determine projected theoretical need for additional parkland.	**Impact Analysis 4.10.15**	**Less than Significant Impact**
2) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.	**Impact Analysis 4.10.15**	**Less than Significant Impact**

Methodology

The impact analysis considers the potential for full buildout of the neighborhood sites to result in the need for new or physically altered park and recreation facilities in The Pass Area Plan planning area based on generation factors identified by Riverside County.

Impact Analysis

Parks and Recreation

Impact Analysis 4.10.15 Future development on the neighborhood sites would be required to provide for adequate park and recreation facilities in accordance with the County's parkland standard. The construction/development of these park and recreation facilities would be subject to CEQA review. For these reasons, impacts would be **less than significant**. (Thresholds 1 and 2)

Future development of the neighborhood sites under the project would result in the need for 39.51 additional acres of parkland based on the County's parkland standard (13.169 x 3 = 39.51 acres). New housing projects are required to provide specific levels of new recreational development (parks, recreational areas, etc.) and/or pay a specific amount of in-lieu fees which are then used to construct new or expanded facilities. Trail requirements and off-site improvement contributions are also handled similarly (through mandatory Conditions of Approval). Future development on the neighborhood sites would be subject to Riverside County Ordinance No. 659, which requires

new development to pay mitigation fees used to fund public facilities, including regional parks, community centers/parks, and regional multipurpose trails.

GPA Policy OS 20.5 (RCIP GP Policy OS 20.5) requires that development of recreation facilities occur concurrent with other development, and OS 20.6 (RCIP GP Policy OS 20.6) requires new development to provide implementation strategies for the funding of both active and passive parks and recreational sites.

Proposed policies for MUA-designated areas encourage the provision of parkland in nonresidential land uses, and proposed Policy PAP 5.25 would require HHDR development to incorporate transitional buffers, including park and recreational areas and trails.

Existing ordinances and development fees, along with the County's development review process, would ensure that future development facilitated by the increase in density/intensity potential would provide for adequate park and recreation facilities. The construction/development of these park and recreation facilities would be subject to CEQA review. For these reasons, impacts would be **less than significant**.

Mitigation Measures

None required.

TRANSPORTATION/TRAFFIC

Thresholds of Significance

The following table identifies the thresholds for determining the significance of transportation/traffic impacts, based on the CEQA Guidelines Appendix G thresholds of significance. The table also summarizes the significance determination for each threshold, and either explains the reasoning for a "No Impact" determination or points to the location of more detailed analysis.

Threshold	Analysis	Determination
1) Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and nonmotorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit. The County's General Plan identifies a countywide target level of service of LOS D for Riverside County roadway facilities (Policy C.2.1). The Riverside County Congestion Management Program, administered by the Riverside County Transportation Commission, has established a minimum threshold of LOS E.	**Impact Analysis 4.10.16**	**Significant and Unavoidable**
2) Conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways.	**Impact Analysis 4.10.16**	**Significant and Unavoidable**
3) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.	The neighborhood sites are not located within an airport land use plan and would not increase air traffic levels or change air travel locations. Therefore, the project would not result in a change in air traffic patterns (County of Riverside 2015a).	**No Impact**
4) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).	**Impact Analysis 3.16.3 in Section 3.0** - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	**Less than Cumulatively Considerable**
5) Result in inadequate emergency access.	**Impact Analysis 3.16.4 in Section 3.0** - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	**Less than Cumulatively Considerable**

6) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.	**Impact Analysis 3.16.5 in Section 3.0** - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	**Less than Cumulatively Considerable**

Methodology

The impact analysis below considers the potential for buildout of the neighborhood sites to increase traffic and affect the transportation system in The Pass Area Plan planning area. The analysis is based in part on traffic projections prepared by Urban Crossroads in 2015 (**Appendix 3.0-3**).

Impact Analysis

Impact Analysis 4.10.16 The proposed increase in density/intensity potential on the neighborhood sites would increase traffic volumes on one roadway segment in The Pass Area Plan planning area that is already projected to operate at an unacceptable level under buildout of the General Plan (Bonita Avenue). This is a **significant** impact. (Thresholds 1 and 2)

The project would have a significant adverse impact on traffic conditions if a roadway segment were projected to operate at LOS E or F as a result of project-related traffic volumes.

EIR No. 521 projected future traffic operating conditions under buildout of the GPA 960 land uses. **Table 4.10-8** summarizes traffic volumes and LOS on roadway segments in The Pass Area Plan under buildout of existing General Plan land uses and under buildout of the proposed project. As shown, traffic volumes would be reduced on several roadway segments under buildout of the proposed project. However, the addition of project-related traffic would increase traffic volumes on one roadway segment in The Pass Area Plan already projected to operate at an unacceptable level (Bonita Avenue). This is a **significant** impact.

TABLE 4.10-8
TRAFFIC OPERATING CONDITIONS UNDER BUILDOUT OF GPA 960 AND PROPOSED PROJECT

Roadway Segment	Limits	GPA 960 (Buildout)				Housing Element Update (Buildout)				
		No. of Lanes	Future Facility Type	Daily Volume	LOS	No. of Lanes	Future Facility Type	Added Daily Volume	Daily Volume	LOS
Apache Tr	Main St to Bonita Ave	4	Major	20,300	D or Better	4	Major	5,200	25,500	D or Better
Bonita Ave	Apache Trl to Magnolia St	4	Major	36,900	F	4	Major	5,200	42,100	F
Broadway St	Main St to Dolores Ave	4	Secondary	38,700	F	4	Secondary	(1,400)	37,300	F
Deep Creek Rd	Main St to Bonita Ave	4	Secondary	30,400	F	4	Secondary	(4,200)	26,200	F
Magnolia St	Bonita Ave to S of Bonita Ave	4	Secondary	7,800	D or Better	4	Secondary	6,700	14,500	D or Better
Main St	I-10 EB Ramps to Deep Creek Rd	4	Secondary	25,000	E	4	Secondary	(1,200)	23,800	E
Seminole Dr	Millard Pass Rd to E of Millard Pass Rd	4	Major	31,200	E	4	Major	(4,600)	26,600	D or Better
Seminole Dr	Apache Trl to 0.61 Mi. W of Apache Trl	4	Secondary	25,600	E	4	Secondary	(2,200)	23,400	E

Source: Urban Crossroads 2015

Each future development project on the neighborhood sites would be required to prepare a focused traffic impact analyses addressing site- and project-specific traffic impacts and to make a "fair share" contribution to required intersection and/or roadway improvements. As GPA 960 Policy C 2.5 (RCIP GP Policy C 2.5) states that cumulative and indirect traffic impacts of development may be mitigated through the payment of impact mitigation fees, traffic impacts resulting from future development would be mitigated to the greatest extent feasible. However, Bonita Avenue is already projected to operate at LOS F under buildout of existing General Plan land use designations, which limits the ability to require new projects to solve the existing LOS issue. Because funding associated with existing traffic is uncertain, the added increase in traffic volume resulting from future development associated with the increase in density/intensity potential on the neighborhood sites would therefore be **significant and unavoidable**.

Mitigation Measures

None feasible.

UTILITIES AND SERVICE SYSTEMS

Thresholds of Significance

The following table identifies the thresholds for determining the significance of an impact to utilities and service systems, based on the CEQA Guidelines Appendix G thresholds of significance. The table also summarizes the significance determination for each threshold, and either explains the reasoning for a "No Impact" determination or points to the location of more detailed analysis.

Threshold	Analysis	Determination
1) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board.	**Impact Analysis 3.17.1 in Section 3.0** – Wastewater treatment requirements are addressed via NPDES program/permits and County requirements that are the same for all unincorporated areas of the County (regardless of the location of the neighborhood site). Therefore, this impact is analyzed in Section 3.0, Countywide Impact Analysis.	**Less than Cumulatively Considerable with Mitigation Incorporated**
2) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.	**Impact Analysis 4.10.17 and Impact Analysis 4.10.18**	Wastewater **Significant and Unavoidable** Water **Significant and Unavoidable**
3) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.	**Impact Analysis 3.17.3 in Section 3.0** – Stormwater drainage is addressed via NPDES and County requirements that are the same for all unincorporated areas of the County (regardless of the location of the neighborhood site). Therefore, this impact is analyzed in Section 3.0, Countywide Impact Analysis.	**Less than Cumulatively Considerable**
4) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed.	**Impact Analysis 4.10.18**	**Significant and Unavoidable**
5) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments.	As the neighborhood sites are located in an area where sanitary sewer connections and treatment are not available, the project would have no impact on existing or future wastewater treatment providers, but would instead require construction of an individual or community OWTS or alternative system as part of their implementation.	**No Impact**
6) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs.	**Impact Analysis 4.10.19**	**Less than Significant with Mitigation Incorporated**

Threshold	Analysis	Determination
7) Comply with federal, state, and local statutes and regulations related to solid waste.	**Impact Analysis 4.10.19**	**Less than Significant with Mitigation Incorporated**

Methodology

The impact analysis considers the potential for full buildout of the neighborhood sites to exceed the capacity of utility and service systems in The Pass Area Plan planning area based on generation factors identified in Riverside County EIR No. 521.

Impact Analysis

Wastewater

Impact Analysis 4.10.17 Future development would require construction of an individual or community on-site wastewater treatment system (OWTS) or alternative system, the feasibility of which is uncertain. This is a **significant** impact. (Threshold 2)

Future development of the neighborhood sites under the project would contribute to increased generation of wastewater needing treatment. As the neighborhood sites are located in an area where sanitary sewer connections and treatment are not available, the project would have no impact on existing or future wastewater treatment facilities, but would instead require construction of an individual or community OWTS or alternative system as part of their implementation.

The need for specific facilities/capacity is determined during the development review process, which takes into account project-specific features such as soil types, number of units, etc. The County regulates the construction of septic tanks in new development to ensure both adequate capacity for wastewater treatment and the protection of water quality. The minimum lot size required for each permanent structure with plumbing fixtures utilizing an OWTS to handle its wastewater is 0.50 acre per structure, and construction of all new septic facilities requires approval from the Riverside County Health Officer (County Code Section 8.124.030 and Ordinance No. 650). Approval requires detailed review and on-site inspections including a scaled, contoured plot plan, a soils feasibility report that adequately evaluates soil percolation, a special feasibility boring report (for groundwater and/or bedrock), and an engineered topographical map. County Ordinance No. 650, Sewer Discharge in Unincorporated Territory, establishes a variety of regulations regarding OWTS, including that the type of sewage facilities installed shall be determined on the basis of location, soil porosity, site slope, and ground water level, and shall be designed to receive all sanitary sewage from the property based on the higher volume estimation as determined by either the number of bedrooms or plumbing fixture unit counts.

Additionally, the US Environmental Protection Agency (EPA) has standards governing the placement of septic systems in proximity to water supply wells (see Section 2.2, Regulatory Framework). Consistent with EPA standards, the County prohibits the placement of conventional septic tanks/subsurface disposal systems within any designated Zone A (classified as potential area of direct microbiological and chemical contamination based on estimated two-year time of contaminant travel within an aquifer from the wellhead to the potential source of contamination) of an EPA wellhead protection area (County of Riverside 2015b). Mitigation measure **MM 3.17.1** (see Section 3.0) enforces the EPA standards and, where a difference

between Riverside County and EPA septic tank setback distance requirements exists, applies the more restrictive standard. Mitigation measure **MM 3.17.2** (see Section 3.0) requires the development of septic systems to be in accordance with applicable standards established by Riverside County and other responsible authorities.

Compliance with these regulations and mitigation measures are ensured through Conditions of Approval issued by the County of Riverside for implementing projects and would ensure that any OWTS would be installed consistent with all applicable County requirements. However, the majority of the proposed neighborhood sites are less than the 0.50 acre minimum lot size required for structures utilizing an OWTS. Additionally, given the density/intensity of future development potentially occurring in association with the project, it is likely that the provision of adequate capacity for wastewater treatment would require community OWTS, alternate systems, or infrastructure improvements beyond those anticipated for buildout of the neighborhood sites under current land use designations. The feasibility of such systems is dependent on the specifics of the development proposal and property-specific conditions that cannot be determined at this time. As the feasibility of adequate wastewater treatment capacity is uncertain, this impact would be considered **significant and unavoidable**.

Mitigation Measures

MM 3.17.1 and **MM 3.17.2** (see Section 3.0).

Water Supply and Service

Impact Analysis 4.10.18 Adequate water supplies for all potential future development associated with the project cannot be assured at this time given the lack of information regarding the safe yield and hydrology of the Cabazon Basin. This is a **significant** impact. (Thresholds 2 and 4)

Potable water would be provided to future development on the neighborhood sites by the CWD with groundwater from the Cabazon Basin. Riverside County EIR No. 521 uses a residential generation factor of 1.01 AFY per dwelling unit to determine projected theoretical water supply needs. Using that factor, the project would result in the need for 4,861.13 AFY beyond water supply demand originally anticipated (4,813 du x 1.01 AFY = 4,861.13 AFY). This represents a 30 percent increase from the 16,000 AFY demand anticipated in 2035 (see **Table 4.10-2**).

The County's preapplication review procedure (required per Section 18.2.B, Pre-Application Review, of Ordinance 348) and development review process include a determination regarding the availability of water and sewer service. Therefore, the availability of adequate water service, including water supplies, would need to be confirmed by the CWD prior to the approval of any future development on the neighborhood sites. Additionally, Ordinance No. 659, DIF Program, is intended to mitigate growth impacts within Riverside County by ensuring fees are collected and expended to provide necessary facilities commensurate with the ongoing levels of development. This would include any potential future expansion of CWD water supply facilities.

However, as discussed under the Setting subsection 4.10.2 above, the average safe yield and state of overdraft of the Cabazon Basin have not been determined and groundwater levels in the basin have been declining. In addition to increased groundwater pumping, environmental factors such as climate change and drought are also affecting the hydrology of the Cabazon Basin. Therefore, the availability and/or predictability of groundwater supplies for future development the neighborhood sites cannot be projected at this time.

Compliance with County- and state-required water management and conservation regulations would assist in reducing the amount of water supplies required by future development on the neighborhood sites. These regulations are discussed in more detail in Section 2.3, Regulatory Framework. For example, GPA 960 Policy OS 2.2 (RCIP GP Policy OS 2.1) encourages the installation of water-conserving systems, such as dry wells and graywater systems, in new developments. The County's preapplication review procedure (required per Section 18.2.B, Pre-Application Review, of Ordinance 348) and development review process would ensure consistency with these County General Plan policies. Additionally, Ordinance No. 859, Water-Efficient Landscape Requirements requires new development projects to install water-efficient landscapes, thus limiting water applications and minimizing water runoff and water erosion in landscaped areas. Mitigation measure **MM 3.9.5** (see Section 3.0) ensures that applicants for future development would submit evidence to Riverside County that all applicable water conservation measures have been met.

Although compliance with these regulations, mitigation, and review by the CWD will ensure that future development is not approved without adequate water supplies and the incorporation of feasible water conservation features, adequate water supplies for all potential future development associated with the project cannot be assured at this time given the lack of information regarding the safe yield and hydrology of the Cabazon Basin. As a result, this impact is considered **significant and unavoidable**.

Mitigation Measures

MM 3.9.5 (see Section 3.0)

Solid Waste

Impact Analysis 4.10.19 Adequate capacity is available at existing landfills to serve future development resulting from the increase in density/intensity potential on the neighborhood sites, and future development would be required to meet County and state recycling requirements to further reduce demands on area landfill. Therefore, solid waste impacts would be **less than significant**. (Thresholds 6 and 7)

Future development would generate solid waste that would be disposed of in the Badlands and Lamb Canyon landfills, potentially hastening the end of their usable lives and contributing to the eventual need for new or expanded landfill facilities. Riverside County EIR No. 521 uses a residential solid waste generation factor of 0.41 tons per dwelling unit. Using that factor, the project would generate 1,973.33 tons of waste per year beyond that already planned for the sites (4,813 du x 0.41 tons per du = 1,973.33 tons).

As discussed in the Setting subsection 4.10.2 above, each of the serving landfills has remaining capacity (12.935 million tons, collectively) to serve future development resulting from the proposed project. Furthermore, as waste originating anywhere in Riverside County may be accepted for disposal at any of the County's landfill sites, any other landfills in the County could accept waste generated by the proposed project.

In addition, as discussed in **Impact Analysis 3.14.4** in Section 3.0, the County requires projects to be consistent with RCDWR's Design Guidelines for Refuse and Recyclables Collection and Loading Areas, as well as mandatory measures required as standard Conditions of Approval for new projects, including the provision of adequate areas for collecting and loading recyclable materials. Furthermore, all future development would be required to comply with mandatory

commercial and multi-family recycling requirements of Assembly Bill 341. Mitigation measure **MM 3.17.4** (see Section 3.0) requires all future commercial, industrial, and multifamily residential development to provide adequate areas for the collection and loading of recyclable materials and **MM 3.17.5** (see Section 3.0) requires all development projects to coordinate with appropriate County departments and/or agencies to ensure that there is adequate waste disposal capacity to meet the waste disposal requirements of the project. These requirements would apply to future development in The Pass Area Plan and would reduce the demand on landfills serving the community.

Because there is adequate capacity at existing landfills to serve future development resulting from the increase in density/intensity potential on the neighborhood sites, and future development would be required to meet County and state recycling requirements to further reduce demands on area landfills, this impact would be **less than significant**.

Mitigation Measures

MM 3.17.4 and **MM 3.17.5** (see Section 3.0)

ENERGY CONSUMPTION

Thresholds of Significance

The following table identifies the thresholds for determining the significance of greenhouse gas impacts, based on the CEQA Guidelines Appendix G thresholds of significance. The table also summarizes the significance determination for each threshold, and either explains the reasoning for a "No Impact" determination or points to the location of more detailed analysis.

Threshold	Analysis	Determination
1) Develop land uses and patterns that cause wasteful, inefficient, and unnecessary consumption of energy or construct new or retrofitted buildings that would have excessive energy requirements for daily operation.	**Impact Analysis 3.18.1 in Section 3.0** - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	**Less than Cumulatively Considerable**

4.10.4 REFERENCES

Caltrans (California Department of Transportation). 2015. http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm. Accessed July 6.

CVCC (Coachella Valley Conservation Commission). 2007. *Coachella Valley Multiple Species Habitat Conservation Plan.*

County of Riverside. 2002. *Riverside County Integrated Project, General Plan, Final Program, Environmental Impact Report No. 441, State Clearinghouse Number 2002051143*.

_____. 2014. *County of Riverside General Plan Amendment No. 960. Public Review Draft.*

_____. 2015a. *County of Riverside General Plan Amendment No. 960. Public Review Draft.*

_____. 2015b. *County of Riverside Environmental Impact Report No. 521. Public Review Draft.*

DTSC (California Department of Toxic Substances Control). 2015. EnviroStor. http://www.envirostor.dtsc.ca.gov/public/.

DWR (California Department of Water Resources). 2015. Groundwater Information Center Interactive Map Application. https://gis.water.ca.gov/app/gicima/. Accessed August 31.

LSA (LSA Associates, Inc.) 2006. *Municipal Service Review for the Central Valleys, The Pass Area, and Southwestern Riverside County Areas, Riverside County Local Agency Formation Commission.*

Merlan, Jose. 2015. Urban/Regional Planner II, Riverside County Department of Waste Resources. July 27.

RCFD (Riverside County Fire Department). 2015. Personal Communication.

Riverside County Parks (Riverside County Regional Park and Open-Space District). 2015. http://www.rivcoparks.org/. Accessed September 1.

RCSD (Riverside County Sheriff Department). 2015. http://www.riversidesheriff.org/. Accessed August 2.

San Gorgonio Pass Water Agency. 2010. *2010 Urban Water Management Plan for the San Gorgonio Pass Water Agency*.

SDFA; BUSD (Special District Financing & Administration; Banning Unified School District). 2014. *Fee Justification Report for New Residential and Commercial/Industrial Development*.

SGPWA (San Gorgonio Pass Water Agency). 2014. *San Gorgonio Pass Water Agency Annual Report on Water Conditions, Reporting Period 2013.*

Urban Crossroads. 2015. *County of Riverside Housing Element Update Roadway Segment Analysis*.

This page is intentionally left blank.