4.2 Mead Valley Area Plan

4.2.1 PROJECT DESCRIPTION

The project consists of revisions to the Mead Valley Area Plan to articulate a more detailed vision for Mead Valley's future, as well as a change in land use designation and zone classification for 313.41 acres in the Mead Valley community 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 Mead Valley Area Plan. The section is organized as follows:

Section 4.2 Mead Valley Area Plan

4.2.1 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.

NOP Comment Letters – Summary of the letters received in response to the Notice of Preparation pertaining to the Mead Valley Area Plan.

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

4.2.3 Project Impact Analysis

Thresholds of Significance

Methodology

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

4.2.4 References

TEXT REVISIONS

Proposed revisions to the Mead Valley Area Plan implementing the HHDR and MUA neighborhoods, including revisions to Table 2: Statistical Summary of the Mead Valley 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 Mead Valley Area Plan, as revised by the proposed project, is included in **Appendix 2.1-1**.

Mead Valley Town Center

Mead Valley Town Center (Figure 3 – Details) contains two Mixed-Use Area (MUA) neighborhoods, **Cajalco Road-Carroll/Brown Streets Neighborhood** and **Cajalco Road-Clark Street Northeast Neighborhood.** These neighborhoods are located in the core area of the community of Mead Valley. These designated Mixed Use Areas, described below, will provide landowners with the opportunity to develop their properties for mixed-use development, with a mixture of HHDR and other, community supportive uses including retail commercial, office, civic, and other types of uses. Those who choose to develop mixed uses on their properties will be able to utilize either side-by-side or vertically integrated designs. Both MUA neighborhoods require that at least 50% of their sites be developed as HHDR (Highest Density Residential Development), with the remainder of each neighborhood developed for a variety of other, supportive uses, as described below. Mead Valley Town Center provides an opportunity for the creation of a small, but focused community core for Mead Valley, with a variety of housing options, and options for development of retail commercial, offices, and other types of uses to create a true cultural and business focal area for the residents of, and visitors to, this generally rural, but geographically large, community.

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 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.

Mixed-Use Areas:

Cajalco Road-Carroll/Brown Streets Neighborhood [Neighborhood 1] is approximately 48 gross acres (about 41 net acres) and is located less than one mile south of Manuel L Real Elementary School, and about 2.5 miles west of the I-215 freeway. Currently, this neighborhood is mostly developed with low density single family residential homes. This neighborhood generally encompasses the area bounded by Brown Street to the west, Johnson Street to the north, and Carroll Street to the west. The southernmost boundary is southerly of Cajalco Road and northerly of Elmwood Street. Cajalco Road is designated as an Expressway in the Circulation Element, meaning it can be widened beyond its current two-lane configuration. A bus stop is located on the corner of Cajalco Road and Brown Street, the westernmost boundary for this neighborhood.

The Cajalco Road-Carroll/Brown Streets Neighborhood is a Mixed-Use Area that will be developed in at least 50 % Highest Density Residential (HHDR). This neighborhood is in an optimal location for this type of development because expanding and improving Cajalco Road in accordance with its Expressway designation would complement the higher intensity community core. Additionally, the opportunity exists to expand transit services and provide more bus stops and more bus services. Also, because of its mixed-use characteristics, this neighborhood would be designed to promote a village-style mix of retail, restaurants, offices, and multi-family housing resulting in a walkable neighborhood. This neighborhood would serve surrounding neighborhoods by providing job opportunities through its commercial uses. It should be noted that this neighborhood is affected by a flood zone which would result in special design features in response to floodplain constraints, and provide opportunities for open space edges between land uses of differing intensities and types, and provide routes for intra- and inter-community pedestrian and bicycle access and community trails.

Policies:

MVAP 5.4 The Cajalco Road-Carroll/Brown Streets Neighborhood shall include at least 50% HHDR development (as measured in both gross and net acres).

MVAP 5.5 Residential uses should be particularly encouraged to be located in the northernmost and southernmost portions of this neighborhood, away from direct location along Cajalco Road, wherever feasible.

Cajalco Road-Clark Street Northeast Neighborhood [Neighborhood 2] is a vacant parcel containing about 15 acres (about 14 net acres) and directly adjoins the northeastern edge of the Cajalco Road/Carroll/Brown Streets Neighborhood. Cajalco Road borders the neighborhood to the south and an existing Medium Density Residential (MDR) neighborhood to the north. Low density single family residential homes are located to the west and east. This neighborhood will be developed in at least 50 % HHDR and will be directly adjacent to commercial uses in the Cajalco Road-Carroll/Brown Streets Neighborhood, providing the potential for jobs to residents in this neighborhood.

Policy:

MVAP 5.6 The Cajalco Road-Clark Street Northeast Neighborhood shall include at least 50% HHDR development (as measured both in gross and net acres).

MVAP 5.7 Residential uses should be particularly encouraged to be located in the northerly portion of this neighborhood, away from direct location along Cajalco Road, wherever feasible.

The following policies apply to both of the Mixed-Use Area neighborhoods of Mead Valley Town Center:

MVAP 5.8 HHDR developments should accommodate a variety of housing types and styles that are accessible to and meet the needs of a range of lifestyles, physical abilities, and income levels.

MVAP 5.9 Nonresidential uses should include a variety of other uses to serve the local population and tourists, such as such as retail commercial, office uses, dining facilities, public uses, community facilities, parkland, and trails and bikeways.

MVAP 5.10 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.

MVAP 5.11 Paseos and pedestrian/bicycle connections should be provided between the Highest Density Residential uses and those nonresidential uses that would serve the local population. Alternative transportation mode connections should also be provided to the public facilities in the vicinity, including the elementary school, library, and community center.

MVAP 5.12 All HHDR development proposals should 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, daily, basis.

MVAP 5.13 All new land uses, particularly residential, commercial, and public uses, including schools and parks, should be 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.

MVAP 5.14 Legally existing uses may remain, or may be converted into other land use types consistent with these policies.

MVAP 5.15 Prior to any certificates of occupancy being issued that would result in 50% of the maximum amount of non-HHDR development allowed in either neighborhood, certificates of occupancy should have been issued for at least 50% of the required minimum amount of HHDR development required in that neighborhood.

Mead Valley Community: I-215/Nuevo Road Vicinity (Mixed-Use Areas)

Mead Valley Community: I-215/Nuevo Road Vicinity (Figure 3 – Detail) includes three neighborhoods designated as Mixed-Use Areas, all located along the west side of Harvill Avenue, between Water Street on the north, and Nuevo Road on the south. The three neighborhoods are, from north to south: **Harvill Avenue-Water Street/Orange Avenue Neighborhood**, **Harvill Avenue-Lemon/Sunset Avenues Neighborhood**, and **Nuevo Road-A Street Neighborhood**. This area is in the midst of important subregional and regional transportation facilities, including I-215, March Air Reserve Base, the new Perris Valley Line for Metrolink commuter train service, and Cajalco Road, which provides an important roadway connection between this area to the core and western part of Mead Valley and beyond to the Temescal Valley and I-15. The area is also an important current and planned future center for industrial development and job creation in the Western Riverside County area.

Descriptions of each of the Mead Valley Community: I-215/Nuevo Road Vicinity neighborhoods and the policies that apply to each of them separately, and to all of them, is presented below:

Harvill Avenue-Water Street/Orange Avenue Neighborhood [Neighborhood 1] is a Mixed-Use Area, with a minimum HHDR development requirement of 50%. The neighborhood covers about 33 gross acres (about 30 net acres) and is located about one-quarter mile west of I-215, along the west side of Harvill Avenue, between Water Street and Orange Avenue. With the exception of a few buildings, this neighborhood is primarily vacant. Some industrial uses are located to the east of the neighborhood, across Harvill Avenue, vacant land is located to the north, and low density single family residences are located to the south. This neighborhood will provide a transitional mix of uses between the light industrial land uses to the east and the low density residential uses to the west. Retail commercial, office, civic, and other uses that would serve residences on-site and in the surrounding community could be located here. Park and recreation areas, trails, and lower profile buildings (generally, one story buildings where immediately adjacent to existing single family residential uses, and two story buildings where a street would separate neighborhood development from an existing single family residential use) should be used to provide buffers for development along the neighborhood's western and southern edges. This neighborhood is located about 2.5 miles from the new Downtown Perris Metrolink Station. It is located about two miles from I-215 via the Cajalco Road interchange, and about 1.5 miles via the Nuevo Road interchange.

Policy:

MVAP 5.16 The Harvill Avenue-Water Street/Orange Avenue Neighborhood shall include at least 50% HHDR development (as measured in both gross and net acres).

Harvill Avenue-Lemon/Sunset Avenues Neighborhood [Neighborhood 2] *is a Mixed-Use area, with a minimum HHDR requirement of 50%. The neighborhood covers about 55 gross acres (about 52 net acres) and is located less than one mile south of Neighborhood 1. With the exception of a few buildings, this neighborhood is primarily vacant. Industrial uses are located to the east of the neighborhood, residential uses are located to the west, and areas to the north and south are vacant. An open space, habitat area is located beyond the residential uses to the west, but within proximity to this neighborhood. The northern portion of the neighborhood is relatively narrow and may be a prime location to incorporate functional open space/park land. This would be beneficial because it would provide a buffer between the industrial uses to the east and residential uses to the west, while also serving the surrounding communities. Due to the long, narrow shape of the northerly portion of this neighborhood, as an option it could be designed to maximize the use of the vertical design of residential units above retail or commercial*

establishments. Retail commercial, office, civic, and other uses that would serve residences on-site and in the surrounding community could be located here. Park and recreation areas, trails, and lower profile, one or two story buildings should be used to provide buffers for development along the Webster Avenue, the neighborhood's western edge. This neighborhood is located about two miles from a regional transit connection via the new Downtown Perris Metrolink Station, and is located about one-half mile from I-215 via the Nuevo Road interchange.

Policy:

MVAP 5.17 The Harvill Avenue-Lemon/Sunset Avenues Neighborhood shall include at least 50% HHDR development (as measured in both gross and net acres).

Nuevo Road-A Street Neighborhood [Neighborhood 3] covers about 84 gross acres (about 74 net acres). It is a Mixed-Use Area (MUA) with a minimum of 75% HHDR development requirement. This neighborhood is bounded by Harvill Road on the northeast, I-215 on the east, Nuevo Road on the south, and Webster Avenue on the west. It adjoins the Harvill Avenue-Lemon/Sunset Avenues Neighborhood on the north. It is located adjacent to the I-215 interchange at Nuevo Road, and the new Perris Valley Line Metrolink commuter rail service will be located very convenient to the site, with the new Downtown Perris Station located only about 1.5 miles away. This neighborhood is sparsely developed with single family residential units at the southwestern and southeastern portions of the site. The rest of the neighborhood is vacant. This neighborhood lies near - on the other (easterly) side of I-215 – numerous and varied retail commercial uses and the Perris High School. Residential units lie to the south of the site. Park and recreation areas, trails, and lower profile one or two story buildings should be used to provide buffers for development where it would take place across these roads from existing single family development along Webster Avenue and Nuevo Roads, which are located the neighborhood's western and southern edges. This neighborhood is situated within proximity to a myriad of surrounding land uses and could benefit from reduced distances between housing, workplaces, retail business, and other amenities and destinations.

Policy:

MVAP 5.18 The Nuevo Road-A Street Neighborhood shall include at least 75% HHDR development (as measured in both gross and net acres).

The following policies apply to all three of the Mixed-Use Area neighborhoods located in the Mead Valley Community: I-215/Nuevo Road Community:

Vicinity:

MVAP 5.19 HHDR development should accommodate a variety of housing types and styles that are accessible to and meet the needs of a range of lifestyles, physical abilities, and income levels.

MVAP 5.20 Each of the three neighborhoods should include pedestrian paths and trails, paseos, and bikeways, to facilitate convenient internal alternative transportation access between the various uses within each neighborhood.

MVAP 5.21 These three neighborhoods should provide neighborhood edge pedestrian trails, bikeways, and frequent, convenient accommodations to facilitate potential bus and transit shuttle services for the neighborhoods, to provide for attractive, effective non-motorized mobility options in this area.

MVAP 5.22 Residential uses should be particularly encouraged to be located in the westerly portions of all three neighborhoods. Nonresidential uses should include a variety of other uses, such as retail activities serving the local population and tourists, business parks, offices, community facilities, and parkland and trails.

MVAP 5.23 Legally existing uses may remain, or may be converted into other land use types consistent with these policies.

MVAP 5.24 Prior to any certificate of occupancy being issued that would result in 50% of the maximum amount of non-HHDR development allowed in any neighborhood, certificates of occupancy should have been issued for at least 50% of the required minimum amount of HHDR development required in that neighborhood.

Good Hope Community (Mixed-Use Area)

The community of Good Hope is located along State Highway 74, southwesterly of the City of Perris. It contains several distinctive rock outcroppings, just east of Steele Peak. The Good Hope Community Mixed-Use Area (Figure 3 – Detail), is designated in the northeastern part of Good Hope, adjacent to the City of Perris. It requires a mixture of neighborhood land uses, including at least 50% HHDR development. Currently, Highway 74 carves a swath through this community, serving scattered residential, rural, commercial, and industrial development. Highway 74 will be realigned from its present location to follow the alignment of Ethanac Road, which forms the southern boundary of the Mixed-Use Area.

Highway 74 – 7th Street/Ellis Avenue Neighborhood [Neighborhood 1] contains about 132 gross acres (about 116 net acres), and is designated as a Mixed-Use Area (MUA), with a minimum 50% HHDR component required. This neighborhood lies along both sides of Highway SR 74, between 7th Street at its northern end and Ellis Avenue at its southern end. It is bounded on the west by Neitzel Road and Clayton Street, and partly on the east by Bellamo Road. It is almost completely surrounded by the City of Perris. Existing conditions include scattered low density single family residences, light industrial uses (and automotive repair and a recycling facility), and vacant lots. This neighborhood's mixture of land uses should include commercial and job-producing uses that would serve surrounding neighborhoods by providing shopping and job opportunities. Open space uses, including parks and trails, can be integrated into the neighborhood designs to provide buffers between this neighborhood's more intense development and neighboring rural uses. Because of its mixed-use characteristics, this neighborhood would be designed to promote a village-style mix of retail, restaurants, offices, and multi-family housing resulting in a walkable neighborhood. Currently, there is a bus stop along SR 74 which allows the opportunity exists to expand transit services and provide more bus stops and more bus services in the future. In addition, this neighborhood is located only about one mile from the new Downtown Perris Station of the new Perris Valley Line Metrolink commuter rail service.

Policies:

MVAP 5.22 The Highway 74-7th Street/Ellis Avenue Neighborhood shall include at least 50% HHDR development (as measured in both gross and net acres).

MVAP 5.23 HHDR development should accommodate a variety of housing types and styles that are accessible to and meet the needs of a range of lifestyles, physical abilities, and income levels.

MVAP 5.24 Land uses in addition to HHDR development may include, but are not limited to, a variety of neighborhood supportive retail commercial, office, community and civic uses, and parks and trails.

MVAP 5.21 This neighborhood should include internal pedestrian paths and trails, paseos, and bikeways, to facilitate convenient internal alternative transportation access between the various uses within the neighborhood.

MVAP 5.22 This neighborhood should provide neighborhood edge pedestrian trails, bikeways, and frequent, convenient accommodations to facilitate potential bus and transit shuttle services for the neighborhood, to provide for attractive, effective non-motorized mobility options in this area.

MVAP 5.23 HHDR uses shall be located in areas of this neighborhood that are located away from Highway 74, as it would be realigned.

MVAP 5.24 Legally existing uses may remain, or may be converted to other land use types consistent with these policies.

MVAP 5.25 Prior to any certificates of occupancy being issued that would result in 50% of the maximum amount of non-HHDR development allowed in the Mixed-Use Area, certificates of occupancy should have been issued for at least 50% of the required minimum amount of HHDR development required in the Mixed-Use Area.

Table 2: Statistical Summary of Mead Valley 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)	0	0	0	0
Agriculture Foundation Component Sub-Total:	0	0	0	0
RURAL FOUNDATION COMPONENT				
Rural Residential (RR)	5,523	828	2,983	NA
Rural Mountainous (RM)	715	36	129	NA
Rural Desert (RD)	0	0	0	NA
Rural Foundation Sub-Total:	6,238	864	3,111	0
RURAL COMMUNITY FOUNDATION COMPONENT				
Estate Density Residential (RC-EDR)	79	28	100	NA
Very Low Density Residential (RC-VLDR)	7,848	5,886	21,192	NA
Low Density Residential (RC-LDR)	1,012 ~~1,013~~	1,518 ~~1,519~~	5,467 ~~5,469~~	NA
Rural Community Foundation Sub-Total:	8,939 ~~8,940~~	7,432	26,759 ~~26,761~~	0
OPEN SPACE FOUNDATION COMPONENT				
Open Space-Conservation (OS-C)	46	NA	NA	NA
Open Space-Conservation Habitat (OS-CH)	1,428	NA	NA	NA
Open Space-Water (OS-W)	0	NA	NA	NA
Open Space-Recreation (OS-R)	0	NA	NA	0
Open Space-Rural (OS-RUR)	0	0	0	NA
Open Space-Mineral Resources (OS-MIN)	0	NA	NA	0
Open Space Foundation Sub-Total:	1,474	0	0	0
COMMUNITY DEVELOPMENT FOUNDATION COMPONENT				
Estate Density Residential (EDR)	0	0	0	NA
Very Low Density Residential (VLDR)	0	0	0	NA
Low Density Residential (LDR)	0	0	0	NA
Medium Density Residential (MDR)	444 ~~597~~	1,556 ~~2,090~~	5,601 ~~7,526~~	NA
Medium-High Density Residential (MHDR)	37	243	875	NA
High Density Residential (HDR)	0	0	0	NA
Very High Density Residential (VHDR)	16	269	970	NA
Highest Density Residential (HHDR)	16	476	1,712	NA
Commercial Retail[2] (CR)	68 ~~101~~	N/A	N/A	1,025 ~~1,523~~
Commercial Tourist (CT)	0	N/A	N/A	0
Commercial Office (CO)	32	N/A	N/A	3,451
Light Industrial (LI)	955 ~~962~~	N/A	N/A	12,281 ~~12,374~~
Heavy Industrial (HI)	0	N/A	N/A	0
Business Park (BP)	397 ~~569~~	N/A	N/A	6,492 ~~9,296~~
Public Facilities (PF)	1,328	N/A	N/A	1,328
Community Center (CC)	0	0	0	0
Mixed Use Planning Area (MUPA)	365 ~~0~~	6,110 ~~0~~	21,998 ~~0~~	3,396 ~~0~~

Community Development Foundation Sub-Total:	*3,658*	*8,654* ~~*3,078*~~	*31,156* ~~*11,083*~~	*27,973* ~~*27,972*~~
SUB-TOTAL FOR ALL FOUNDATION COMPONENTS:	***20,309*** ~~***30,310***~~	***16,950*** ~~***11,375***~~	***61,025*** ~~***40,956***~~	***27,973*** ~~***27,972***~~

CHANGE OF LAND USE DESIGNATION AND ZONE CLASSIFICATION

In addition to the proposed text revisions, the proposed project includes changes to the General Plan Land Use Map and amendments to the General Plan Land Use Element in order to redesignate approximately 313.41 acres within the Mead Valley Area Plan to HHDR or MUA. The parcels identified for redesignation are separated into six neighborhoods as shown in **Figure 4.2-1a** through **4.2-1c.** 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 2 in **Appendix 2.1-2** of this EIR.

NOTICE OF PREPARATION COMMENT LETTERS

In response to the Notice of Preparation the county received three letters in regard to the Mead Valley Area Plan.

On August 17, 2015, the County received a letter from Jay Eastman from the Riverside Public Utilities Department. His comment letter suggested that a thorough traffic study be included with the EIR. A Traffic Study Analysis is included in Impacts 4.1.27 and 4.1.28 of the EIR.

On August 17, 2015, the County received a letter from Edward Cooper from the Riverside County Airport Land Use Commission (ALUC). This letter states that the 50 percent Highest Density Residential (HHDR) for both neighborhoods 1 and 2 are inconsistent with the provisions of the 2014 March Air Reserve Base/Inland Port ALUC Plan. According to the plan, these neighborhoods are located in Airport Compatibility Zone C2, where residential densities are limited to a maximum of six dwelling units per acre. Further, because these neighborhoods are within an airport compatibility zone, they are subject to mandatory ALUC review.

On September 9, 2015, the County received a letter from Val Verde Unified School District. The school district makes the following recommendations: all environmental health agencies within the County's jurisdiction take into consideration the health, safety, and welfare of the students of the Val Verde Unified School District and to notify the school district of any traffic flow changes that might affect the health, safety, and welfare of the students of this district.

All letters received that pertained to a more general comment or countywide are still included in the analysis for this EIR.

4.2.2 SETTING

The Mead Valley planning area contains a wide variation in physical terrain, including flat valley floors, gentle foothills, and steep hillsides. This area lies entirely within the larger Perris Valley, which is framed by the Gavilan Hills to the west, and the Lakeview Mountains across the valley to the east. The eastern flank of Mead Valley is generally flat, sloping gently upward toward the Gavilan Hills, which form a portion of the planning area's western boundary.

The unincorporated portion of this planning area is basically divided into northern and southern halves, defined by the foothills of the Gavilan Hills and the Motte-Rimrock Reserve. The northern half contains Cajalco Creek and a portion of the Colorado River Aqueduct. In fact, the terrain here is similar in character to the largely developed part of the valley occupied by the City of Perris to the east. Except for a few rolling hills and gentle slopes, the southern half of the County of Riverside territory is considerably more rugged, containing a series of steep peaks and valleys. Steele Peak, in the southwestern corner of the planning area, provides one of the area's most distinctive features. 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 developed around State Route (SR) 74 and Interstate 215 (I-215). Several features define this area plan:

- *Gavilan Hills* - Located in the western portion of the planning area, the Gavilan Hills stretch north to south from Temecula to Corona. They contribute to the area's most spectacular terrain before dropping precipitously into Temescal Canyon and Lake Elsinore to the west. In fact, they constitute a natural and spectacular edge between the Mead Valley planning area and other communities to the west.

- *Steele Peak* - Located in the southwestern portion of the planning area in the Gavilan Hills, Steele Peak, at 2,529 feet, is the tallest peak in the planning area and serves as a major landmark for the community.

- *Motte-Rimrock Reserve* - The Motte-Rimrock Reserve encompasses a rocky plateau above the City of Perris. The reserve protects important archaeological sites, including an unexcavated ceremonial site and well-preserved pictographs. The reserve environment is rich in coastal sage scrub, riparian grassland, and chaparral, and contains six seasonal springs that enrich the diversity of plant species found here. Animal life prospers as well, this being a home to the Stephen's kangaroo rat, a federally protected endangered species.

Additionally, several communities exist within this area plan. These are unincorporated communities that are generally a rural or low density residential setting and may share similar physical geographic features.

- *Good Hope* - The rural and equestrian-oriented community of Good Hope is located in the southwestern portion of the planning area among distinctive rock outcroppings, just east of Steele Peak. Currently, SR 74 carves a swath through this otherwise remote community, serving scattered commercial and industrial development. SR 74 will be realigned from its present location to follow the alignment of Ethanac Road, which forms the southern boundary of the planning area.

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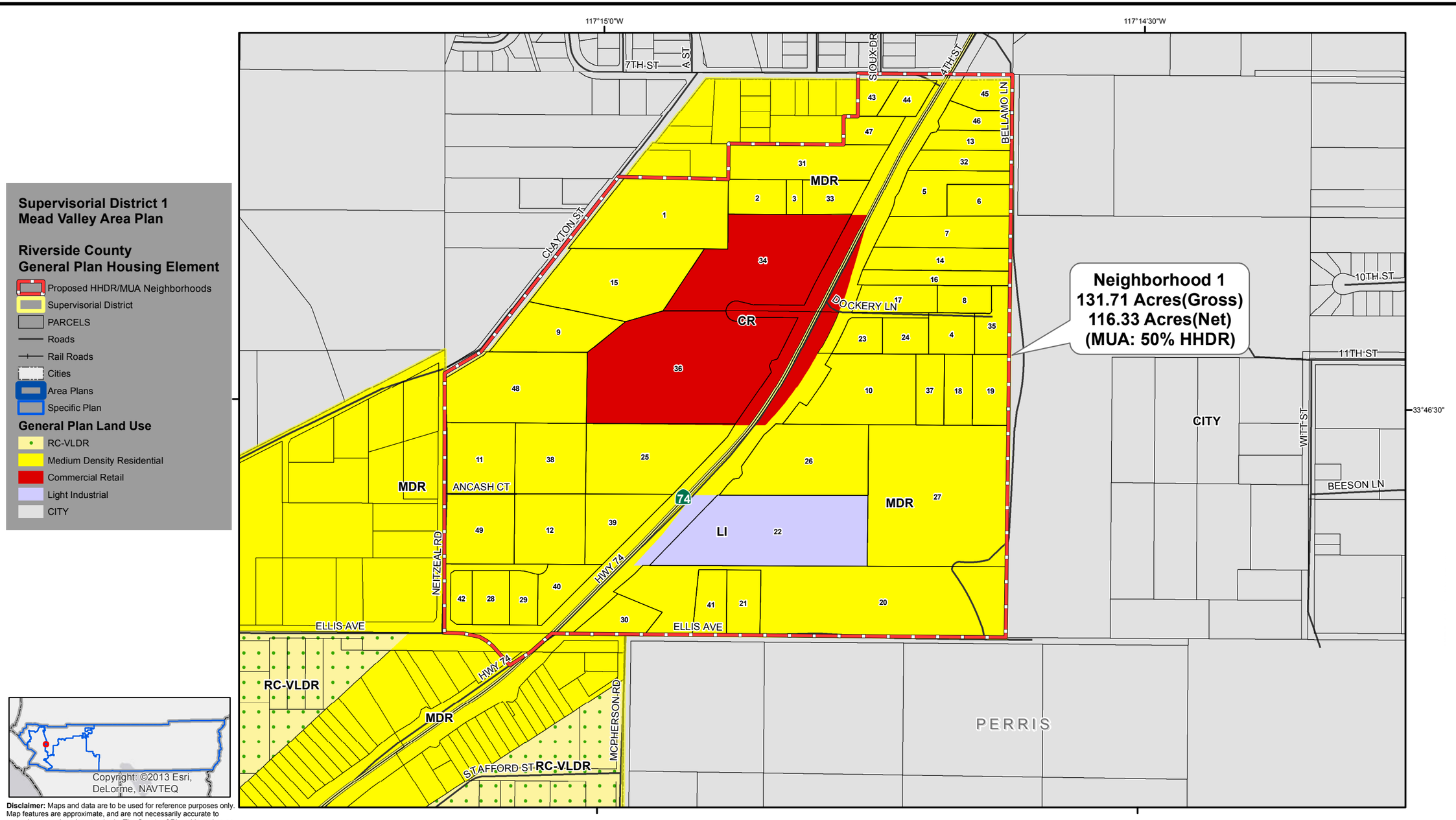
Supervisorial District 1
Mead Valley Area Plan

Riverside County
General Plan Housing Element

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

General Plan Land Use

- RC-VLDR
- Medium Density Residential
- Commercial Retail
- Light Industrial
- CITY



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Source: Riverside County 2015

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Figure 4.2-1a
Good Hope Community Neighborhood Sites

Michael Baker INTERNATIONAL

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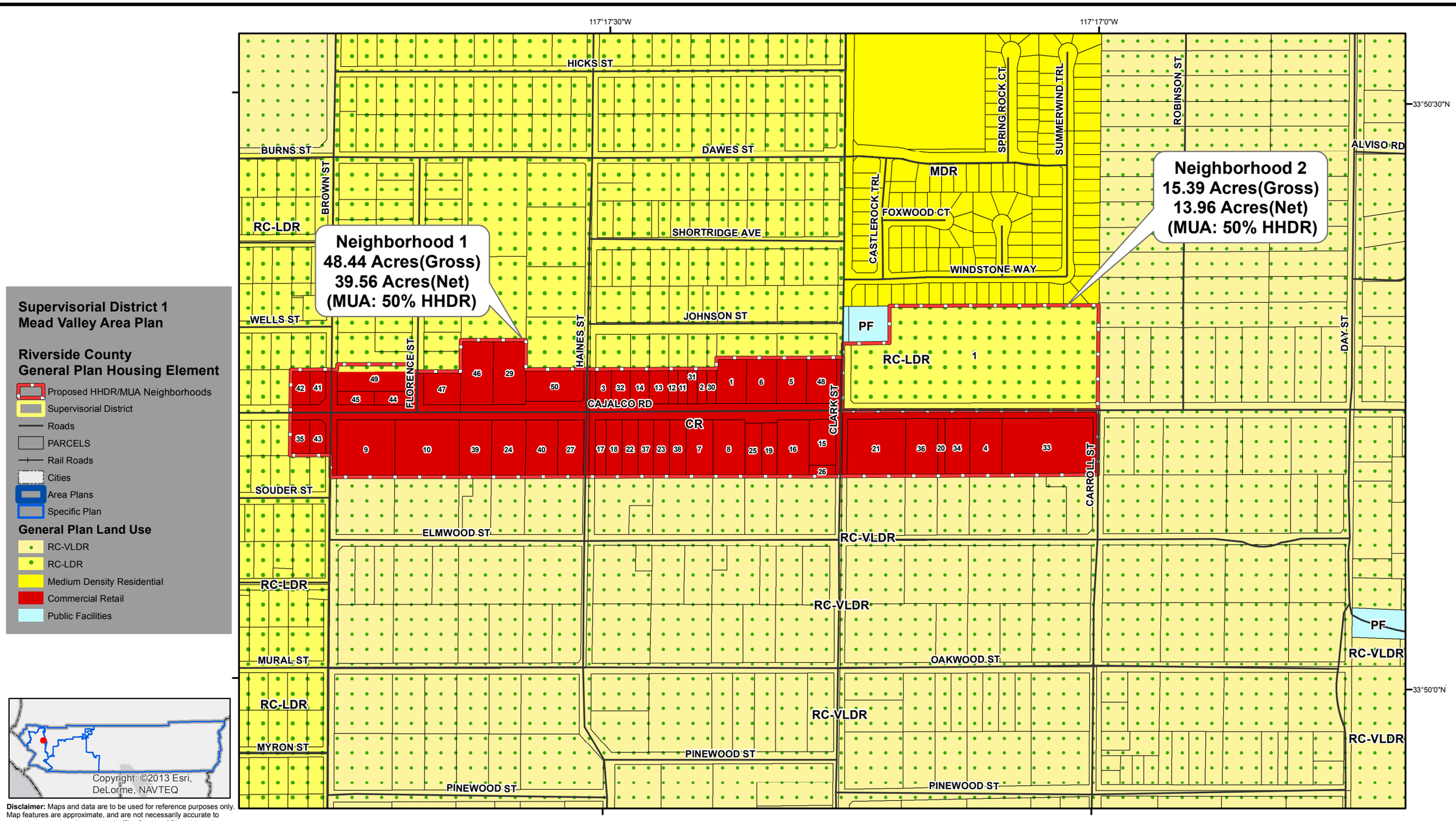

Supervisorial District 1
Mead Valley Area Plan

Riverside County
General Plan Housing Element

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

General Plan Land Use

- RC-VLDR
- RC-LDR
- Medium Density Residential
- Commercial Retail
- Public Facilities

Source: Riverside County 2015

0 250 500
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Figure 4.2-1b
Mead Valley TC Neighborhood Sites

Michael Baker INTERNATIONAL

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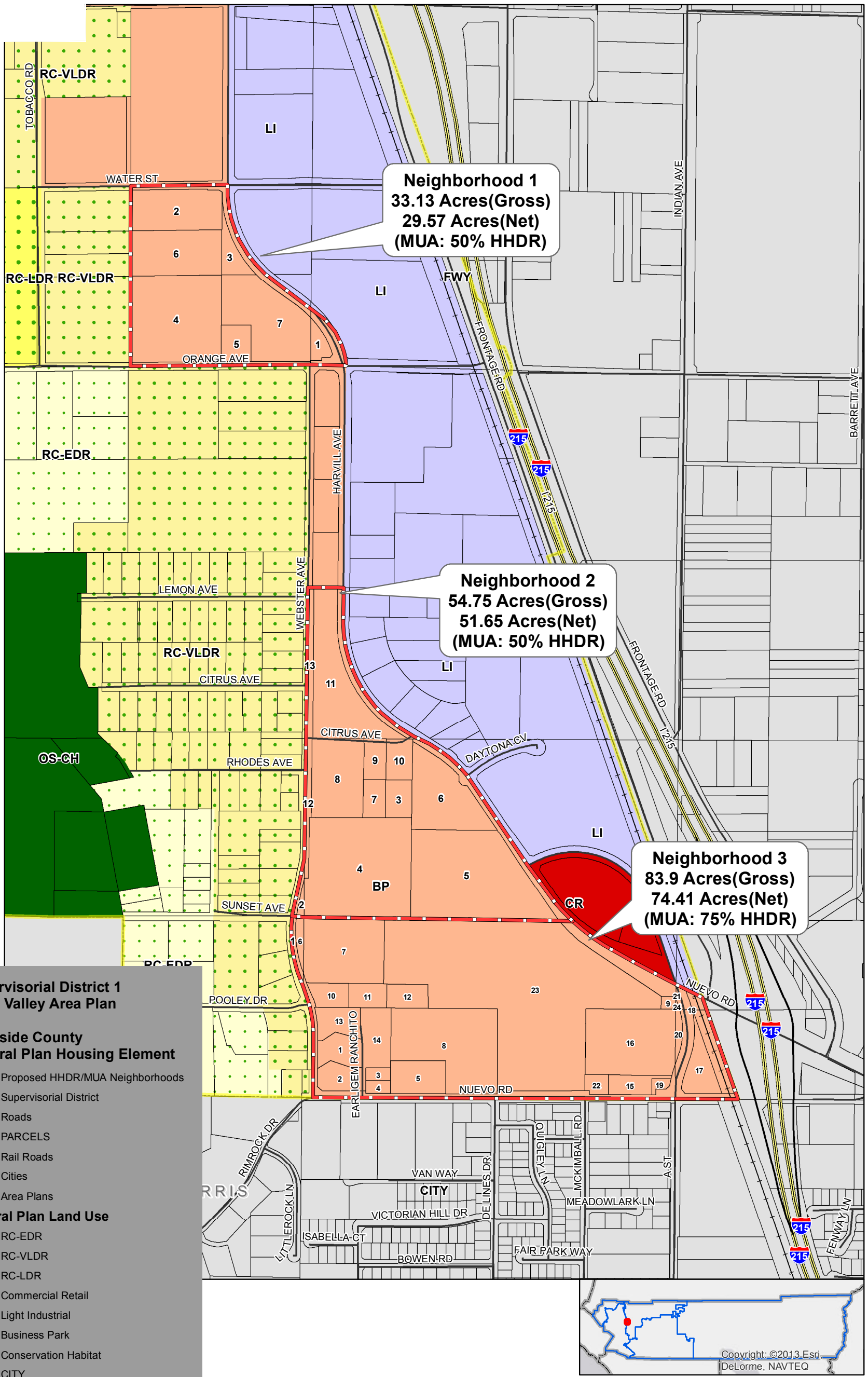

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Source: Riverside County 2015

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FEET

Figure 4.2-1c
Mead Valley Community Neighborhood Sites

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- *Mead Valley -* Cajalco Road is the anchor for the community of Mead Valley. As a major link between Interstates 215 and 15, this important east–west corridor provides the opportunity for the commercial uses along Cajalco Road to assume a more prominent role in the future. South of Cajalco Road is a mixture of equestrian homes, which are set among rolling hills and large stands of eucalyptus. The sense of community here is reinforced by a community center and a fire station. The area north of Cajalco Road is predominantly a grid-like pattern of half-acre and larger residential lots, the centerpiece of which is a school.

- *Old Elsinore Road* - Old Elsinore Road runs north–south through a narrow valley formed by the Gavilan Hills and the Motte-Rimrock Reserve. The road is lined by rural residential uses set on larger lots that can accommodate equestrian activities.

An aerial view of the proposed neighborhood sites is shown in **Figures 4.2-2a** through **4.2-2c**.

MARCH JOINT AIR RESERVE BASE

The former March Air Force Base is located immediately north of the Mead Valley Area Plan planning area. The base was established in 1918 and used until 1993. In 1996, the land was converted from an operational Air Force Base to an Active Duty Reserve Base. A four-party Joint Powers Authority (JPA), comprising the County of Riverside and the cities of Moreno Valley, Perris, and Riverside, now governs the facility. The JPA plans to transform a portion of the base into a highly active inland port, known as the March Inland Port. The JPA's land use jurisdiction and March Joint Air Reserve Base encompass 6,500 acres of land, including the active cargo and military airport. The airfield consists of two runways. The primary runway (Runway 14-32) is oriented north–northwest/south–southwest and, at 13,300 feet in length, is the longest runway open to civilian use in the state. The second runway (Runway 12-30) is just over 3,000 feet; its use is and will continue to be restricted to military-related light aircraft (primarily Aero Club activity).

Neighborhoods 1 and 2 are located in Compatibility Zone C2 of the March Joint Air Reserve Base Airport Influence Area (RCALUC 2014). Compatibility Zone C2 restricts density to six or fewer dwelling units per acre.

PUBLIC SERVICES AND UTILITIES

Fire Protection

Four Riverside County Fire Department (RCFD) stations would serve the proposed neighborhood sites. Stations 01 and 101 serve the neighborhoods in Mead Valley Community. They are located at West San Jacinto Avenue, Perris, 92570 and Station 101 at 105 S. F Street Perris, 92570. Station 01 is served by a captain and/or an engineer and two firefighters. Station 101 is served by a captain and/or an engineer and two firefighters. Average response times for the fire stations are 3:14 minutes and 3:17 minutes for Station 01 and Station 101, respectively. Stations 59 (21510 Pinewood Street, Perris, 92570) and 4 (16453 El Sobrante Road, Riverside, 92503) serve the Mead Valley Community neighborhoods. Average response times for the fire stations are 1:10 minutes and 6:11 minutes, respectively. All stations strive to meet these response times 90 percent of the time.

Law Enforcement

Ten sheriff stations are located throughout Riverside County to provide area-level community service. The Perris station, located at 137 North Perris Boulevard, 92570, provides service to the Mead Valley area (RCSD 2015). The Perris station is staffed by one captain, five lieutenants, 18 sergeants, 13 investigators, nine corporals, and 111 deputies. The station is also served by 32 classified employees, including one accountant supervisor, four accountants, eight office assistants, 16 community service officers, three sheriff service officers, and one crime analyst.

The Riverside County Sheriff's Department (RCSD) does not have a defined response time goal. The average response time for the Perris station is 10.97 minutes for Priority One calls; 28.86 minutes for Priority Two calls; and 51.45 minutes for Priority Three calls.

T:_GIS\Riverside_County\MXDs\Riverside_County_HE\Good Hope Community_Aerial.mxd (11/20/2015)

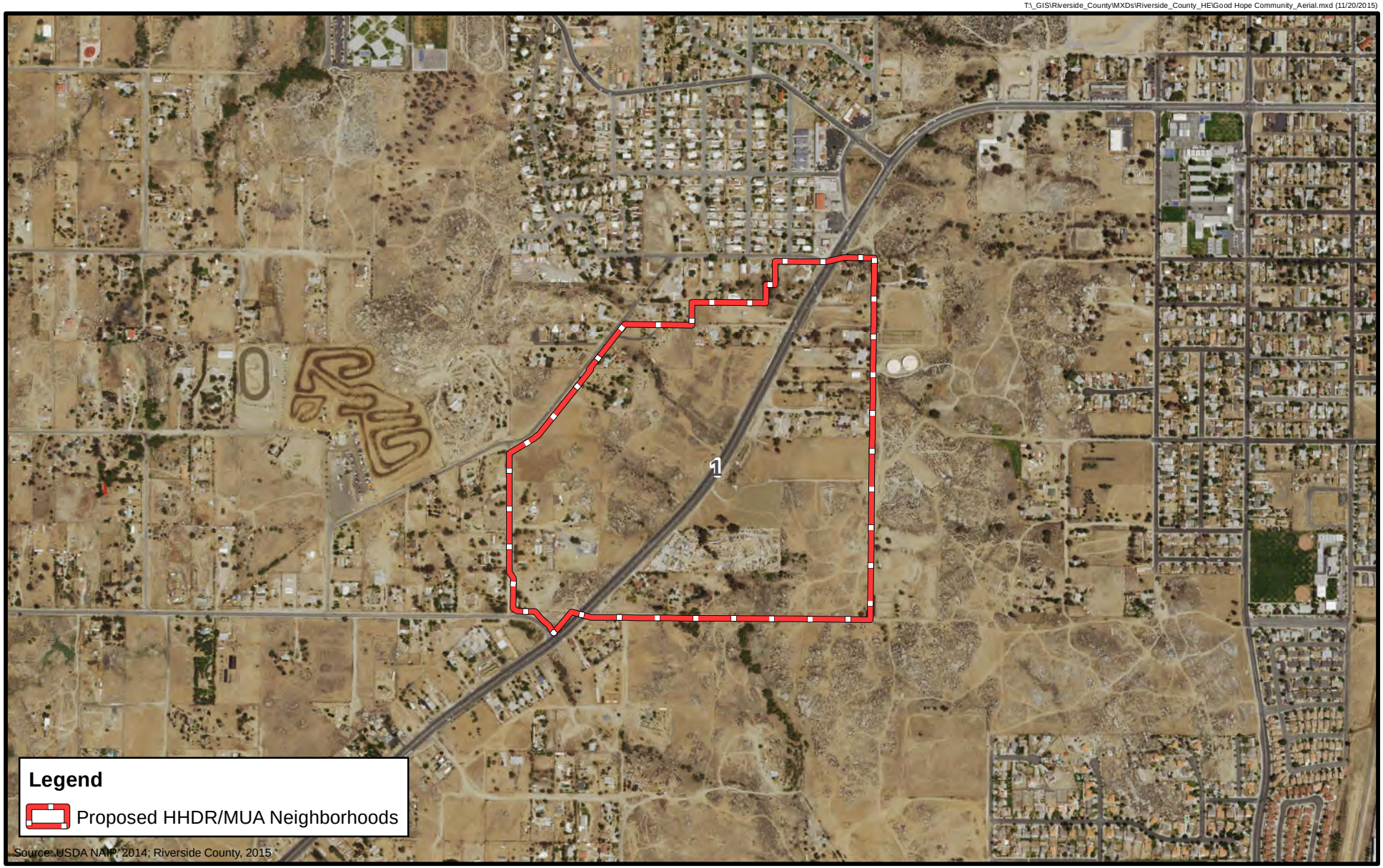

Figure 4.2-2a
Aerial of Good Hope Community

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T:_GIS\Riverside_County\MXDs\Riverside_County_HE\Meade Valley Town Center_Aerial.mxd (11/20/2015)

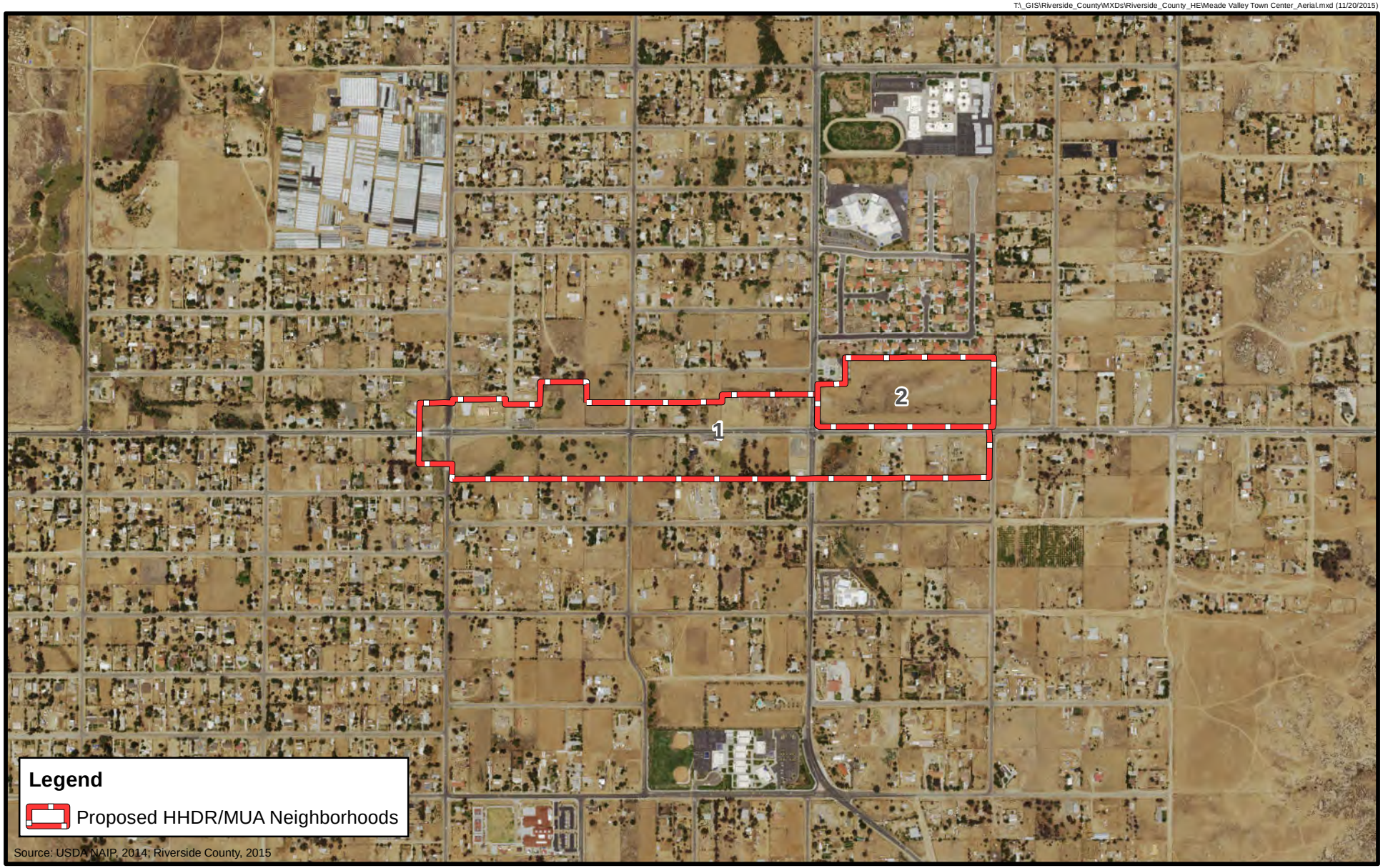

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Figure 4.2-2b
Aerial of Mead Valley Town Center

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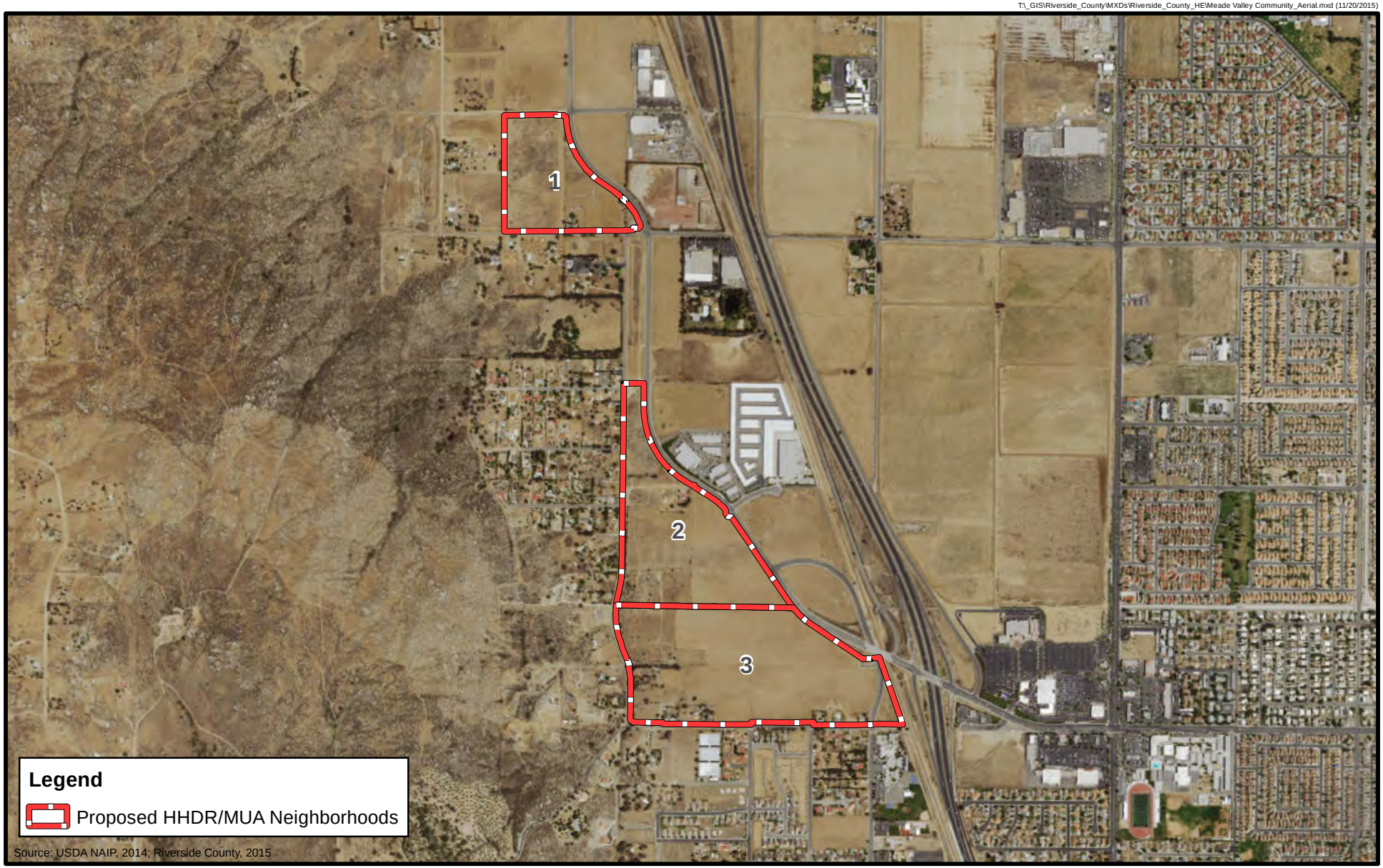

Figure 4.2-2c
Aerial of Mead Valley Community (I-215/Nueva Rd Vicinity)

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Public Schools

The neighborhood sites lay within the boundaries the Val Verde Unified School District (VVUSD). The VVUSD currently operates 21 schools and is the neighbor to the larger Moreno Valley Unified School District. Schools serving the proposed neighborhood sites, along with the current enrollment and capacity numbers, are shown in **Table 4.2-1**.

TABLE 4.2-1
VVUSD SCHOOL ENROLLMENT AND CAPACITY

School	2013-14 Enrollment	Capacity	Existing Surplus/Deficit
Columbia Elementary School	699	755	56
Mead Valley Elementary School	636	750	114
Manuel L. Real Elementary School	619	825	206
Thomas Rivera Middle School	979	1200	221
Citrus Hill High School	2241	3024	783

Source: VVUSD 2015

Parks and Recreation

There are no Riverside County Park facilities in the vicinity of the neighborhood sites (Riverside County Parks 2015). However, California Department of Parks and Recreation facilities near the site include the Lake Perris State Recreation Area. The recreation area offers fishing, wildlife watching, and hiking trails (California Department of Parks and Recreation 2015).

Water

The neighborhood sites are within the retail service area of the Eastern Municipal Water District (EMWD). As a member agency of the Metropolitan Water District (MWD), the EMWD receives imported water supplies from both Northern California via the State Water Project (SWP) and from the Colorado River Aqueduct (CRA) and provides wholesale water to six sub-agencies of its own, as well as to its own retail customers.

EMWD has four existing sources of water supply: imported MWD water, recycled water, local groundwater and desalted groundwater. Imported water (from MWD) is either delivered directly as potable water, delivered as raw water and treated at EMWD's two local filtration plants, or delivered as raw water for non-potable use.

Imported Water

The majority of EMWD's current and projected water supplies are imported through the MWD. Between 2005 and 2010, EMWD's reliance on imported water remained proportionally consistent or decreased, even as EMWD added over 20,000 new water connections. This was achieved through the construction of desalination facilities, a commitment to increase recycled water use and through a decrease in demand from water efficiency. These efforts increased the reliability of supplies and decreased the dependence on imported water sources (EMWD 2011).

Potable imported water is delivered directly from MWD's two large filtration plants and then EMWD's microfiltration plants in Hemet and Perris remove particulate contaminants to achieve the applicable potable water standards. Untreated water from MWD is also percolated into

groundwater in the eastern service area, used for agricultural purposes in the northeast and in the south by the Rancho California Water District (RCWD). Recycled, highly treated wastewater, is also used for many purposes including agriculture, landscape irrigation and industrial use through an intricate web of pipelines from EMWD's four Regional Water Reclamation Facilities as well as several storage ponds.

Groundwater

The EMWD produces potable groundwater from two management plan areas within the San Jacinto Watershed, the West San Jacinto Groundwater Basin Management Plan area and the Hemet/San Jacinto Water Management Plan area. In the Hemet/San Jacinto Plan area, EMWD's groundwater production is currently constrained by the 1954 Fruitvale Judgment and Decree, with EMWD limited to a base groundwater production right of 10,869 AFY. Any pumping above that amount is subject to replenishment fees (EMWD 2011).

EMWD has an existing potable well capacity of 54.2 cubic feet per second (CFS). In the Hemet/San Jacinto Water Management Plan area, well capacity is 46.5 CFS including three wells dedicated to the future Integrated Recharge and Recovery Program (IRRP). The IRRP will recharge surplus imported water into the basin for future extraction. In the West San Jacinto Groundwater Basin Management Plan area, there is 7.7 CFS of well capacity. Potable wells deliver water to EMWD's distribution system.

Water Supply Availability

According to EMWD's 2010 Urban Water Management Plan (UWMP), future resources will continue to be a blend of local supply and imported sources. **Tables 4.2-2** through **4.2-4** show EMWD's existing supply resources and projected demands under normal, single dry and multi-dry years. Existing supplies are in place and currently operational. Imported water makes up the difference between existing local supplies and projected demand.

TABLE 4.2-2
EXISTING WATER SUPPLY RESOURCES, AVERAGE YEAR HYDROLOGY (AFY) - 2015 – 2035

	2015	2020	2025	2030	2035
Metropolitan Water District	149,300	170,700	190,700	210,000	226,200
Recycled	43,900	50,000	53,900	54,900	55,300
Groundwater	13,200	13,200	13,200	13,200	13,200
Existing Desalter	7,500	7,500	7,500	7,500	7,500
Total Existing Supplies	**213,900**	**241,400**	**265,300**	**285,600**	**302,200**
Total Projected Demands	**213,900**	**241,400**	**265,300**	**285,600**	**302,200**
Shortall/Surplus	0	0	0	0	0

Source: EMWD 2011

TABLE 4.2-3
EXISTING WATER SUPPLY RESOURCES, DRY YEAR HYDROLOGY (AFY) - 2015 – 2035

	2015	2020	2025	2030	2035
Metropolitan Water District	155,300	177,600	198,300	218,300	235,100
Recycled	45,500	51,800	55,800	56,900	57,300
Groundwater	13,200	13,200	13,200	13,200	13,200
Existing Desalter	7,500	7,500	7,500	7,500	7,500
Total Existing Supplies	**221,500**	**250,100**	**274,800**	**295,900**	**313,100**
Total Projected Demands	**221,500**	**250,100**	**274,800**	**295,900**	**313,100**
Shortall/Surplus	0	0	0	0	0

Source: EMWD 2011

TABLE 4.2-4
EXISTING WATER SUPPLY RESOURCES, MULTI-DRY YEAR HYDROLOGY (AFY) - 2015 – 2035

	2015	2020	2025	2030	2035
Metropolitan Water District	156,600	179,000	199,800	219,900	236,900
Recycled	45,800	52,200	56,200	57,300	57,700
Groundwater	13,200	13,200	13,200	13,200	13,200
Existing Desalter	7,500	7,500	7,500	7,500	7,500
Total Existing Supplies	**223,100**	**251,900**	**276,700**	**297,900**	**315,300**
Total Projected Demands	**223,100**	**251,900**	**276,700**	**297,900**	**315,300**
Shortall/Surplus	0	0	0	0	0

Source: EMWD 2011

According to EMWD's 2010 UWMP, plans are in place to recharge local groundwater with imported or recycled water and to desalinate groundwater to reduce import demands and provide a sustainable supply. The basins' Water Management Plans limit the amount of water being extracted from the basins to a sustainable yield and the continued recharge of the Hemet/San Jacinto basin using imported water will ensure that basin overdraft is eliminated and avoided in the future. Planned local supplies will supplement imported supplies and improve reliability for EMWD and the region.

The EMWD also aggressively promotes efficiency through implementation of local ordinances, conservation programs and a tiered pricing structure to reduced retail account demands. Reducing demand allows existing and proposed water supplies to stretch farther and reduces the potential for water supply shortage. Because EWMD also expects water efficiency savings from future recycled water, desalination and planned additional conserved water transfers/exchanges, the district also has a potential surplus which could offset future growth in excess of that planned, if necessary, or buffer against imported water supply variability, SWP water

in particular. Altogether, for these reasons, EMWD has concluded that it has the ability to meet current and projected water demands through 2035 during normal, historic single-dry and historic multiple-dry years using existing supplies and imported water from MWD with existing supply resources (see **Tables 4.2-2** through **4.2-4**).

Wastewater

Wastewater treatment services would also be provided to the neighborhood sites by the EMWD. The EMWD has four operational regional water reclamation facilities (RWRF) located throughout its service area (i.e., Moreno Valley, Perris Valley, San Jacinto and Temecula Valley) and in 2010 treated 46,500 AFY of wastewater. The capacity of these facilities is shown in **Table 4.2-5**. All off EMWD's RWRFs produce tertiary effluent suitable for DHS-permitted uses, including irrigation of food crops and full-body contact recreation. In addition to treatment facilities, EMWD has several recycled water storage ponds. These ponds permit EMWD to sell more than just the recycled water produced by its plants during peak demand months (i.e., June – September). Additionally, storage in these unlined surface impoundments facilitates extensive groundwater recharge. When storage capacity is full, surplus recycled water is disposed of through a regional outfall pipeline to Temecula Creek and the Santa Ana River.

TABLE 4.2-5
EMWD WASTEWATER TREATMENT FACILITIES

Plant #	Current		Planned		Total Capacity (thousand acre-feet per year)
	Treatment	Capacity (thousand acre-feet per year)	Treatment	Additional Capacity (thousand acre-feet per year)	
1	Tertiary	17.9	-	8.1	26
2	Tertiary	16.8	-	21.2	38
3	Tertiary	12.3	-	1.7	14
4	Tertiary	20.2	-	-	20.2
Totals		**67.2**	**-**	**30.9**	**98.2**

Source: Riverside County 2015b

Solid Waste

The Riverside County Department of Waste Resources (RCDWR) is responsible for the landfill disposal of all nonhazardous waste in Riverside County, operating six active landfills and administering a contract agreement for waste disposal at the private El Sobrante Landfill. The RCDWR also oversees several transfer station leases, as well as a number of recycling and other special waste diversion programs. All of the private haulers serving unincorporated Riverside County ultimately dispose of their waste to County-owned or contracted facilities and, in general, waste originating anywhere in the County may be accepted for disposal at any of the landfill sites. In practice, however, each landfill has a service area in order to minimize truck traffic and vehicular emissions (County of Riverside 2015b). The Mead Valley Plan area, including the neighborhood sites, is within the service area of the El Sobrante landfill.

El Sobrante Landfill

The El Sobrante Landfill is located east of Interstate 15 and Temescal Canyon Road to the south of the City of Corona and Cajalco Road at 10910 Dawson Canyon Road. The landfill is owned and operated by USA Waste of California, a subsidiary of Waste Management, Inc., and encompasses 1,322 acres, of which 645 acres are permitted for landfill operation. According to Solid Waste Facility Permit # AA-33-0217 issued on September 9, 2009, the El Sobrante Landfill has a total disposal capacity of approximately 209.91 million cubic yards and can receive up to 70,000 tons of refuse per week, with 28,000 tons per week allotted for County refuse. The permit allows a maximum of 16,054 tons per day (tpd) of waste to be accepted into the landfill, due to the limits on vehicle trip; of this 5,000 tpd must be reserved for County waste, leaving the maximum commitment of non-County waste at 11,054 tpd. As of January 1, 2015, the landfill had a remaining in-County disposal capacity of approximately 50.1 million tons. In 2014, the El Sobrante Landfill accepted a total of 584,719 tons of waste generated within Riverside County. The daily average for in-County waste was 1,905 tons during 2014. The landfill is expected to reach capacity in approximately 2045 (Merlan 2015).

4.2.3 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

[1] *December 8, 2015*

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 4.2.1**	**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.	**Impact Analysis 4.2.2**	**Less than Significant Impact**
3) Substantially degrade the existing visual character or quality of the site and its surroundings.	**Impact Analysis 4.2.3**	**Less than Significant with Mitigation Incorporated**
4) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.	**Impact Analysis 4.2.4**	**Less than Significant Impact**

Methodology

All of the neighborhood sites in the Mead Valley community are designated by GPA 960 and classified for varying levels of urban development, including low- and medium-density residential, light industrial, business park, and commercial uses (see Table 2 in **Appendix 2.1-2**). Similarly, 2003 RCIP GP designated all of the neighborhood sites in the Mead Valley 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 GPA 960, as well as in EIR No. 441 (SCH 2002051143), which was certified for the 2003 RCIP GP. These previous analyses were 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. 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.

Impact Analysis

Impact Analysis 4.2.1 Compliance with General Plan regulations and proposed mitigation 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. (Threshold 1)

Future development of the neighborhood sites under the HHDR or MUA designations/zoning classifications could result in the development of apartments and condominiums, including multi-story (3+) structures, as well as mixed-use development (physically/functionally integrated combination of residential, commercial, office, entertainment, educational, recreational, cultural, institutional, or industrial uses). The new zone classifications allow buildings and structures up to 50 feet in height, minimum front and rear setback 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 effects to scenic vistas by altering open views 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 Mead Valley Area Plan, such as GPA 960 Policy LU 4.1 (RCIP GP Policy LU 4.1), which requires that new developments 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 4.2.2 Compliance with existing County policies would ensure that trees, rock outcroppings, and historical buildings within a state scenic highway are not adversely impacted by this project or future development. As a result, impacts would be considered **less than significant**. (Threshold 2)

The proposed neighborhood sites are located in the vicinity of SR 74, which traverses the Mead Valley Area Plan and is designated as an "eligible state scenic highway – not officially designated" (Caltrans 2015; County of Riverside 2015a). The status of a scenic highway changes from eligible to officially designated when the local jurisdiction adopts a scenic corridor protection program, applies to the California Department of Transportation (Caltrans) for scenic highway approval, and receives notification from Caltrans that the highway has been designated as a scenic highway. Regardless of whether the designation of the I-15 changes from an "eligible state scenic highway–not officially designated" to an "officially designated" highway prior to the implementation of the proposed project, all proposed development would be built to conform to surrounding land uses and would be compatible with existing zoning and thus would not visually degrade scenic uses.

Additionally, GPA 960 Policy LU 14.3 (RCIP GP Policy LU 15.3) requires that the design and appearance of new landscaping, structures, equipment, signs, or grading within designated and eligible state and County scenic highway corridors be compatible with the surrounding scenic setting or environment, and GPA 960 Policy 14.4 (RCIP GP Policy LU 15.4) requires a 50-foot setback from the edge of the right-of-way for new development adjacent to designated and eligible state and County scenic highways. In addition, Mead Valley Area Plan Policy MVAP 10.1 requires the protection of scenic highways from change that would diminish the aesthetic value of adjacent properties through adherence to the Scenic Corridors sections of the General Plan Land Use and Circulation Elements. Compliance with these policies would ensure that future development would preserve scenic resources along SR 74 and would not detract from the area's scenic qualities as viewed from the highway. As a result, impacts would be considered **less than significant**.

Mitigation Measures

None required.

Impact Analysis 4.2.3 Compliance with County policies and regulations would ensure that future development resulting from the project would not substantially degrade the existing visual character or quality of the neighborhood sites. Therefore, this impact would be considered **less than significant**. (Threshold 3)

All of the neighborhood sites in the Mead Valley community are designated by GPA 960 and classified for varying levels of urban development, including low- and medium-density residential, light industrial, business park, and commercial uses; however, 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 (3+) 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 as well as contribute increased sources of lighting by densifying the existing urban environment, as the proposed new development and redevelopment include higher densities, mixed-use, and new urban living elements generally on the vacant parcels intermixed with existing structures. Therefore, although the County's General Plan anticipated development of the neighborhood sites with urban uses, 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 Mead Valley Area Plan, such GPA 960 Policy LU 4.1 (RCIP GP Policy LU 4.1), which requires that new developments 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, Policy MVAP 8.1 requires the adherence to the lighting requirements specified in Riverside County Ordinance No. 655 for standards that are intended to limit light leakage and spillage that may interfere with the operations of the Mount Palomar Observatory.

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 4.2.4 Compliance with 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**. (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 an Observatory Restriction Zone for 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 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. Policy MVAP 8.1 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. These standards include, but are not limited to, requiring the usage of low pressure sodium lamps for outdoor lighting fixtures and regulating the hours of operation for commercial/industrial uses.

As previously described, GPA 960 Policy LU 4.1 (RCIP GP Policy LU 4.1) requires that new developments 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.	**Impact Analysis 4.2.5**	**Less than Significant 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 various residential, commercial, controlled development, and manufacturing 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 various residential, commercial, controlled development, and manufacturing 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.	**Impact Analysis 4.2.5**	**Less than Significant Impact**

METHODOLOGY

The zoning classifications of the neighborhood sites include Rural Residential; Scenic Highway Commercial; Manufacturing-Service Commercial; Industrial Park; and Residential Agricultural, as well as Light Agriculture (see Table 2 in **Appendix 2.1-2**). Previous environmental review for

development of the neighborhood sites with these types of land 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. These previous analyses were 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 agricultural and/or forestry resources resulting from buildout of GPA 960 to a less than significant level. EIR No. 441 identified that implementation of mitigation and regulatory compliance measures would reduce agricultural and/or forestry resource impacts resulting from buildout of the 2003 RCIP GP to a less than significant level.

Impact Analysis

Impact Analysis 4.2.5 Implementation of the proposed project could conflict with existing agricultural zoning. However, General Plan provisions allow for urban development on agriculturally zoned uses. Therefore, this is a **less than significant** impact. (Thresholds 2 and 5)

There are no Williamson Act contracts associated with the sites. The proposed neighborhood sites are predominantly vacant and devoid of existing agricultural activity, and are not designated as Important Farmland. Therefore, implementation of the project would not convert land subject to Williamson Act contracts to urban uses, nor would it convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to nonagricultural use.

The project proposes to rezone approximately 9.89 acres of land zoned Light Agriculture within the Mead Valley Community (I-215/Nuevo Rd Vicinity), Neighborhood #3 to the new Mixed Use zone classification (neighborhood site designated MUA) and/or the new R-7 zone classification in order to accommodate residential development.

The project proposes amendments to Ordinance No. 348, the Riverside County Land Use Ordinance, to apply the new mixed-use zone classification and R-7 zone classification to the redesignated neighborhood sites. While the sites are zoned Light Agricultural and the project would change this zoning district from Light Agricultural to accommodate multi-family residential uses, the current land use designation is Medium Density Residential, which allows up to five dwelling units per acre. Therefore, it is the intent of GPA 960 and the 2003 RCIP GP that the proposed neighborhood sites be developed with residential land uses; this intended rezoning of agricultural land to residential land has been evaluated for environmental effects in the General Plan EIR and EIR No. 441. The proposed project would therefore not result in an impact beyond that already analyzed. This impact is considered **less than significant.**

Mitigation Measures

None required.

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 4.2.6**	**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 4.2.7**	**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 4.2.7**	**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 4.2.8**	**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 4.2.9**	**Less than Significant Impact**

Methodology

The impact analysis below utilized data from the two multiple species habitat conservation 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.

Impact Analysis

Impact Analysis 4.2.6 Impacts to covered species (candidate, sensitive, or special-status species) and their habitats resulting from future development projects that are consistent with the WRC-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 WRC-MSHCP, which provides for the protection of sensitive species by designating a contiguous system of habitat to be added to existing public/quasi-public lands (Conservation Area). The WRC-MSHCP defines two distinct processes to determine a development project's consistency, dependent on whether the project is located within or outside of a Criteria Area. Criteria Areas consist of 160-acre 'cells' with specific conservation objectives. The majority of the neighborhood sites are located outside of Criteria Areas; however, several of the individual parcels within Mead Valley Community (I-215/Nuevo Road vicinity), Neighborhood #1 are located partially or fully within Criteria Areas as indicated by the Cell and Cell Groups[2] in **Table 4.2-6** (see also **Appendix 4.0-1**). The Criteria Area does not impose land use restrictions; however, development projects inside Criteria Areas are subject to the Habitat Acquisition and Negotiation Strategy (HANS), a consistency analysis based on an examination of the MSHCP reserve assembly, other plan requirements, and the Joint Project Review process and permittee MSHCP findings.

Depending on the location of a development project, certain biological studies may also be required for WRC-MSHCP compliance. These studies may identify the need for specific measures to avoid, minimize, and reduce impacts to covered species and their habitat. All of the proposed neighborhood sites in the Mead Valley Area Plan are in a survey area for burrowing owls (WRCRCA 2015). Therefore, depending on site conditions, surveys could be required for burrowing owls prior to future site development.

TABLE 4.2-6
WRC-MSHCP CRITERIA AREAS

APN	Cell	Cell Group	Acres	Sub Unit
Mead Valley Community (I-215/Nuevo Rd Vicinity), Neighborhood #1				
317270006	2529	Independent	5.12	SU1 - Motte/Rimrock
317270009	2529	Independent	1.35	SU1 - Motte/Rimrock
317270010	2529	Independent	9.77	SU1 - Motte/Rimrock
317270013	2529	Independent	6.71	SU1 - Motte/Rimrock
317270015	2529	Independent	4.65	SU1 - Motte/Rimrock
317270016	2529	Independent	1.14	SU1 - Motte/Rimrock

Source: WRCRCA 2015

According to the WRC-MSHCP, the review of a site for consistency with the MSHCP criteria is properly made when the site is initially converted from vacant to developed land (WRCRCA 2003). As the project does not propose any specific development, review for MSHCP criteria for sites in

[2] A Cell is a unit within the Criteria Area; a Cell Group is an identified grouping of Cells within the Criteria Area.

the Criteria Area, as well as any required burrowing owl surveys, would occur at the time future development of the neighborhood sites is proposed. Through implementation of these requirements, development projects inside Criteria Areas can be found consistent with the WRC-MSHCP.

Development of property outside of the MSHCP Conservation Area (both within and outside of the Criteria Area) 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 the HANS Process (as outlined in Section 6.0 of the MSHCP) occurs. Payment of the mitigation fee and compliance with the requirements of Section 6.0 are intended to provide full mitigation under CEQA, National Environmental Policy Act (NEPA), Federal Endangered Species Act (ESA), and California Endangered Species Act (CESA) for impacts to the species and habitats covered by the MSHCP pursuant to agreements with the US Fish and Wildlife Service, the California Department of Fish and Wildlife, and/or any other appropriate participating regulatory agencies and as set forth in the Implementing Agreement for the MSHCP (WRCRCA 2003).

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

Mitigation Measures

None required.

Impact Analysis 4.2.7 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 WRC-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. 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 CWA and USACE protocol (CWA Section 404 permit) and delineation of streams and vegetation within drainages and native vegetation of use to wildlife pursuant to the 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 3.4.5** and **MM 3.4.6** (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 (e.g., 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 3.4.5** and **MM 3.4.6**, 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 3.4.5 and **MM 3.4.6** (see Section 3.0)

Impact Analysis 4.2.8 Future development accommodated by the proposed project could adversely affect movement, migration, wildlife corridors, and the use of native wildlife nursery sites within the WRC-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 western Riverside County are mitigated due to corridors and linkages established by the WRC-MSHCP. The WRC-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 WRC-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 2015b). The proposed neighborhood sites are not within a WRC-MSHCP Conservation Area and are in an area planned for urban development. As previously described, review for site-specific requirements under the WRC-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 WRC-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 WRC-MSHCP resulting from future development projects that are consistent with the WRC-MSHCP would be deemed **less than significant** because of their MSHCP compliance.

Mitigation Measures

None required.

Impact Analysis 4.2.9 Future development accommodated by the proposed project would be located in an area covered by the WRC-MSHCP. Future development would be required to comply with the policy provisions of the WRC-MSHCP. This impact is **less than significant**. (Threshold 6)

As explained above, the WRC-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 WRC-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 WRC-MSHCP, as well as with CEQA, NEPA, CESA and FESA. 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.	**Impact Analysis 4.2.10**	**Significant and Unavoidable**
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**

Methodology

The impact analysis below utilized data from 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.

Impact Analysis

Impact Analysis 4.2.10 Future development resulting from the project would be required to comply with the March Air Reserve Base Land Use Compatibility Plan. Therefore, the project will not result in an airport-related safety hazard for people residing or working in the project area. However, the density of neighborhoods 1 and 2 cannot be met. Therefore, this is a **significant** impact. (Threshold 5)

Neighborhoods 1 and 2 in the Mead Valley Community area are located in Compatibility Zone C2 (Flight Corridor Zone) of the March Air Reserve Base/Inland Port ALUC Plan. 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. According to Airport Land Use Compatibility Criteria, residential density less than or equal to than 6.0 dwelling units per acre (i.e., an average parcel size less than 0.2 gross acres) is permitted in Zone C2. Additionally, building height limit in Zone C2 is set at a maximum of 70 feet. Other restrictions includes setting a density standard of people on-site to 500 per acre for nonresidential uses. (RCALUC 2014).

March Air Reserve Base / Inland Port Airport Land Use Compatibility Plan

MVAP Policy 2.1 requires development, including future development resulting from the project, to comply with the policies in the Riverside County Airport Land Use Compatibility Plan (ALUCP) regarding March Air Reserve Base, as well as policies related to airport safety in the Land Use, Circulation, Safety and Noise Elements of the GPA 960 and 2003 RCIP GP. These policies would ensure that future development proposals on the neighborhood sites would be subject to review by the Riverside County ALUC, which seeks to ensure safety and minimize risks both to people and property in the vicinity of airports. Adopted ALUCP policies and March JPA policies both include compatibility criteria and conditions of approval for development with regulations governing such issues as development intensity, density, and height of structures.

General Plan Policy LU 2.21 mitigates airport-related safety hazards by allowing airports to continue to operate while an operator addresses safety impacts, which in turn reduces risks to surrounding land uses by providing an incentive to encourage airport operators to maintain adequate safety systems. Policies LU 2.1. through 2.6 mitigate airport-related safety hazards by requiring that development proposals located within the boundaries of an airport land use plan be consistent with said plan prior to approval in an effort to prevent land use conflicts and reduce potential impacts.

Compliance with the ALUCP, along with GPA 960 and 2003 RCIP GP policies, would ensure that the increase in density/intensity potential on the neighborhood sites would not result in an airport-related safety hazard. However, because density requirements for neighborhoods 1 and 2 in the Mead Valley Community area are restricted to six dwelling units or less per acre, density requirements for these neighborhoods would not be met. Therefore, this impact would be considered **significant and unavoidable**.

Mitigation Measures

None feasible.

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 4.2.23** in Utilities and Service Systems sub-section	**Less than Significant with Mitigation Incorporated**
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.	**Impact Analysis 4.2.11**	**Less than Significant Impact**
8) Place within a 100-year flood hazard area structures which would impede or redirect flood flows.	**Impact Analysis 4.2.11**	**Less than Significant 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 seiche, tsunami, or mudflow (County of Riverside 2015a).	**No Impact**

METHODOLOGY

The impact analysis below utilized data from 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.

IMPACT ANALYSIS

Impact Analysis 4.2.11 Development is proposed within the portion of the site designated by the Federal Emergency Management Agency (FEMA) as a special flood hazard area. However adherence to County building requirements would reduce impacts. Therefore, this impact would be **less than significant.** (Thresholds 7 and 8)

Portions of the neighborhood plans in the Mead Valley Town Center are within 100-year floodplain area as shown by FEMA (**Figure 4.2-3a** through **4.2-3c**).

All future development would go through the County's pre-application review procedure (required per Section 18.2.B, Pre-Application Review, of Ordinance 348), and development review process, which would ensure consistency with all County General Plan policies and regulations intended to protect against flood hazards. For example, GPA 960 Policy S 4.1 (RCIP GP Policy S 4.1) states that new construction within 100-year floodplains must mitigate the flood hazard to the satisfaction of the Building Official or other responsible agency. In the case that the flood hazard cannot be mitigated, the project proposal would not be approved. GPA 960 Policy S 4.2 (RCIP GP Policy S 4.2) requires the county to enforce provisions of the Building Code, including the requirement that all residential, structures be flood-proofed from the mapped 100-year stormflow.

T:_GIS\Riverside_County\MXDs\Riverside_County_HE\Good Hope Community_Flood_Map.mxd (8/14/2015)

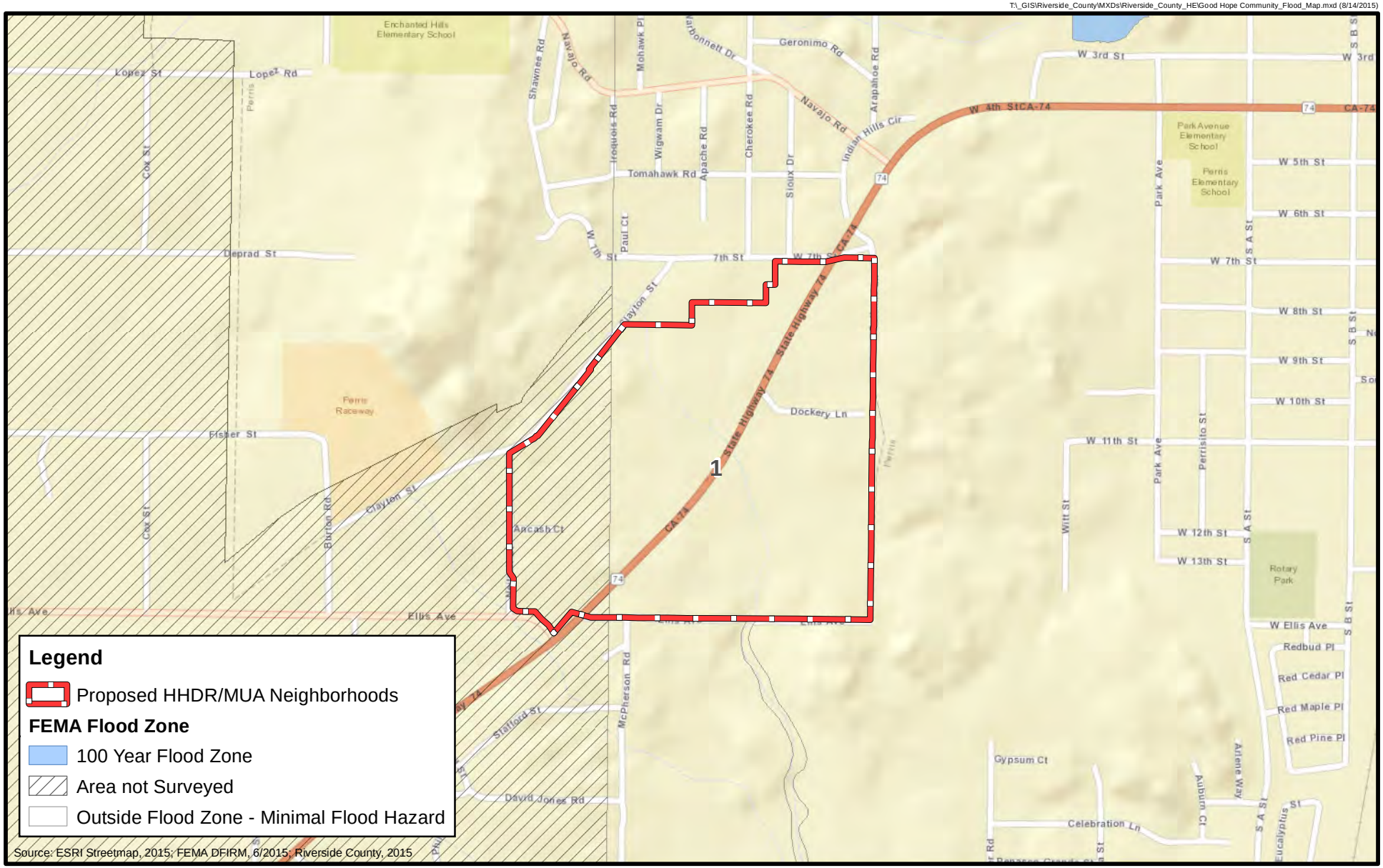

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Figure 4.2-**3**a
Flood Zones in Good Hope Community

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Figure 4.2-**3**b
Flood Zones in Mead Valley Town Center

Michael Baker INTERNATIONAL

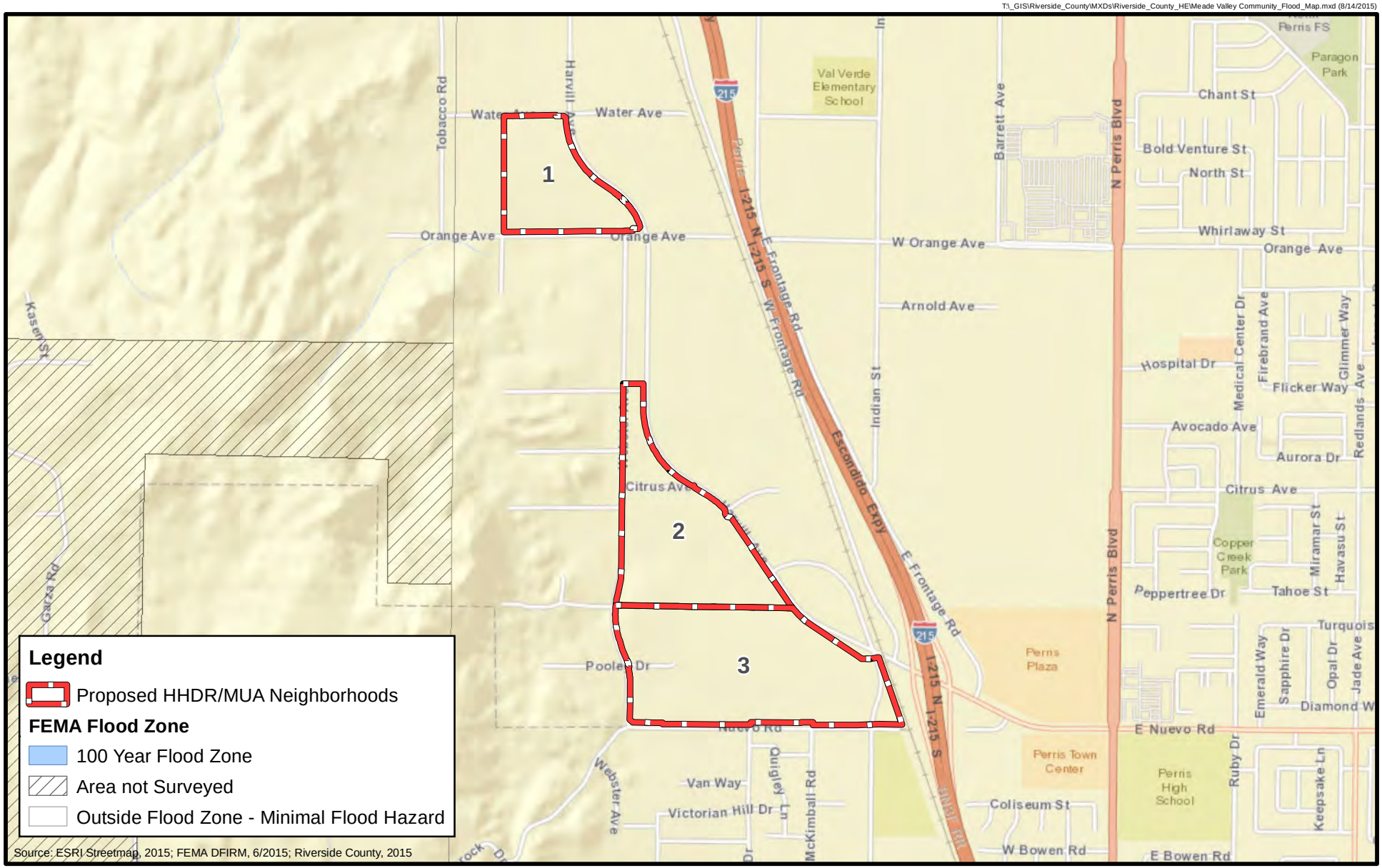

Figure 4.2-**3**c
Flood Zones in Mead Valley Community (I-215/Nueva Rd Vicinity)

Michael Baker INTERNATIONAL

To the extent that residential, structures cannot meet these standards, they shall not be approved. GPA 960 Policy S 4.4 (RCIP GP Policy S 4.4) prohibits the construction, location or substantial improvement of structures in areas designated as floodways, except upon approval of a plan which provides that the proposed development will not result in any significant increase in flood levels during the occurrence of a 100-year flood discharge.

County Ordinance No. 458, Regulating Flood Hazard Areas and Implementing the National Flood Insurance Program, identifies construction standards that apply to all new structures and substantial improvements to existing structures within Riverside County's mapped Special Flood Hazard Areas and floodplains. Among other requirements, these types of construction are required to: use materials resistant to flood damage; be anchored to prevent flotation, collapse or lateral movement of the structure resulting from water movement or loading, including the effects of buoyancy; use construction methods and practices that minimize flood damage; and have electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities designed and located to prevent water from entering or affecting them during flooding.

Further, mitigation measures **MM 3.9.15** through **MM 3.9.17** (see Section 3.0), would ensure that projects that cannot mitigate flooding hazards would be disapproved; that structures would be adequately flood-proofed to ensure people and property are not exposed to significant 100-year flood hazards; and that future development would not significantly impede or redirect flood flows.

In summary, the specifications, standards and requirements of the General Plan, Ordinance No. 458, and mitigation measures **MM 3.9.15** through **MM 3.9.17** establish and implement measures that mitigate potential flood hazards within Riverside County. Collectively, these would serve to ensure that flooding risks, water flows and runoff are managed appropriately to prevent hazards and undue risk of damage or harm to people, property, structures and facilities o the neighborhood sites. As such, this impact would be reduced to a **less than significant** level.

Mitigation Measure

MM 3.9.15 through **MM 3.9.17** (see Section 3.0)

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) 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 4.2.12**	**Less than Significant Impact**
2) Conflict with any applicable habitat conservation plan or natural community conservation plan.	The neighborhood sites are located in areas that are currently rural in nature; however, the neighborhood sites and surrounding area are all currently designated/classified for urban development. Future development would be integrated with the existing community and would not divide it.	**No Impact**

METHODOLOGY

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

IMPACT ANALYSIS

Impact Analysis 4.2.12 Changes to the neighborhood sites in the Mead Valley 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 1)

The project includes revisions to the Mead Valley Area Plan to articulate a more detailed vision for the future of the Mead Valley community, as well as a change in land use designation and zone classification for 313.41 acres. 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 Mead Valley 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 Mead Valley 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 4.2.13**	**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 4.2.14**	**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.	**Impact Analysis 4.2.15**	**Less than Significant 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 Mead Valley community are designated by GPA 960 and classified for varying levels of urban development, including low- and medium-density residential, light industrial, business park, and commercial uses (see Table 2 in **Appendix 2.1-2**). Similarly, 2003 RCIP GP designated all of the neighborhood sites in the Mead Valley 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 4.2.13 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. Future development facilitated by the project would increase noise levels via stationary noise sources (HVAC units, motors, appliances, lawn and garden equipment, etc.) and through the generation of additional traffic volumes on area roadways.

In addition, the neighborhood sites are located along and in the vicinity of I-215 and SR 74, and future development accommodated by the project could expose residents to existing and/or future roadway noise. Further, development near March Air Force Base would be exposed to noise associated with military activities, such as aircraft operations, both at and around base airfields, as well as military airspace, and on ranges. Construction of new projects may also expose existing residents (sensitive receptors) to noise levels in excess of the Riverside County noise standards (identified in Ordinance No. 847).

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.

In addition, in Section 3.0, mitigation measure **MM 3.12.1** 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 Ldn 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** 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 Ldn. Mitigation measures **MM 3.12.3** and **MM 3.12.4** require acoustical studies for all new noise-sensitive projects that may be affected by existing noise from stationary sources and 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 would be 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***

Impact Analysis 4.2.14 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 SR 74, I-215 and other area roadways.

As described under Impact Analysis 4.2.12, 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, 8.7, 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.

Impact Analysis 4.2.15 Compliance with March Air Reserve Base/Inland Port ALUC Plan policies would ensure that an acoustical study would be performed in order to determine the necessary site design and building construction to achieve acceptable interior and exterior noise exposure levels for habitable structures. Therefore, airport-related noise impacts on future development would be **less than significant**. (Threshold 5)

According to the ALUCP, the CNEL considered normally acceptable for new residential land uses in the vicinity of March Air Reserve Base/Inland Port is 65 dB (ALUCP Countywide Policy 4.1.5). The ALUCP also indicates that single-event noise levels from nighttime activity by large aircraft at March Air Reserve Base/Inland Port warrants a greater degree of sound attenuation for the interiors of buildings housing certain uses (ALUCP Countywide Policy 4.1.6). As such, the maximum, aircraft-related, interior noise level considered acceptable for all new residences is CNEL 40 dB.

As previously stated, neighborhoods 1 and 2 in the Mead Valley Community area are located in Compatibility Zone C2 (Flight Corridor Zone) of the March Air Reserve Base/Inland Port ALUC Plan (RCALUC 2014). Noise impacts in this zone are considered "Moderate," either within 60 CNEL contour, but more than 5 miles from runway end; or outside 60 CNEL contour, but regularly overflown in mostly daytime flight training. In addition, single-event noise may be disruptive to noise sensitive land use activities (aircraft less than 3,000 feet above runway elevation on arrival) (RCALUC 2014). As such, future development facilitated by the project may result in the exposure of new noise-sensitive land uses to airport noise exceeding acceptable standards, particularly from single-event noise.

Consistent with March Air Reserve Base/Inland Port ALUC Plan Policy 2.3(b)(2), in order to ensure compliance with the criteria established in the ALUCP (Countywide Policies 4.1.5 and 4.1.6), an acoustical study would be required to be completed for any future development proposed to be situated where the aviation-related noise exposure is more than 20 dB above the interior standard (e.g., within the CNEL 60 dB contour where the interior standard is CNEL 40 dB). Standard building construction is presumed to provide adequate sound attenuation where the difference between the exterior noise exposure and the interior standard is 20 dB or less.

Compliance with this policy would ensure that an acoustical study would be performed in order to determine the necessary site design and building construction to achieve acceptable interior and exterior noise exposure levels for habitable structures. Therefore, airport-related noise impacts on future development would be **less than significant**.

Mitigation Measures

None required.

POPULATION AND HOUSING[3]

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 4.2.16**	**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. Therefore, 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. Therefore, 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 Mead Valley 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 the GPA 960 and RCIP GP anticipated urban development on the neighborhood sites and the proposed project would result in an increase in density/intensity potential on the

[3] *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 4.2.16 Future development 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 thus directly affect the number of housing units and population assumed to result from development of the sites. **Table 4.2-7** shows the theoretical buildout projections 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 5,234 more dwelling units and 18,845 more persons in comparison to the housing and population growth that could occur under the GP 960 Mead Valley Area Plan. This represents a potential 46 percent increase in population.

TABLE 4.2-7
MEAD VALLEY AREA PLAN
THEORETICAL BUILD-OUT PROJECTIONS UNDER PROPOSED PROJECT

Land Use	Project-Related Change in Acreage[1]	Acreage[2]	Dwelling Units[3]	Population
Agriculture Foundation Component		0	0	0
Rural Foundation Component		6,238	864	3,111
Rural Community Foundation Component				
Estate Density Residential (RC-EDR)		79	28	100
Very Low Density Residential (RC-VLDR)		7,848	5,886	21,192
Low Density Residential (RC-LDR)	(-7.15)	1,009	1,513	5,449
Open Space Foundation Component		1,475	0	0
Community Development Foundation Component				
Estate Density Residential (EDR)		0	0	0
Very Low Density Residential (VLDR)		0	0	0
Low Density Residential (LDR)		0	0	0
Medium Density Residential (MDR)	(-47.15)	549	1,921	6,916
Medium-High Density Residential (MHDR)		37	243	875
High Density Residential (HDR)		0	0	0
Very High Density Residential (VHDR)		16	269	970
Highest Density Residential (HHDR)	(+180.09)	196	5,883	21,181
Commercial Retail (CR)	(-27.35)	100	0	0
Commercial Tourist (CT)		0	0	0
Commercial Office (CO)		32	0	0
Light Industrial (LI)	(-3.28)	959	0	0

Land Use	Project-Related Change in Acreage[1]	Acreage[2]	Dwelling Units[3]	Population
Heavy Industrial (HI)		0	0	0
Business Park (BP)	(-95.16)	474	0	0
Public Facilities (PF)		1,328	0	0
Community Center (CC)		0	0	0
Mixed Use Planning Area (MUPA)		0	0	0
Proposed Project Land Use Assumptions and Calculations Totals:		**20,311**	**16,607**	**59,794**
Current Mead Valley Area Plan/General Plan Land Use Assumptions and Calculations Totals:		**20,311**	**11,373**	**40,949**
Increase		**-**	**5,234**	**18,845**

[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 zone classification would increase the potential for high density housing in the Mead Valley area consistent with specific Housing Element policies intended to encourage the provision of affordable housing (Policies 1.1 and 1.2). Furthermore, the neighborhood sites are all currently designated/classified for urban development by both GPA 960 and RCIP GP. By directing growth away from rural residential and toward more developed areas and by reviewing each development proposal for impacts to services consistent with the policy provisions of both GPA 960 and 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 46 percent increase in population and housing growth beyond conditions anticipated for buildout of the neighborhood sites under the current land use designations. This may encourage additional growth in the Mead Valley 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 Mead Valley 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 4.2.17** Law Enforcement **Impact Analysis 4.2.18** Public School Facilities **Impact Analysis 4.2.19** Parks **Impact Analysis 4.2.20** under Recreation sub-section	Fire Protection **Less than Significant Impact** Law Enforcement **Less than Significant Impact** Public School Facilities **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 public service facilities in the Mead Valley Area Plan planning area based on generation factors identified by Riverside County.

Impact Analysis

Fire Protection and Emergency Medical Services

Impact Analysis 4.2.17 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. (Threshold1)

The proposed project would result in the need for two new fire stations (5,234 du/2,000 du = 2.6 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. 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 would not hinder evacuation from fire, including potential blockage of 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 4.2.18 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. (Threshold1)

The increase in density/intensity potential on the neighborhood sites would result in the need for 13 sworn police officers, 2 supervisors, 2 support staff, and 5 patrol vehicles beyond what has been anticipated for buildout of the site under the current land use designations (see **Table 4.2-8**).

TABLE 4.2-8
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	13 sworn officers
Supervisors	1 per 7 officers	2 supervisors
Support Staff	1 per 7 officers	2 support staff
Patrol Vehicles	1 per 3 officers	5 patrol vehicles

** Numbers are rounded.*

Source: County of Riverside 2015b

According to EIR No. 521, the RCSD's ability to support the needs of future growth is dependent upon the financial ability to hire additional deputies. As previously discussed, 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 Supervisor 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 property taxes and any facilities needed to accommodate the personnel would be subject to 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 4.2.19 Future development resulting from the project would be required to pay Val Verde Unified School District (VVUSD) 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 VVUSD schools serving the neighborhood sites. The VVUSD uses the generation rates shown in **Table 4.2-9** to represent the number of students, or portion thereof, expected to attend district schools from each new dwelling unit. Using VVUSD student generation rates, future development of the neighborhood sites under the proposed project would be expected to result in up to 15,657 additional students in attendance at VVUSD schools as shown in **Table 4.2-9**. Based on school facility design capacity, the proposed project would result in the need for 3.97 elementary schools, 2.89 middle schools, and 0.95 high school (**Table 4.2-10**).

TABLE 4.2-9
SCHOOL ENROLLMENT GENERATION FACTORS AND STUDENT GENERATION OF PROPOSED PROJECT

School Type	Generation Rate	Student Generation
Elementary School	0.4946	9,320
Middle School	0.1842	3,471
High School	0.1521	2,866
Total Student Generation		**15,657**

Source: VVUSD 2015

TABLE 4.2-10
SCHOOL FACILITIES NEED RESULTING FROM PROPOSED PROJECT

School Type	School Facility Design Capacity	Student Generation	School Facilities Needed
Elementary School	2,350	9,320	3.97
Middle School	1,200	3,471	2.89
High School	3,024	2,866	0.95

Source: VVUSD 2015

Expansion of an existing, or construction of a new school, will have environmental impacts that will need to be addressed once the school improvements are proposed. It is likely that growth will occur over time, which means that any one project is unlikely to result in the need to construct school improvements. Instead, each 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 (SB 50), future development would be required to pay VVUSD residential and commercial/industrial development mitigation fees to fund school construction. In order to obtain a building permit for projects located within the boundary of the VVUSD, the County requires the applicant to obtain a Certificate of Compliance from the VVUSD verifying that developer fees have been paid. Under CEQA, payment of VVUSD

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 4.2.20**	**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 4.2.20**	**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 Mead Valley Plan Area planning area based on generation factors identified by Riverside County.

Impact Analysis

Impact Analysis 4.2.20 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**. (Threshold 1 and 2)

Development consistent with the proposed project could result in up to 5,234 more dwelling units and 18,845 more persons than anticipated for buildout of the sites under the adopted Mead Valley Area Plan. This could result in an increase in the number of residents using neighborhood and regional parks, as well as other recreational facilities, including trails and bikeways, and would contribute to the wear and tear on these existing facilities. Section 10.35, Park and Recreation Fees and Dedications, of County Ordinance No. 460 enacts the Quimby Act parkland standard of 3 acres of land for each 1,000 persons residing within the County and requires residential development projects to dedicate land, pay fees, or a combination of both for neighborhood and community park and recreational facilities (see Section 2.2, Regulatory Framework).

Future development of the neighborhood sites under the project would result in the need for 56.54 additional acres of parkland (18.845 x 3 = 56.54 acres). Development applicants are required to provide specific levels of new recreational development (parks, recreational areas, etc.) and/or pay a specific amount of in-lieu fees that 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). GPA 960 OS 20.5 (RCIP GP Policy OS 20.5) requires that development of recreation facilities occur concurrent with other development, and GPA 960 Policy 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 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 in accordance with the Quimby Act and County Ordinance No. 460. 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 AND 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 4.2.21**	**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 4.2.21**	**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 Mead Valley 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 4.2.21 The proposed increase in density/intensity potential on the neighborhood sites would increase traffic volumes on several roadway segments within the Mead Valley Area Plan planning area that are already projected to operate at an unacceptable level under buildout of the General Plan. 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 (County of Riverside 2015b) projected future traffic operating conditions under buildout of the existing General Plan land uses. **Table 4.2-11** below summarizes traffic volumes and LOS on roadway segments in the Mead Valley 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 several roadway segments within the Mead Valley Area Plan to operate at an unacceptable level at the following intersections:

- Post Road to Cajalco Road (Brown Street)
- West of Brown Street to Day Street (Cajalco Road)
- Alexander Street to Brown Street (Cajalco Road)
- Johnson Avenue to Elmwood Street (Clark Street)
- Post Road to Belita Drive (Ellis Avenue)

This is considered a **significant** impact.

TABLE 4.2-11
TRAFFIC OPERATING CONDITIONS UNDER BUILD-OUT OF GPA 960 AND PROPOSED PROJECT

Roadway Segment	Limits	GPA 960 (Build-Out)				Housing Element Update (Build-Out)				
		No. of Lanes	Future Facility Type	Daily Volume	LOS	No. of Lanes	Future Facility Type	Added Daily Volume	Daily Volume	LOS
A Street	Nuevo Road to South of Nuevo Road	4	Major	12,000	D or Better	4	Major	(1,500)	10,500	D or Better
Brown Street	Post Road to Cajalco Road	4	Secondary	24,300	E	4	Secondary	700	25,000	E
Cajalco Road	West of Brown Street to Day Street	6	Expressway	91,400	E	6	Expressway	600	92,000	E
Cajalco Road	Alexander Street to Brown Street	6	Expressway	88,300	E	6	Expressway	1,700	90,000	E
Clark Street	Johnson Avenue to Elmwood Street	4	Secondary	29,400	F	4	Secondary	1,900	31,300	F
Day Street	Marquez Road to Elmwood Street	4	Secondary	12,800	D or Better	4	Secondary	800	13,600	D or Better
Ellis Avenue	Neitzelt Street to Bellamo Lane	4	Major	24,300	D or Better	4	Major	2,400	26,700	D or Better
Ellis Avenue	Post Road to Belita Drive	4	Secondary	24,900	E	4	Secondary	600	25,500	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 4.2.22** and **Impact Analysis 4.2.23**	Wastewater **Less than Significant Impact** Water **Less than Significant with Mitigation Incorporated**
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 4.2.23**	**Less than Significant Impact**
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.	**Impact Analysis 4.2.22**	**Less than Significant Impact**
6) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs.	**Impact Analysis 4.2.24**	**Less than Significant with Mitigation Incorporated**
7) Comply with federal, state, and local statutes and regulations related to solid waste.	**Impact Analysis 4.2.24**	**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 Mead Valley Area Plan planning area based on generation factors identified in Riverside County EIR No. 521.

Impact Analysis

Wastewater

Impact Analysis 4.2.22 The proposed project will slightly increase wastewater flows. However, the increase represented by the proposed project will not require any additional infrastructure or treatment capacity. Therefore, this impact is **less than significant**. (Thresholds 2 and 5)

Future development of the neighborhood sites under the project would contribute to increased generation of wastewater needing treatment. As previously described, the EMWD treats approximately 46 mgd via four RWRFs. The average wastewater generation rate for a residential unit in Riverside County is 230 gallons per day (County of Riverside 2015b). The potential for 5,234 additional housing units would result in the generation of 1,203,820 gallons per day (1.2 mgd) of wastewater.

The 1.2 mgd wastewater demand generated by the proposed project would represent a 2.6 percent increase over the 46 mgd of wastewater treated at the RWRFs. This increase is not considered substantial. Additionally, future development will be required to pay development impact fees and connection fees, which would fund any potential future expansion of the RWRFs. Actual expansion of facilities would be subject to subsequent project-level environmental review.

Future development would be subject to Riverside County Ordinance No. 592, Regulating Sewer Use, Sewer Construction and Industrial Wastewater Discharges in County Service Areas. Ordinance No. 592 sets various standards for sewer use, construction, and industrial wastewater discharges in Riverside County to protect both water quality and the infrastructure conveying and treating these wastewaters. Among other things, it establishes construction requirements for sewers, laterals, house connections, and other sewerage facilities and for abandoned sewers, septic tanks, and seepage pits in accordance with the Uniform Plumbing Code. The code prohibits the discharge of rainwater, stormwater, groundwater, street drainage, subsurface drainage, or yard drainage into any sewerage facility which is directly or indirectly connected to the sewerage facilities of Riverside County. This ordinance prohibits any discharges to any public sewer (which directly or indirectly connects to Riverside County's sewerage system) any wastes that may have an adverse or harmful effect on sewers, maintenance personnel, wastewater treatment plant personnel or equipment, treatment plant effluent quality, public or private property, or may otherwise endanger the public, the local environment, or create a public nuisance. As a result, this ordinance serves to protect water supplies, water and wastewater facilities, and water quality for both surface water and groundwater.

There is adequate capacity at the RWRFs to serve future development resulting from the increase in density/intensity potential on the neighborhood sites, and to comply with future required County wastewater requirements. Therefore, this impact is considered **less than significant**.

Mitigation Measures

None required.

Water Supply and Service

Impact Analysis 4.2.23 Implementation of the proposed project will increase the amount of allowable development in the Mead Valley Plan Area planning area, thereby increasing demand for water supply that could result in significant effects on the physical environment. However, adequate water supply and delivery infrastructure exists to accommodate the increased demand associated with the proposed project actions. This is considered a **less than significant** impact. (Thresholds 2 and 4)

The EMWD is responsible for the water supply for the proposed neighborhood sites. As discussed under **Impact Analysis 4.2.15,** future development of the neighborhood sites under the proposed project could result in up to 5,234 more dwelling units and 18,845 more persons than anticipated for buildout of the sites under the adopted Mead Valley Area Plan. This would increase demand for water services and supplies beyond that previously anticipated for the neighborhood sites. Riverside County EIR No. 521 uses a residential generation factor of 1.01 acre-feet yearly (AFY) per dwelling unit to determine projected theoretical water supply needs. Using that factor, the project would result in the need for 5,286.34 AFY beyond water supply demand originally anticipated (5,234 x 1.01 AFY = 5,286.34 AFY).

EMWD has concluded that it has the ability to meet current and projected water demands through 2035 during normal, historic single-dry and historic multiple-dry years using existing supplies and imported water from MWD with existing supply resources (see **Tables 4.2-2** through **4.2-4**). The 5,286.34 AFY increase in water supply demand anticipated as a result of the project represents a 2.5 percent increase from the current EMWD water supply of 213,900 AFY and a 1.7 percent increase from the 302,200 AFY water supply anticipated in 2035. This is an increase of less than 5 percent and is not considered substantial.

Water agencies in the County generally operate on a 'will serve' capacity by planning and constructing infrastructure and hiring staff based on demand projections for their service areas. The County's pre-application 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 EMWD prior to the approval of any future development on the neighborhood sites.

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 pre-application 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. 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.

Compliance with these regulations, mitigation, and review by the EMWD will ensure that future development is not approved without adequate water supplies, as well as the incorporation of all feasible water conservation features. Therefore, this impact would be reduced to a **less than significant** impact.

Mitigation Measures

MM 3.9.5 (see Section 3.0)

Solid Waste

Impact Analysis 4.2.24 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 in the Mead Valley Area Plan would generate solid waste that would be disposed of in the El Sobrante Landfill, 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 2,145.94 tons of waste per year beyond that already planned for the sites (5,234 du x 0.41 tons per du = 2,145.94 tons).

As discussed in the Setting sub-section above, the El Sobrante Landfill has remaining capacity (50.1 million tons) 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 landfill sites in the County, these other landfills could accept waste generated by the proposed project. As part of its long-range planning and management activities, the RCDWR ensures that Riverside County has a minimum of 15 years of capacity, at any time, for future landfill disposal. The 15-year projection of disposal capacity is prepared each year by as part of the annual reporting requirements for the Countywide Integrated Waste Management Plan. The most recent 15-year projection submitted to the State Integrated Waste Management Board by the RCDWR indicates that no additional capacity is needed to dispose of countywide waste through 2024, with a remaining disposal capacity of 28,561,626 tons in the year 2024 (County of Riverside 2015).

In addition, future development on the neighborhood sites would be subject to the RCDWR 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 issuance of a clearance letter by RCDWR. The clearance letter outlines project-specific requirements to ensure that individual project developers provide adequate areas for collecting and loading recyclable materials, such as "paper products, glass and green wastes." No building permits would be issued unless/until RCWD verifies compliance with the clearance letter conditions. Furthermore, all future development with commercial accounts generating more than 4 yards per week of solid waste and multi-family complexes with five units or more would be required to have a recycling program in place consistent with the 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 Mead Valley 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**

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