
4.3 TEMESCAL CANYON AREA PLAN

4.3.1 PROJECT DESCRIPTION

The project consists of revisions to the Temescal Canyon Area Plan, including neighborhoods designated HHDR [Highest Density Residential (20-40 DU/acre)] and Mixed-Use Areas containing some HHDR development. These revisions include text revisions as well as changes to the General Plan Land Use Map and 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 redesignated parcels. Each of these components is discussed below.

Text Revisions

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

Overlays

Home Gardens Town Center (Mixed Use Area Overlays)

Home Gardens Town Center (Figure 3 – Detail) contains four designated Mixed-Use Area (MUA) overlays. These overlays are located along Magnolia Avenue, between the vicinity of Lincoln Street near the northeastern edge of the community (near the City of Riverside), to Temescal Street at the southwestern edge of the community, where it adjoins the City of Corona. The MUA overlays have been applied primarily over the land use designation of Commercial Retail (CR), and to a lesser degree, Medium Density Residential (MDR). The purpose of the overlays is to provide landowners with the options of either developing (or retaining existing uses on) their properties in accordance with the underlying land use designations of CR or MDR, or, developing their properties in accordance with the policies pertaining to the particular MUA overlay applying to their properties, or some combination thereof.

The Magnolia Avenue Northwest and Magnolia Avenue Southwest Neighborhoods, described in detail below, provide that if their overlay designations are implemented, at least 25% of the total area of each overlay may be developed for residential uses within the HHDR density range (20-40

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 Temescal Canyon Area Plan. The section is organized as follows:

Section 4.3 Temescal Canyon Area Plan

4.3.1 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 Temescal Canyon Area Plan.

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

4.3.3 Project Impact Analysis

Thresholds of Significance

Methodology

Impact Analysis – Analysis of localized environmental impacts foreseeable in connection to project-related changes to the Temescal Canyon Area Plan.

4.3.4 References

4.3 THE TEMESCAL CANYON AREA PLAN

DU/acre). The Magnolia Avenue-McKinley Street and Magnolia Avenue-Lincoln Street Neighborhoods, described in detail below, provide that if their overlay designations are implemented, at least 50% of the total area of each overlay may be developed for residential uses within the HHDR density range. Development may occur through implementing mixed-use zoning, specific plans, plot plans, and/or other appropriate types of ordinances and development applications.

In accordance with these Mixed-Use Area overlays, local landowners may retain existing permitted businesses, residences, and other uses, or remove them and establish uses permitted pursuant to the MUA. This policy will promote a mutually supportive mix of residential, commercial, and other uses in an environment with reduced distances between housing, workplaces, retail businesses, and other amenities and destinations, resulting in a walkable, bicycle-friendly, and transit-friendly environment that will promote vibrant neighborhoods with enhanced, convenient transportation options.

Following are brief descriptions and the policies for each, and all, of the four Home Gardens Town Center Mixed-Use Area Overlays:

The **Magnolia Avenue Northwest Neighborhood** [Neighborhood 1] contains approximately 22 gross acres (18 net acres) and is located along the north side of Magnolia Avenue, generally between Gibson Avenue (both sides) and Temescal Street and is currently developed primarily for retail commercial and residential uses. At least 25% of this neighborhood will be permitted to be developed as Highest Density Residential (HHDR). Many businesses are located within convenient walking distance within and near this neighborhood.

Policy:

TCAP 7.2 The Magnolia Avenue Northwest Neighborhood may be developed solely in accordance with the underlying land use designation of Commercial Retail, or may contain 25% or more HHDR development in addition to Commercial Retail development.

Magnolia Avenue Southwest Neighborhood [Neighborhood 2]: This neighborhood contains approximately 19 gross acres (14 net acres) and currently has primarily retail commercial and residential development. At least 25% of the neighborhood may be developed as Highest Density Residential (HHDR). Home Gardens Elementary School is located adjacent to, and within very close walking distance from this neighborhood, as are many existing businesses.

Policy:

TCAP 7.3 The Magnolia Avenue Southwest Neighborhood may be developed solely in accordance with the underlying land use designations of Commercial Retail and Medium Density Residential, or may contain 25% or more HHDR development in addition to Commercial Retail and/or Medium Density Residential development.

Magnolia Avenue-McKinley Street Neighborhood [Neighborhood 3]: This neighborhood contains approximately 14 gross acres (about 12 net acres) and is currently mostly developed for retail commercial uses and a church. At least 50% of the neighborhood may be developed as Highest Density Residential (HHDR). Many businesses are located within close walking distance within and near this neighborhood.

Policy:

TCAP 7.4 The Magnolia Avenue-McKinley Street Neighborhood may be developed solely in accordance with the underlying land use designation of Commercial Retail, or may contain 50% or more HHDR development in addition to Commercial Retail development.

Magnolia Avenue-Lincoln Street Neighborhood [Neighborhood 4]: This neighborhood contains approximately 7 gross acres (about 6 net acres) and is currently developed with commercial uses. At least 50% of the neighborhood may be developed as Highest Density Residential (HHDR). Villegas Middle School and many businesses exist within or within close walking distance of this neighborhood.

Policy:

TCAP 7.5 The Magnolia Avenue-Lincoln Street Neighborhood may be developed solely in accordance with the underlying land use designation of Commercial Retail, or may contain 50% or more HHDR development in addition to Commercial Retail development.

The following policies apply to all four of the Home Gardens Town Center neighborhoods:

TCAP 7.6 All new development, whether residential, commercial, institutional, or otherwise, should be designed, to the extent practical and appropriate to each use, in such a manner as to promote convenient internal pedestrian circulation among land uses (existing and proposed) within each neighborhood.

TCAP 7.7 All new development, whether residential, commercial, institutional, or otherwise, should be designed, to the extent practical and appropriate to each use, in such a manner as to promote attractive and convenient pedestrian, bicycle, and transit access within and between each of the four neighborhoods, to major community activity centers, including schools, retail commercial facilities, and other uses, and, to the extent practical, to other nearby communities.

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Table 2: Statistical Summary of Temescal Canyon 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)	491	25	84	25
Agriculture Foundation Component Sub-Total:	491	25	84	25
RURAL FOUNDATION COMPONENT				
Rural Residential (RR)	497	74	255	NA
Rural Mountainous (RM)	2,499	125	427	NA
Rural Desert (RD)	0	0	0	NA
Rural Foundation Sub-Total:	2,996	199	682	0
RURAL COMMUNITY FOUNDATION COMPONENT				
Estate Density Residential (RC-EDR)	910	318	1,089	NA
Very Low Density Residential (RC-VLDR)	295	222	758	NA
Low Density Residential (RC-LDR)	579	869	2,972	NA
Rural Community Foundation Sub-Total:	1,784	1,409	4,819	0
OPEN SPACE FOUNDATION COMPONENT				
Open Space-Conservation (OS-C)	5,527	NA	NA	NA
Open Space-Conservation Habitat (OS-CH)	20,987	NA	NA	NA
Open Space-Water (OS-W)	581	NA	NA	NA
Open Space-Recreation (OS-R)	651	NA	NA	98
Open Space-Rural (OS-RUR)	2,250	56	192	NA
Open Space-Mineral Resources (OS-MIN)	2,527	NA	NA	76
Open Space Foundation Sub-Total:	32,523	56	192	174
COMMUNITY DEVELOPMENT FOUNDATION COMPONENT				
Estate Density Residential (EDR)	27	10	33	NA
Very Low Density Residential (VLDR)	170	128	437	NA
Low Density Residential (LDR)	182	273	935	NA
Medium Density Residential (MDR)	<u>2,583</u> 2,624	<u>9,040</u> 9,185	<u>30,918</u> 31,411	NA
Medium-High Density Residential (MHDR)	633	4,116	14,077	NA
High Density Residential (HDR)	<u>92</u> 93	<u>1,016</u> 1,021	<u>3,475</u> 3,491	NA
Very High Density Residential (VHDR)	26	444	1,518	NA
Highest Density Residential (HHDR)	5	142	485	NA
Commercial Retail ² (CR)	<u>103</u> 124	N/A	N/A	<u>1,546</u> 1,870
Commercial Tourist (CT)	97	N/A	N/A	1,581
Commercial Office (CO)	5	N/A	N/A	197
Light Industrial (LI)	1,020	N/A	N/A	13,109

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Heavy Industrial (HI)	0	N/A	N/A	0
Business Park (BP)	106	N/A	N/A	1,727
Public Facilities (PF)	366	N/A	N/A	366
Community Center (CC)	31	0	0	746
Mixed Use Planning Area (MUPA)	$\frac{63}{0}$	$\frac{635}{0}$	$\frac{2,285}{0}$	$\frac{324}{0}$
Community Development Foundation Sub-Total:	5,509	$\frac{15,804}{15,319}$	$\frac{54,163}{52,387}$	19,596
SUB-TOTAL FOR ALL FOUNDATION COMPONENTS:	$\frac{43,303}{43,033}$	$\frac{17,493}{17,008}$	$\frac{59,940}{58,164}$	19,795

4.3 THE TEMESCAL CANYON AREA PLAN

Change of Land Use Designation and Zone Classification

In addition to the proposed text revisions, the project includes changes to the General Plan Land Use Map and amendments to the General Plan Land Use Element in order to redesignate approximately 49.45 acres within the Temescal Canyon Area Plan to HHDR or MUA. The parcels identified for redesignation are separated into four neighborhood sites as shown in **Figure 4.3-1**. To implement the change in land use designation, the zoning classifications for these neighborhoods will be changed to the new Mixed Use zone classification (areas designated MUA) or the new R-7 zone classification (areas designated HHDR). Detailed information regarding specific parcels identified for changes in land use designation and zone classification are detailed in Table 3 in **Appendix 2.1-2** of this EIR.

Notice of Preparation Comment Letters

In response to the Notice of Preparation (NOP) the County received two letters in regard to the Home Gardens Town Center neighborhood located in the Temescal Canyon Area Plan. The first letter was received on July 29, 2015, from Harper & Burns LLP on behalf of the Home Gardens Sanitary District. The letter states that the sanitary district currently provides sewer service to the Home Gardens Town Center neighborhood and the capacity to provide additional sewer service is limited. The letter further notes that all new development is subject to a sewer capacity fee. The second letter was received on August 17, 2015, from the City of Riverside Planning Division regarding possible traffic-related impacts to the City of Riverside as a result of the project.

All letters received that pertained to the County in its entirety are addressed in the analysis of this EIR.

4.3.2 SETTING

The Temescal Canyon Area Plan encompasses the western gateway to Riverside County. Home Gardens Town Center is a community located in the northeast portion of the Temescal Canyon Area Plan, just south of State Route 91. Home Gardens Town Center contains approximately 43,304 acres of a mix of residential, commercial, service, and industrial uses within a tight gridwork of streets (see **Figure 4.3-2**, Aerial of Home Gardens Town Center). The location of the 100-year floodplain is shown in **Figure 4.3-3**. The visual character in the immediate vicinity of the proposed neighborhood sites and surrounding area is currently characterized by a mix of vacant land, medium-density residential, and commercial land developed near State Route 91.

PUBLIC SERVICES AND UTILITIES

Fire Protection

Two Riverside County Fire Department (RCFD) stations would serve the proposed neighborhood sites: Station 13 at 3777 Neece Street in Corona and Station 14 at 1511 Hamner Avenue in Norco. Station 13 is staffed by one captain, one engineer, and one firefighter/Advanced Life Support (ALS) every day and Station 14 is staffed by one captain or engineer, and two firefighters/Basic Life Support every day. The average response time standards are 0:40 seconds for Station 13 and 6:16 minutes for Station 14. Both stations strive to meet these standards 90 percent of the time (RCFD 2015).

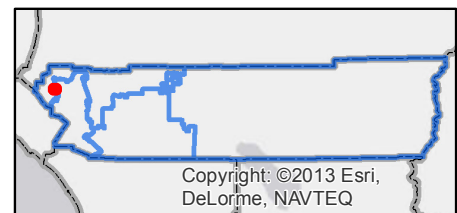
**Supervisorial District 2
Temescal Canyon Area Plan**

**Riverside County
General Plan Housing Element**

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

General Plan Land Use

- Very Low Density Residential
- Medium Density Residential
- Medium High Density Residential
- High Density Residential
- Highest Density Residential
- Commercial Retail
- Commercial Office
- Light Industrial
- Conservation
- CITY



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Source: Riverside County 2015

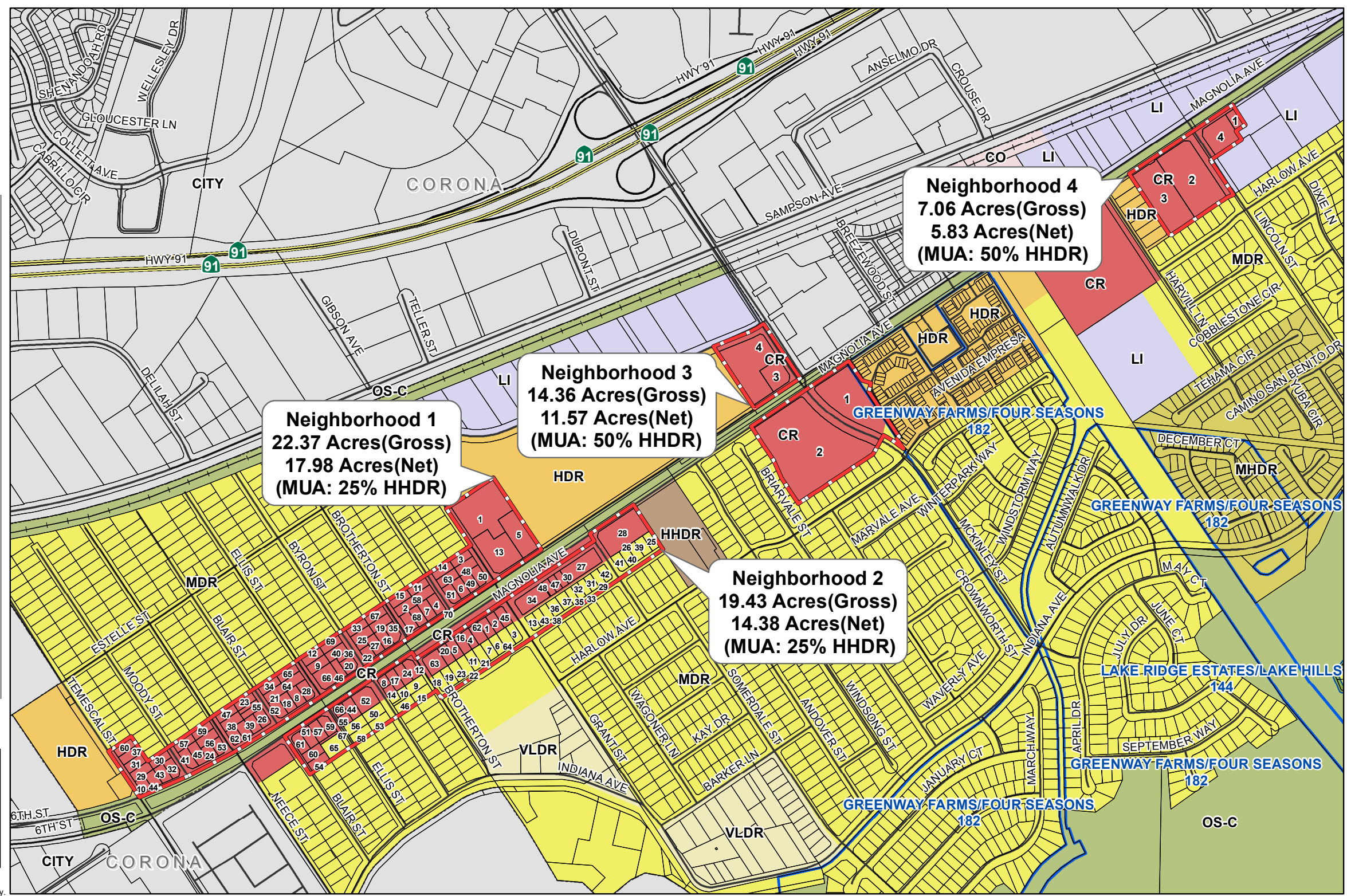
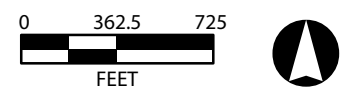


Figure 4.3-1
Home Gardens Town Center Neighborhood Sites



Figure 4.3-2
Aerial of Home Gardens Town Center

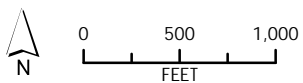
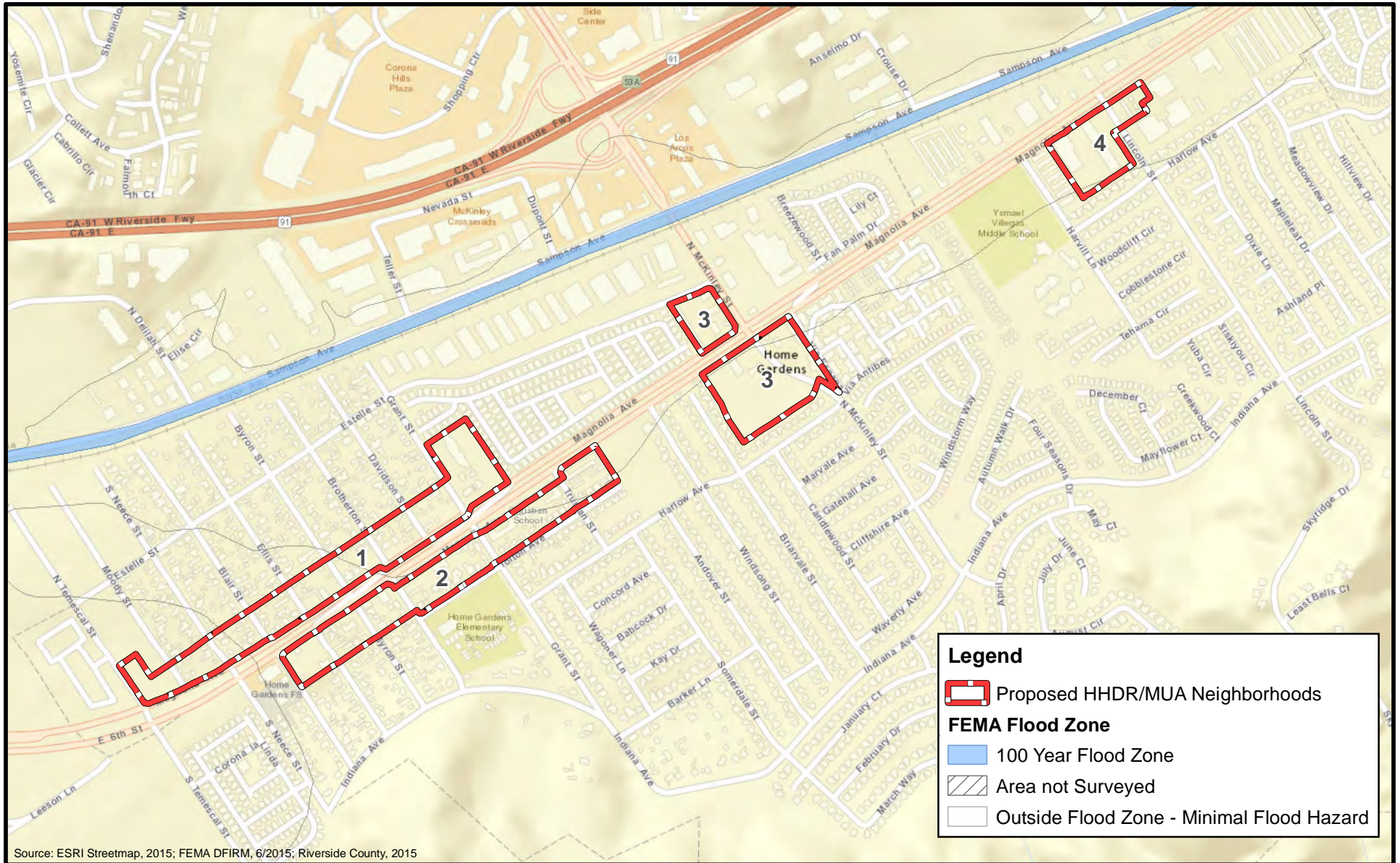


Figure 4.3-3
Flood Zones in Home Gardens Town Center

Law Enforcement

Ten sheriff stations are located throughout Riverside County to provide area-level community service. The Jurupa Valley Station, located at 7477 Mission Boulevard in Jurupa Valley, provides services to the cities of Norco, Eastvale, and Jurupa Valley, and for the unincorporated areas of Home Gardens, Coronita, El Cerrito, Highgrove, and Lake Hills (RCSD 2015). The RCSD also operates five adult correction or detention centers and the Riverside County Probation Department operates the juvenile detention facilities (County of Riverside 2015b).

Public Schools

The neighborhood sites lie within the boundaries of two school districts: the Corona-Norco Unified School District (CNUSD) and the Alvord Unified School District (AUSD). The neighborhood sites west of McKinley Street are in the CNUSD and those east of McKinley Street are in the AUSD.

The CNUSD is the largest school district in Riverside County and consists of 30 elementary schools, 8 intermediate/middle schools, 8 comprehensive high schools, and 3 alternative schools. The AUSD consists of 14 elementary schools; 4 traditional middle schools; 4 comprehensive high schools; and 1 continuation high school with an adult education program. Schools serving the proposed neighborhood sites, along with the current enrollment and capacity numbers, are shown in **Tables 4.3-1** and **4.3-2** below.

TABLE 4.3-1
CNUSD SCHOOLS SERVING PROPOSED PROJECT

School	Address	Enrollment*	Capacity*	Current Surplus of Deficit
Home Gardens Academy K-8	13550 Tolton Avenue	932	942	10
Citrus Hills Intermediate	3211 S. Main St.	1,226	1,500	274
Santiago High School	1395 Foothill Pkwy.	3,607	3,904	297
Totals		5,765	6,346	581

*2015

Source: CNUSD 2015

TABLE 4.3-2
AUSD SCHOOLS SERVING PROPOSED PROJECT

School	Address	Enrollment*	Capacity*	Current Surplus of Deficit
Villegas Middle School	3754 Harvill Lane	1,343	1,174	169
Hillcrest High School	11800 Indiana Avenue	855	N/A	—
Totals		2,198	--	--

*2013-14

Source: AUSD 2014, 2015

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Parks and Recreation

Riverside County Park facilities in the vicinity of the neighborhood sites include Coral Canyon Park, located at 24880 Coral Canyon Road, approximately 11 miles south of the heart of Circle City in Temescal Canyon; and Montecito Ranch Park, located at 8579 Calle Canon Road. Coral Canyon Park is a 9-acre community park that includes two baseball fields courts, picnic benches and a barbecue area, and playgrounds with separate play areas for ages 2–5 and 5–15. Montecito Ranch Park is a 6-acre park that includes a half basketball court, a baseball field, a children's playground, walking paths, and green fields (Riverside County Parks 2015).

Solid Waste

The Riverside County Department of Waste Resources (RCDWR) operates six active landfills and contract services at one private landfill in the county; all private haulers serving unincorporated Riverside County ultimately dispose of their waste to one of the County-owned or contracted facilities. While waste originating anywhere in the County may be accepted for disposal at any of the landfill sites, each landfill has a service area in order to minimize truck traffic and vehicular emissions (County of Riverside 2015b). The Temescal Canyon Area 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 at 10910 Dawson Canyon Road, east of Interstate 15 and Temescal Canyon Road to the south of the City of Corona and Cajalco 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 trips. 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).

Water

The neighborhood sites are within the service area of the Home Gardens County Water District, which is a Western Municipal Water District (WMWD) Local Water Purveyor customer. Currently, Home Gardens County Water District does not purchase water from WMWD, but instead from the City of Corona. The water district serves an area of more than 230 acres in the Riverside County area east of Temescal Street and south of Sampson Avenue. It has approximately 800 metered services for a population of approximately 3,000 people. Initially, the Home Gardens County Water District served its customers with local groundwater from wells in the Arlington Basin. However, because of the basin's poor water quality, the district has discontinued much of its well supply.

**TABLE 4.3-3
CURRENT AND PROJECTED WATER DEMAND CITY OF CORONA**

Year	AFY (Without Conservation)	AFY (With Conservation)
2010	44,331	44,331
2015	45,431	40,888
2020	46,167	36,934
2025	46,938	37,551
2030	47,812	38,250
2035	48,757	39,005

Source: City of Corona 2010

**TABLE 4.3-4
SUPPLY AND DEMAND COMPARISON-SUPPLY**

Water Sources	2015	2020	2025	2030	2035
Imported Water Supply	35,517	36,399	38,676	36,840	35,320
Groundwater Supply	24,921	24,921	24,921	24,921	24,921
Reclaimed Water Supply	11,201	14,952	14,952	14,952	14,952
Total Supply	71,640	76,272	78,549	76,713	75,192

Source: City of Corona 2010

**TABLE 4.3-5
SUPPLY AND DEMAND COMPARISON-DEMAND**

Water Sources	2015	2020	2025	2030	2035
Imported Water Supply	20,444	18,467	18,775	19,125	19,503
Groundwater Supply	20,444	18,467	18,775	19,125	19,503
Reclaimed Water Supply	5,222	6,873	6,873	6,873	6,873
Total Demand	46,110	43,807	44,424	45,123	45,878

Source: City of Corona 2010

Wastewater

The City of Corona operates three wastewater reclamation facilities, two of which provide percolation to groundwater in the Temescal subbasin via wastewater discharge ponds.

4.3.3 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 960¹. Therefore, the project impact analysis below uses projections from,

¹ December 8, 2015

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and references to, GPA 960. However, GPA 960 is currently in active litigation with an unknown outcome.

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

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

AESTHETICS, LIGHT, AND GLARE

Thresholds of Significance

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

Threshold	Analysis	Determination
1) Have a substantial adverse effect on a scenic vista.	Impact Analysis 4.3.1	Less than Significant with Mitigation Incorporated
2) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.	The proposed neighborhood sites are located in the vicinity of State Route 91. State Route 91 has been designated a state-eligible scenic highway from its intersection with I-15 west to the Riverside County line. However, the neighborhood sites are not adjacent to, or visible from, this portion of State Route 91 (Caltrans 2015; County of Riverside 2015a).	No Impact
3) Substantially degrade the existing visual character or quality of the site and its surroundings.	Impact Analysis 4.3.2	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 4.3.3	Less than Significant Impact

METHODOLOGY

All of the neighborhood sites in the Home Gardens Town Center community are designated by GPA 960 for medium-density residential or commercial retail uses (see Table 3 in **Appendix 2.1-2**). Similarly, 2003 RCIP GP designated all of the neighborhood sites in the Home Gardens Town Center community for urban development. As such, previous environmental review for development of the neighborhood sites with urban uses was included in the Riverside County EIR No. 521 (State Clearinghouse Number [SCH] 2009041065) prepared for the GPA 960, as well as in EIR No. 441 (SCH 2002051143), which was certified for the 2003 RCIP GP. 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 4.3.1

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

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MM 3.1.1 (see Section 3.0)

Impact Analysis 4.3.2

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 are currently designated and classified for varying levels of urban development, including medium-density residential and commercial retail 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 Temescal Canyon 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. 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 multistory buildings, increased landscaping, decorative walls and roof design, and themed signage.

Existing County policies and regulations identified above, 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 considered **less than significant**.

Mitigation Measures

MM 3.1.1 (see Section 3.0)

Impact Analysis 4.3.3

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. 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 nighttime lighting and glare, beyond that originally considered for the neighborhood sites.

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, which addresses standards for development within 15 to 45 miles of the Palomar Observatory. The neighborhood sites are not within an Observatory Restriction Zone for the Palomar Observatory and increased nighttime lighting would not obstruct or hinder the views from the observatory.

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.

4.3 THE TEMESCAL CANYON AREA PLAN

AGRICULTURAL AND FORESTRY RESOURCES

Thresholds of Significance

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

Threshold	Analysis	Determination
1) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resource Agency, to nonagricultural use.	There is no designated Prime Farmland, Unique Farmland, or Farmland of Statewide Importance within or adjacent to the neighborhood sites (County of Riverside 2015b).	No Impact
2) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve.	The zoning classifications of the neighborhood sites include Residential and General Commercial classifications. None of the neighborhood sites are enrolled in a Williamson Act contract. Therefore, no conflict with agricultural zoning, use or Williamson Act contract would occur (County of Riverside 2015b).	No Impact
3) Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code [PRC] Section 12220(g)), timberland (as defined by PRC Section 4526), or timberland zoned timberland production (as defined by California Government Code Section 51104(g)).	The zoning classifications of the neighborhood sites include Residential and General Commercial 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 Residential and General Commercial classifications. There is no forestland present on the neighborhood sites and the project would not conflict with forestland zoning or result in the loss of forestland (County of Riverside 2015b).	No Impact
5) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to nonagricultural use or conversion of forestland to non-forest use.	There is no farmland or forestland present on the neighborhood sites, which are infill development sites located along State Route 91, a major transportation corridor (County of Riverside 2015b).	No Impact

AIR QUALITY

Thresholds of Significance

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

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

4.3 THE TEMESCAL CANYON AREA PLAN

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 4.3.4	Less than Significant Impact
2) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the CDFW or USFWS.	Impact Analysis 4.3.5	Less than Significant with Mitigation Incorporated
3) Have a substantial adverse effect on federally protected wetlands, as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal wetlands, etc.), through direct removal, filling, hydrological interruption, or other means.	Impact Analysis 4.3.5	Less than Significant with Mitigation Incorporated
4) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.	Impact Analysis 4.3.6	Less than Significant Impact
5) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.	Impact Analysis 3.4.5 in Section 3.0 – All local policies/ordinances pertaining to biological resources apply to all unincorporated areas of the County (regardless of the location of the neighborhood site). This impact is therefore analyzed in Section 3.0, Countywide Impact Analysis.	No Impact
6) Conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan.	Impact Analysis 4.3.7	Less than Significant Impact

Methodology

The impact analysis below utilized data from the two multiple species conservation habitat plans (MSHCPs) in Riverside County (WRC-MSHCP and CV-MSHCP), as well as the biological resources analysis conducted for the General Plan EIR No. 521 and EIR No. 441 to determine whether the proposed increase in density/intensity potential resulting from the project would result in a significant impact. General Plan EIR No. 521 determined that existing mitigation and regulatory compliance measures would reduce to below the level of significance adverse impacts to biological resources resulting from buildout of land uses currently designated in the General Plan (County of Riverside 2015a). 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 4.3.4 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. (Threshold1)

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. None of the neighborhood sites are located within Criteria Areas (see **Appendix 4.0-1**).

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. Only one parcel within the Home Gardens Town Center, Neighborhood #3 is within 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 on APN 135103005 (see **Appendix 4.0-1**).

Development of property outside of the MSHCP Conservation Area 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). Payment of the mitigation fee is 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 (CDFW), 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.

4.3 THE TEMESCAL CANYON AREA PLAN

Impact Analysis 4.3.5 Impacts on riparian habitats, sensitive natural communities, and/or federally protected wetlands resulting from development accommodated by the proposed project would be reduced to a **less than significant** level. (Thresholds 2 and 3)

As described above, all of the neighborhood sites are located within the boundaries of the 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. In addition, as discussed further in Section 3.0, Countywide Impact Analysis, future development under the project would be required to comply regulatory actions governing riparian and wetland resources, including jurisdictional delineation of waters of the United States and wetlands pursuant to the Clean Water Act and US Army Corps of Engineers protocol (Act 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 (for example, topography, soils, vegetation, etc.) 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 4.3.6 Future development accommodated by the proposed project could adversely affect movement, migration, wildlife corridors, and the use of native wildlife nursery sites within the 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 4.3.7 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 ESA. This impact would be **less than significant**.

Mitigation Measures

None required.

4.3 THE TEMESCAL CANYON AREA PLAN

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 a geology or soils 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
<p>1) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death, involving:</p> <ul style="list-style-type: none"> 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. 	<p>Impact Analysis 3.6.1 and 3.6.2 in Section 3.0</p> <p>– 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.</p>	<p>Less Than Cumulatively Considerable with Mitigation Incorporated</p>
<p>2) Result in substantial soil erosion or the loss of topsoil.</p>	<p>Impact Analysis 3.6.3 in Section 3.0</p> <p>– 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.</p>	<p>Less Than Cumulatively Considerable with Mitigation Incorporated</p>
<p>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.</p>	<p>Impact Analysis 3.6.4 in Section 3.0</p> <p>– 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.</p>	<p>Less Than Cumulatively Considerable with Mitigation Incorporated</p>

4.3 THE TEMESCAL CANYON AREA PLAN

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

4.3 THE TEMESCAL CANYON AREA PLAN

HAZARDS AND HAZARDOUS MATERIALS

Thresholds of Significance

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

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

Threshold	Analysis	Determination
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

4.3 THE TEMESCAL CANYON AREA PLAN

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 4.3.19 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. Therefore, 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 is 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. Therefore, 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 is 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. Therefore, 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 is therefore analyzed in Section 3.0, Countywide Impact Analysis.	Less than Cumulatively Considerable with Mitigation Incorporated

Threshold	Analysis	Determination
6) Otherwise substantially degrade water quality.	Impact Analysis 3.9.6 in Section 3.0 - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	Less than Cumulatively Considerable with Mitigation Incorporated
7) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.	As shown in Figure 4.3-3 , none of the neighborhood sites are within the 100-year flood hazard area.	No Impact
8) Place within a 100-year flood hazard area structures which would impede or redirect flood flows.	As shown in Figure 4.3-3 , none of the neighborhood sites are within the 100-year flood hazard area.	No Impact
9) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam.	Impact Analysis 4.3.8	Less than Significant
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

General Plan EIR No. 521 determined that implementation of and compliance with existing regulations, Riverside County General Plan policies, ordinances, and mitigation measures would ensure that significant impacts resulting from buildout of GPA 960 land use designations to or resulting from a variety of water resource issues would be either avoided or minimized to a less than significant level. EIR No. 441 determined that RCIP GP policies, regulations, and mitigation measures would reduce flood hazards to a less than significant level by keeping development out of flood-prone areas and ensuring that drainage facilities are kept adequate. This previous analysis was considered in evaluating the flooding impacts associated with the proposed project.

The impact analysis below considers the potential for project-related land use changes on the neighborhood sites to result in flood hazards.

Impact Analysis

Impact Analysis 4.3.8

Future development facilitated by the project could result in the development of HHDR and mixed-use development in areas susceptible to flooding in the event of failure of the Prado Dam. This impact would be reduced to a **less than significant** level. (Threshold 9)

Future development facilitated by the project could result in the development of HHDR and mixed-use development in areas susceptible to flooding in the event of failure of the Prado Dam.

4.3 THE TEMESCAL CANYON AREA PLAN

All future development would be required to comply with Temescal Canyon Area Plan and County General Plan policies and regulations intended to protect against flood hazards as discussed in Section 2.2, Regulatory Framework. Temescal Canyon Area Plan Policy TCAP 20.2 requires that proposed development projects subject to flood hazards be submitted to the Riverside County Flood Control and Water Conservation District for review. Additionally, Policy TCAP 20.4 seeks to protect life and property from the hazards of flood events through adherence to the Flood and Inundation Hazards section of the General Plan Safety Element. In addition, Riverside County Ordinance No. 458 reduces impacts by regulating development in regard to flooding risks and by ensuring that flood flows are managed appropriately to prevent hazards or undue risk of damage or harm to people, property, structures, and facilities.

Compliance with existing regulations and programs for flooding, including Riverside County Ordinance No. 458 and Temescal Canyon Area Plan Policies, would ensure that risks associated with development in dam failure inundation zones and other areas potentially prone to flooding or inundation hazards due to failure of a flood control facility would be **less than significant**.

Mitigation Measures

None required.

LAND USE AND PLANNING

Thresholds of Significance

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

Threshold	Analysis	Determination
1) Physically divide an established community.	The neighborhood sites are located on infill sites in a developed/urbanized area. Future development would be integrated with the community and would not divide it.	No Impact
2) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.	Impact Analysis 4.3.9	Less than Significant Impact
3) Conflict with any applicable habitat conservation plan or natural community conservation plan.	Impact Analysis 4.3.7 in Biological Resources sub-section	Less than Significant Impact

METHODOLOGY

The land use and planning analysis considers the potential for changes to the Home Gardens Town Center community in the Temescal Canyon Area Plan to conflict with the County’s planning and policy documents.

IMPACT ANALYSIS

Impact Analysis 4.3.9

Changes to the Home Gardens Town Center community in the Temescal Canyon Area Plan would not conflict with the County’s General Plan or any other plan adopted for the purpose of avoiding or mitigating an environmental effect. This would be a **less than significant** impact. (Threshold 2)

The project includes revisions to the Temescal Canyon Area Plan to articulate a more detailed vision for the future of the Home Gardens Town Center community, as well as a change in land use designation and zone classification for 49.45 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 Temescal Canyon 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 Temescal Canyon Area Plan would not conflict with the County’s

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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

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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 4.3.10	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 4.3.11	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 with Mitigation Incorporated
5) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, exposure of people residing or working in the project area to excessive noise levels.	The neighborhood sites are not located within an airport land use plan (County of Riverside 2015a).	No Impact
6) For a project within the vicinity of a private airstrip, exposure of people residing or working in the project area to excessive noise levels.	There are no private airstrips in the vicinity of the neighborhood sites (County of Riverside 2014).	No Impact

Methodology

All of the neighborhood sites in the Home Gardens Town Center community are designated by GPA 960 and classified for varying levels of urban development, including medium-density residential and commercial retail uses (see Table 3 in **Appendix 2.1-2**). Similarly, 2003 RCIP GP designated all of the neighborhood sites in the Home Gardens town Center 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 4.3.10 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. This future development could result in an increase in ambient noise levels in the vicinity, as well as exposure of sensitive receptors to noise levels in excess of the Riverside County noise standards (identified in General Plan Table N-1 and in Ordinance No. 847).

GPA 960 and RCIP GP policies restrict land uses with higher levels of noise production from being located near land uses that are more sensitive to noise levels, and require acoustical studies and reports to be prepared for proposed developments that may be affected by high noise levels or are considered noise sensitive (GPA 960 Policies N 1.1 through N1.5 and RCIP GP Policies N 1.1 through N 1.5). Acoustical analysis is required to include recommendations for design mitigation. Furthermore, GPA 960 Policies N 9.3, N 9.7, and N 11.5 (RCIP GP Policies N 8.3, N 8.7, and N 10.5) require developments that will increase traffic on area roadways to provide appropriate mitigation for traffic-related noise increases; require noise monitoring for developments that propose sensitive land uses near arterial roadways; and restrict the development of sensitive land uses along railways (County of Riverside 2015a). Finally, future development projects would be required to meet the County standards regulating noise based on General Plan land use designations that are established in Ordinance No. 847.

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

These requirements would ensure that new development 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.

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

Mitigation Measures

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

Impact Analysis 4.3.11 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 State Route 91 and other area roadways.

As described under **Impact Analysis 4.3.10**, GPA 960 Policies N 1.1 through N 1.5 and RCIP GP Policies N 1.1 through N 1.5 restrict land uses with higher levels of noise production from being located near land uses that are more sensitive to noise levels, and require acoustical studies and reports to be prepared for proposed developments that may be affected by high noise levels or are considered noise sensitive. Acoustical analysis is required to include recommendations for design mitigation. Furthermore, GPA 960 Policies N 9.3, N 9.7, and N 11.5 (RCIP GP Policies N 8.3, N 8.7, and N 10.5) require developments that will increase traffic on area roadways to provide appropriate mitigation for traffic-related noise increases; require noise monitoring for developments that propose sensitive land uses near arterial roadways; and restrict the development of sensitive land uses along railways (County of Riverside 2015a). Finally, future development projects would be required to meet the County standards regulating noise based on General Plan land use designations that are established in Ordinance No. 847.

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

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

Mitigation Measures

None feasible.

POPULATION AND HOUSING²

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 4.3.12	Significant and Unavoidable
2) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.	The project would result in an increase in density/intensity potential on the neighborhood sites. The project would accommodate an increase in housing opportunities in the County and would therefore not displace substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere.	No Impact
3) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.	The project would result in an increase in density/intensity potential on the neighborhood sites. The project would accommodate an increase in housing opportunities in the County and would therefore not displace substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere.	No Impact

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

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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 Temescal Canyon Area Plan as forecast by the County's General Plan itself (GPA 960). The analysis of growth impacts below uses specific projections from GPA 960 because, at the time this document was prepared, GPA 960 was adopted. However, it should be noted that both GPA 960 and the RCIP GP anticipated urban development on the neighborhood sites and the proposed project would result in an increase in density/intensity potential on the 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 4.3.12 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 therefore have the potential to result in more housing units and population. **Table 4.3-6** shows the theoretical buildout projections for the Temescal Canyon Area Plan recalculated based on land use designations included in the proposed project. As shown, future development of the neighborhood sites under the proposed project could result in up to 507 more dwelling units and 1,730 more persons in comparison to the housing and population growth that could occur under the GPA 960 Temescal Canyon Area Plan. This represents a 3 percent increase (2.9 percent).

TABLE 4.3-6
TEMESCAL CANYON AREA PLAN
THEORETICAL BUILD-OUT PROJECTIONS UNDER PROPOSED PROJECT

Land Use ¹	Project- Related Change in Acreage	Acreage ²	Dwelling Units ³	Population
Agriculture Foundation Component		492	25	84
Rural Foundation Component		2,998	200	683
Rural Community Foundation Component		1,785	1,409	4,819
Open Space Foundation Component		32,478	56	192
Community Development Foundation Component				
Estate Density Residential (EDR)		36	13	44
Very Low Density Residential (VLDR)		170	128	437
Low Density Residential (LDR)		175	262	896
Medium Density Residential (MDR)	(-1.70)	2,601	9,105	31,138
Medium-High Density Residential (MHDR)		633	4,116	14,077

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High Density Residential (HDR)		93	1,021	3,491
Very High Density Residential (VHDR)		26	444	1,518
Highest Density Residential (HHDR)	(+ 16.72)	22	652	2,228
Commercial Retail ² (CR)	(-15.02)	102	0	0
Commercial Tourist (CT)		97	0	0
Commercial Office (CO)		5	0	0
Light Industrial (LI)		1,069	0	0
Heavy Industrial (HI)		0	0	0
Business Park (BP)		106	0	0
Public Facilities (PF)		366	0	0
Community Center (CC)		51	0	0
Mixed Use Planning Area (MUPA)		0	0	0
Proposed Project Land Use Assumptions and Calculations Totals:		43,304	17,430	59,607
Current Temescal Canyon Area Plan/General Plan Land Use Assumptions and Calculations Totals:		43,304	16,923	57,877
Increase		-	507	1,730

¹As the MUA designation is intended to allow for a variety of combinations of residential, commercial, office, entertainment, educational, recreational, cultural, institutional, or industrial uses, the buildout projections above consider only the required HHDR acreage (35% or 50%) for sites being designated MUA and assumes the underlying designation stays the same for the remainder of the site.

² Rounded

³ Projected dwelling units and population were calculated using the methods, assumptions and factors included in the County's General Plan (Appendix E-1).

Source: County of Riverside 2015a

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

However, the change in land use designation and zone classification would result in a 3 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 Home Gardens Town Center 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

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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 Home Gardens Town Center 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 available.

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
<p>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:</p> <ul style="list-style-type: none"> • fire protection, • police protection, • schools, • parks, • other public facilities. <p>Riverside County uses the following thresholds/generation factors to determine projected theoretical need for additional public service infrastructure (County of Riverside 2002; 2015b) :</p> <ul style="list-style-type: none"> • 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 	<p><u>Fire Protection</u> Impact Analysis 4.3.13</p> <p><u>Law Enforcement</u> Impact Analysis 4.3.14</p> <p><u>Public School Facilities</u> Impact Analysis 4.3.15</p> <p><u>Parks</u> Impact Analysis 4.3.16 under Recreation sub-section</p>	<p><u>Fire Protection</u> Less than Significant Impact</p> <p><u>Law Enforcement</u> Less than Significant Impact</p> <p><u>Public School Facilities</u> Less than Significant Impact</p>

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 Temescal Canyon Area Plan planning area based on generation factors identified by Riverside County.

Impact Analysis

Fire Protection and Emergency Medical Services

Impact Analysis 4.3.13 Future development resulting from the project would be required to contribute its fair share to fund fire facilities via fire protection mitigation fees; construction of any RCFD facilities would be subject to CEQA review; and compliance with existing regulations would reduce the impacts of providing fire protection services. Therefore, the proposed increase in density/intensity potential on the neighborhood sites would result in **less than significant** impacts associated with the provision of fire protection and emergency services. (Threshold 1)

Although the proposed increase in density/intensity would not result in the need for new fire stations based on the thresholds/generation factors identified in Riverside County EIR No. 521 (507 du/2,000 du = 0.25 stations), the RCFD reviewed the proposed project and noted 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 4.3.14 Future development resulting from the project would contribute to funding for additional officers and other law enforcement personnel and would not result in the need for new or physically altered law enforcement facilities, the construction of which could cause significant environmental impacts. Therefore, this is a **less than significant** impact. (Threshold 1)

The increase in density/intensity potential on the neighborhood sites would result in the need for 3 sworn police officers, 1 supervisor, 1 support staff, and 1 patrol vehicle beyond what has been anticipated for buildout of the site under the current land use designations (see **Table 4.3-7**).

Table 4.3-7
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	3 sworn officers
Supervisors	1 per 7 officers	1 supervisor
Support Staff	1 per 7 officers	1 support staff
Patrol Vehicles	1 per 3 officers	1 patrol vehicle

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

Mitigation Measures

None required.

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Public School Facilities

Impact Analysis 4.3.15 Future development resulting from the project would be required to pay CNUSD and AUSD 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 CNUSD and AUSD schools serving the neighborhood sites, as shown in **Table 4.3-8**.

Table 4.3-8
School Enrollment Generation Factors and
STUDENT GENERATION OF PROPOSED PROJECT

School	Generation Factor	Student Generation
Home Gardens Academy (K-8)	0.369	187
Citrus Hill Intermediate & Villegas Middle Schools	0.201	102
Santiago and Hillcrest High Schools	0.246	125
Total Student Generation		414

Source: County of Riverside 2015b

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 CNUSD and AUSD residential and commercial/industrial development mitigation fees to fund school construction. In order to obtain a building permit for projects located within the boundaries of the CNUSD and AUSD, the County requires the applicant to obtain a Certificate of Compliance from the CNUSD and AUSD verifying that developer fees have been paid. Under CEQA, payment of CNUSD and AUSD 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 4.3.16	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 4.3.16	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 Temescal Canyon planning area based on generation factors identified by Riverside County.

Impact Analysis**Parks and Recreation**

Impact Analysis 4.3.16 Future development on the neighborhood sites would be required to provide for adequate park and recreation facilities in accordance with the County's parkland standard. The construction/development of these park and recreation facilities would be subject to CEQA review. For these reasons, impacts would be **less than significant**. (Thresholds 1 and 2)

Future development of the neighborhood sites under the project would result in the need for 5.19 additional acres of parkland based on the County's parkland standard ($1.730 \times 3 = 5.19$ acres). New housing projects are required to provide specific levels of new recreational development (parks, recreational areas, etc.) and/or pay a specific amount of in-lieu fees which are then used to construct new or expanded facilities. Trail requirements and off-site improvement contributions are also handled similarly (through mandatory Conditions of Approval). Future development on the neighborhood sites would be subject to Riverside County Ordinance No. 659, which requires

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

GPA 960 Policy OS 20.5 (RCIP GP Policy 20.5) requires that development of recreation facilities occur concurrent with other development, and GPA 960 Policy OS 20.6 (RCIP GP Policy 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. The construction/development of these park and recreation facilities would be subject to CEQA review. For these reasons, impacts would be **less than significant**.

Mitigation Measures

None required.

TRANSPORTATION/TRAFFIC

Thresholds of Significance

The following table identifies the thresholds for determining the significance of transportation/traffic 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
<p>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.</p> <p>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.</p>	Impact Analysis 4.3.17	Significant and Unavoidable
<p>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.</p>	Impact Analysis 4.3.17	Significant and Unavoidable
<p>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.</p>	The neighborhood sites would not result in an increase of 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
<p>4) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).</p>	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
<p>5) Result in inadequate emergency access.</p>	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	Less than Cumulatively Considerable

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	analyzed in Section 3.0, Countywide Impact Analysis.	
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 Temescal Canyon 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 4.3.17 The proposed increase in density/intensity potential on the neighborhood sites would increase traffic volumes on two roadway segments in the Temescal Canyon Area Plan planning area that is already projected to operate at an unacceptable level under buildout of the General Plan (Indiana Avenue and McKinley Street). This is a **significant** impact. (Thresholds 1 and 2)

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

EIR No. 521 projected future traffic operating conditions under buildout of the GPA 960 land uses. **Table 4.3-9** summarizes traffic volumes and LOS on roadway segments in the Temescal Canyon Area Plan under buildout of existing General Plan land uses and under buildout of the proposed project. As shown, the addition of project-related traffic would increase traffic volumes on two roadway segments in the Temescal Canyon Area Plan already projected to operate at an unacceptable level (Indiana Avenue and McKinley Street). This is a **significant** impact.

TABLE 4.3-9
TRAFFIC OPERATING CONDITIONS UNDER BUILDOUT OF
GPA 960 AND PROPOSED PROJECT

Roadway Segment	Limits	GPA 960 (Buildout)				Housing Element Update (Buildout)				
		No. of Lanes	Future Facility Type	Daily Volume	LOS	No. of Lanes	Future Facility Type	Added Daily Volume	Daily Volume	LOS
Indiana Ave	0.53 miles southwest of Buchanan St to 0.23 miles southwest of Buchanan St	4	Secondary	32,600	F	4	Secondary	0	32,600	F
Magnolia Ave	West of Temescal St to east of Lincoln St	6	Urban Arterial	48,300	D or Better	6	Urban Arterial	100	48,400	D or Better
McKinley St	Indiana Ave to Magnolia Ave	4	Secondary	23,900	E	4	Secondary	100	24,000	E

Source: Urban Crossroads 2015

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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, both Indiana Avenue and McKinley Street are already projected to operate at LOS F and LOS E, respectively, 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 4.3.18 and Impact Analysis 4.3.19	<u>Wastewater</u> Less than Significant Impact <u>Water</u> 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 4.3.19	Less than Significant with Mitigation Incorporated
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 4.3.18	Less than Significant with Mitigation
6) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs.	Impact Analysis 4.3.20	Less than Significant
7) Comply with federal, state, and local statutes and regulations related to solid waste.	Impact Analysis 4.3.20	Less than Significant

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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 Temescal Canyon Area Plan planning area based on generation factors identified in Riverside County EIR No. 521.

Impact Analysis

Wastewater

Impact Analysis 4.3.18 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. The Home Gardens County Water District serves Temescal Canyon for wastewater services. The wastewater facility for the proposed neighborhood sites would be the City of Corona Lester Treatment Plant, the Temescal Desalter, and three water reclamation facilities (City of Corona 2015). The Lester Treatment Plant has a total capacity of 45.3 mgd. According to the City of Corona 2005 Master Plan, the Temescal Desalter has a total rated capacity of 15 mgd. The water reclamation facilities have a total capacity of 15.5 mgd. **Impact Analysis 4.3.12** discusses that future development of the neighborhood sites under the proposed project could result in up to 507 more dwelling units and 1,730 more persons than anticipated for buildout of the sites under the adopted Temescal Canyon Area Plan. This increase in population and housing would generate an increased demand for wastewater conveyance and treatment. The average wastewater generation rate for a residential unit in Riverside County is 230 gallons per day (County of Riverside 2015b). Therefore, future development could result in the generation of up to 116,610 gallons per day (gpd) of wastewater (230 gpd x 507 du = 116,610 gpd).

Given the capacity of the Lester Treatment Plant (45.3 mgd), the 116,610 gpd wastewater demand generated by the proposed project is not considered substantial. Furthermore, future development would be required to pay development impact fees and connection fees, which would fund any potential future expansion of the Plant. Actual expansion of the Plant would be subject to subsequent project-level environmental review.

Future development in the Temescal Canyon Area Plan is 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. It 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. Rather, these discharges must be emptied into storm drainage systems, not sanitary sewer systems. In addition, 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.

Because there is adequate capacity at the Lester Treatment Plant, the Temescal Desalter, and three water reclamation facilities to serve future development resulting from the increase in density/intensity potential on the neighborhood sites, and to accommodate future required County wastewater requirements, this impact would be **less than significant**.

Mitigation Measures

None required.

Water Supply and Service

Impact Analysis 4.3.19

Implementation of the proposed project will increase the amount of allowable development in the 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 impact would be reduced to a **less than significant** level. (Thresholds 2 and 4)

Potable water would be provided to future development on the neighborhood sites by the Home Gardens County Water District. The primary source of water supply for the water district is groundwater, imported water, and recycled water from the City of Corona. Riverside County EIR No. 521 uses a residential generation factor of 1.01 AFY per dwelling unit to determine projected theoretical water supply needs. Using that factor, the project would result in the need for 512.07 AFY beyond water supply demand originally anticipated ($507 \times 1.01 \text{ AFY} = 512.07 \text{ AFY}$). This represents a 1 percent increase from the 48,757 AFY without conservation demand anticipated in 2035. This is an increase of less than 5 percent and is not considered substantial.

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 Riverside Public Utilities prior to the approval of any future development on the neighborhood sites. Additionally, Ordinance No. 659, DIF Program, is intended to mitigate growth impacts in Riverside County by ensuring fees are collected and expended to provide necessary facilities commensurate with the ongoing levels of development. This would include any potential future expansion of WMWD water supply facilities.

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

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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 and mitigation measures and review by Riverside Public Utilities will ensure that future development is not approved without adequate water supplies and the incorporation of feasible water conservation features. Furthermore, as shown in **Tables 4.3-4 and 4.3-5**, the water supply demand is substantially less than the supply. As a result, this impact is considered **less than significant**.

Mitigation Measures

MM 3.9.5 (see Section 3.0)

Solid Waste

Impact Analysis 4.3.20 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 Temescal Canyon 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 207.87 tons of waste beyond that already planned for the sites (507 du x 0.41 tons per du = 207.87 tons).

As discussed in the Setting sub-section 4.3.2 above, the serving 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, other landfills in the County could accept waste generated by the proposed project.

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 Temescal Canyon 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)

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ENERGY CONSUMPTION

Thresholds of Significance

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

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

4.3.4 REFERENCES

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