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## **4.4 HIGHGROVE AREA PLAN**

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## PROJECT DESCRIPTION

The project consists of revisions to the Highgrove Town Center Policy Area to articulate a more detailed vision for Highgrove's future, 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, in order 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 Highgrove Area Plan implementing the HHDR and MUA neighborhoods, including revisions to Table 2: Statistical Summary of Highgrove Area Plan, are shown below. Revisions are shown in underline and ~~strike through~~; *italic* text is provided as context and is text as it currently exists in the Area Plan. The complete text of the Highgrove Area Plan, as revised by the proposed project, is included in **Appendix 2.1-1**.

### Highgrove Town Center

Highgrove Town Center (Figure 3 – Detail) contains two neighborhoods located in or near the heart of the Highgrove community. **Center Street–Garfield Avenue Neighborhood** is planned as a Mixed-Use Area, with a 75% HHDR component. It is located in the heart of Highgrove, generally lying between Flynn Street on the north and Springbrook Wash (and the City of Riverside) on the south, and between California Avenue (and the railroad tracks) on the west and Garfield Avenue on the east. This neighborhood is bisected by Center Street, Highgrove's main east-west thoroughfare, which connects the neighborhood with the community's commercial services and I-215 to the west, and its community facilities, including an elementary school, a library, a community center, and a community park, on the east. **Center Street–Mt. Vernon Street Southeast Neighborhood** is designated for HHDR residential development. It is located in the eastern part of Highgrove, along the east side of Mt. Vernon Avenue, between Center and Spring Streets. This neighborhood is located near the aforementioned community facilities, too, and is adjacent to a planned park with trail access to Springbrook Wash. Both Highgrove Town Center neighborhoods and the development policies pertaining to them are described in detail below.

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

### **Section 4.4 Highgrove Area Plan**

#### **4.4.1 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 Highgrove Area Plan.

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

#### **4.4.3 Project Impact Analysis**

Thresholds of Significance

Methodology

Impact Analysis – Analysis of localized environmental impacts foreseeable in connection to project-related changes to the Highgrove Area Plan. Includes analysis of the following resources:

#### **4.4.4 References**

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### Highest Density Residential (HHDR) Area:

The **Center Street - Mt. Vernon Street Southeast Neighborhood [Neighborhood 2]** contains approximately 20 gross acres (about 18 net acres). This neighborhood will be developed as 100% HHDR (Highest Density Residential). About half of the neighborhood site currently contains a citrus grove with a single family residence; the remainder of the site is vacant. Adjoining land uses include single family residential to the west, across Mt. Vernon Avenue, and to the northeast, across Center Street. All parcels adjoining the neighborhood site in other directions are currently vacant. A proposed park would adjoin the eastern side of this neighborhood. A proposed elementary school would be located nearby to the east, adjacent to the park, on the opposite side from this neighborhood. A proposed community trail that would connect the neighborhood site with Springbrook Wash is proposed along the western edge of the proposed park where it adjoins the neighborhood. The Norton Younglove Community Center, Highgrove Community Park, Highgrove Community Library, and Highgrove Elementary School are all located nearby to the west, and would be accessed from the site via Center Street. The new Riverside Hunter Park Metrolink train station is also located nearby - about two miles southwest of this neighborhood.

### Policies:

- HAP 5.8      The Center Street-Mt. Vernon Avenue Southeast Neighborhood shall include 100% HHDR development (as measured in both gross and net acres).
- HAP 5.9      Trails, parks, and recreational areas can and should be included in site development to complement and enhance development in this neighborhood.
- HAP 5.10     To ensure that project edges are compatible with existing and adjacent development, the neighborhood edge areas along Mt. Vernon Avenue, and Center and Spring Streets should be limited to trails, park and recreation areas, single story buildings, limited use of two story buildings, and other low profile uses, as appropriate.

### Mixed-Use Area:

**Center Street-Garfield Avenue Neighborhood [Neighborhood 1]:** The Center Street – Garfield Avenue Neighborhood contains about 103 gross acres (about 93 net acres), and is designated as a Mixed-Use Area, with a minimum 75% HHDR component. The remainder of this MUA may be developed for a balanced, mutually supportive (with the HHDR residential) combination of retail commercial, office, industrial, recreational, and other uses and residential densities. This neighborhood is bounded by California Avenue (and Union Pacific railroad tracks) on the west, Garfield Avenue on the east, Flynn Street on the north, and Springbrook Wash and the City of Riverside on the south. It is bisected by Center Street, Highgrove's main business corridor and access to I-215 toward the west, and its access route to many community facilities to the east, especially Highgrove Elementary School (immediately adjacent to the eastern edge of the neighborhood), and Highgrove Community Library, Norton Younglove Community Center, and Highgrove Community Park, all of which are located nearby to the east.

Existing single family residential neighborhoods adjoin this neighborhood to the north, west, and partly along its southeastern edge. Existing commercial uses lie nearby to the west along Center Street. This neighborhood is mostly vacant; however, the California Citrus Cooperative packing house and one single family residence are located in the northwestern portion of the site, along the north side of Center Street. In accordance with the policies associated with the site's MUA designation, existing businesses may be retained as currently operated or altered to include

neighborhood-serving retail commercial, office, and/or other neighborhood supporting land uses. A new Metrolink train station, the Riverside Hunter Park Station, is located just over one mile to the south of this neighborhood.

Trails could be developed around the perimeter of the site and between uses on the site to provide pedestrian and/or bicycle connections to the Springbrook Wash area, provide access to transit facilities, and to provide alternative transportation opportunities for both this neighborhood and surrounding neighborhoods, and opportunities for low profile, open space buffers around the perimeter of the site where higher intensity development would adjoin existing single family neighborhoods. This neighborhood's location, size, and existing supportive community facilities will benefit from the reduced distances between housing, workplaces, retail business, and other amenities and destinations. In addition, a walkable, bicycle-friendly environment with increased accessibility via transit will result in more transportation options and reduced transportation costs.

Policies:

HAP 5.11 The Center Street-Garfield Avenue Neighborhood should include at least 75% HHDR development (as measured in both gross and net acres).

HAP 5.12 The remainder of this neighborhood may be developed with a mutually supportive (with the HHDR development) mix of retail commercial, office, industrial, park and recreational, and other types of uses that will result in a vibrant neighborhood.

HAP 5.13 In order to provide for buffers along the edges of this neighborhood where it adjoins existing single family detached residential neighborhoods, specifically along its western (California Avenue), northern (Flynn Street), northeastern, and southeastern sides where it adjoins such neighborhoods, project designs shall use a combination of low-profile (usually one-story) buildings, trails, park and recreation areas, and other compatible, low profile uses.

HAP 5.14 Retail Commercial and other uses expected to attract high volumes of activity from outside this neighborhood should be located along or near Center Street. Businesses and other uses that could generate moderate to high volumes of traffic should be located on or near Center street, but should be located away from Highgrove Elementary School, and designed in such a manner as to orient traffic activity away from the school.

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

The following policies apply to both of the neighborhoods in Highgrove Town Center:

HAP 5.16 All development should be designed and located on site in such a manner as to provide for walkable connections between on-site uses, and convenient pedestrian and bicycle connections to adjacent and nearby community facilities, businesses, park and open space areas, and transit access opportunities.

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HAP 5.17      All development should be designed to facilitate convenient bus transit access to these neighborhoods, and to provide for well-designed and convenient pedestrian, bicycle, and potential transit shuttle access to the Riverside Hunter Park Metrolink station.

HAP 5.18      Legally existing uses may remain, or may be converted into other land use types that are consistent with these policies.

Table 2: Statistical Summary of Highgrove Area Plan

LAND USE	AREA	STATISTICAL CALCULATIONS		
	ACREAGE	D.U.	POP.	EMPLOY.
<b>LAND USE ASSUMPTIONS AND CALCULATIONS</b>				
<b>LAND USE DESIGNATIONS BY FOUNDATION COMPONENTS</b>				
<b>AGRICULTURE FOUNDATION COMPONENT</b>				
Agriculture (AG)	2	0	0	0
Agriculture Foundation Component Sub-Total:	2	0	0	0
<b>RURAL FOUNDATION COMPONENT</b>				
Rural Residential (RR)	40	6	18	NA
Rural Mountainous (RM)	493	25	75	NA
Rural Desert (RD)	0	0	0	NA
Rural Foundation Sub-Total:	533	31	93	0
<b>RURAL COMMUNITY FOUNDATION COMPONENT</b>				
Estate Density Residential (RC-EDR)	0	0	0	NA
Very Low Density Residential (RC-VLDR)	0	0	0	NA
Low Density Residential (RC-LDR)	0	0	0	NA
Rural Community Foundation Sub-Total:	0	0	0	0
<b>OPEN SPACE FOUNDATION COMPONENT</b>				
Open Space-Conservation (OS-C)	1,178	NA	NA	NA
Open Space-Conservation Habitat (OS-CH)	16	NA	NA	NA
Open Space-Water (OS-W)	21	NA	NA	NA
Open Space-Recreation (OS-R)	299	NA	NA	45
Open Space-Rural (OS-RUR)	0	0	0	NA
Open Space-Mineral Resources (OS-MIN)	0	NA	NA	0
Open Space Foundation Sub-Total:	1,514	0	0	45
<b>COMMUNITY DEVELOPMENT FOUNDATION COMPONENT</b>				
Estate Density Residential (EDR)	0	0	0	NA
Very Low Density Residential (VLDR)	50	37	114	NA
Low Density Residential (LDR)	<del>206</del> 226	<del>309</del> 339	<del>941</del> 1,033	NA
Medium Density Residential (MDR)	<del>1,246</del> 1,329	<del>4,362</del> 4,651	<del>13,202</del> 14,183	NA
Medium-High Density Residential (MHDR)	5	30	90	NA
High Density Residential (HDR)	26	287	877	NA
Very High Density Residential (VHDR)	15	247	753	NA
Highest Density Residential (HHDR)	<del>22</del> 2	<del>652</del> 46	<del>1,988</del> 141	NA
Commercial Retail <sup>2</sup> (CR)	57	N/A	N/A	854
Commercial Tourist (CT)	0	N/A	N/A	0
Commercial Office (CO)	5	N/A	N/A	190
Light Industrial (LI)	<del>82</del> 103	N/A	N/A	<del>1,057</del> 1,321

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Heavy Industrial (HI)	0	N/A	N/A	0
Business Park (BP)	39	N/A	N/A	636
Public Facilities (PF)	49	N/A	N/A	49
Community Center (CC)	0	0	0	0
Mixed Use Planning Area (MUPA)	<u>103</u> 0	<u>77</u> 0	<u>236</u> 0	<u>264</u> 0
Community Development Foundation Sub-Total:	<u>1,905</u> <u>1,906</u>	<u>6,001</u> <u>5,637</u>	<u>18,301</u> <u>17,191</u>	<u>3,050</u> <u>3,095</u>
<b>SUB-TOTAL FOR ALL FOUNDATION COMPONENTS:</b>	<b><u>3,954</u></b> <b><u>3,955</u></b>	<b><u>6,032</u></b> <b><u>5,668</u></b>	<b><u>18,394</u></b> <b><u>17,284</u></b>	<b><u>3,095</u></b>

### CHANGE OF LAND USE DESIGNATION AND ZONE CLASSIFICATION

In addition to the proposed text revisions, the proposed project includes changes to the General Plan Land Use Map and amendments to the General Plan Land Use Element in order to redesignate approximately 332.11 acres within the Highgrove Policy Area to HHDR or MUA. The parcels identified for redesignation are separated into two neighborhoods as shown in **Figure 4.4-1**. 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 4 in **Appendix 2.1-2** of this EIR.

### NOTICE OF PREPARATION COMMENT LETTERS

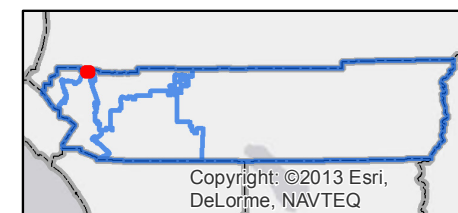
In response to the Notice of Preparation, the County received two letters in regard to the Highgrove Town Center neighborhood sites located in the Highgrove Area Plan.

On June 25, 2015, the County received a letter from Joel Morse from T&B Planning, Inc. This letter stated that the proposed Highgrove Area Plan was interfering with some single development residential housing units that are currently being planned there, and requested that Tentative Tract Map 36668 be removed from the Housing Element update.

On August 17, 2015, the County received an email from Jay Eastman from the Riverside Public Utilities Department. His comment letter suggested that a thorough traffic study be included with the EIR. A traffic study analysis is included in Impact Analysis 4.4.16 of the EIR.

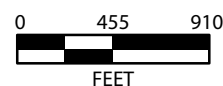
All letters received that pertained to a more general comment or countywide are still included in the analysis for this EIR.





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

Source: Riverside County 2015



**Figure 4.4-1**  
Highgrove Town Center Neighborhood Sites



### **4.4.2 SETTING**

Highgrove is a rural community located in the far northwestern portion of Riverside County. It borders on two other area plans: the Jurupa Area Plan to the west and the Reche Canyon/Badlands to the east. The Highgrove area stretches south along the western side of the Box Springs Mountains almost to the confluence of Interstate 215 (I-215) and State Route 60. To the west, the area plan includes an unincorporated enclave along North Main Street. The Highgrove community encompasses approximately 2,250 acres of mixed land uses east of I-215, ranging from an urban core with commercial, industrial, civic, and residential uses in its western portion to larger-lot and equestrian-oriented residential uses and citrus groves to the east (see **Figure 4.4-2**, Aerial of Highgrove Town Center). Center Street serves as the community's primary thoroughfare; the Burlington Northern Santa Fe and Union Pacific railroad lines are also prominent transportation facilities. West of I-215, Highgrove encompasses another 204 acres, consisting of medium-density and very low-density single-family detached residential uses, with some scattered commercial and industrial uses and mobile home parks along La Cadena Drive (County of Riverside 2006).

The visual character of the proposed neighborhood sites and the surrounding area is currently characterized by a mix of vacant land, single-family, and some multi-family residential, commercial, and other small-town urban uses developed around Highway 215.

#### **BOX SPRING MOUNTAINS**

Located in the central portion of the planning area, the Box Springs Mountains are the area's most prominent natural feature, with its rugged terrain and rock outcroppings. The mountains are part of the larger Box Springs Reserve, a mountainous 1,155-acre reserve extending to the City of Moreno Valley. The reserve is characterized by rock outcroppings, sage scrub, chaparral, and grassland areas, and serves as habitat for several species of plants and animals. It is owned and managed by the Riverside County Regional Park and Open Space District.

#### **SPRINGBROOK WASH**

Springbrook Wash is a prominent riparian corridor, roughly paralleling the southern edge of the community of Highgrove. It hosts a wide variety of plant and animal life and, because of its linear nature, is an important linkage in the habitat system.

#### **MARCH JOINT AIR RESERVE BASE**

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

The neighborhood sites within the Highgrove community are located in Compatibility Zone E of the March Joint Air Reserve Base Airport Influence Area (RCALUC 2014).

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### PUBLIC SERVICES AND UTILITIES

#### Fire Protection

Two Riverside County Fire Department (RCFD) stations would serve the proposed neighborhood sites: Station 29 at 469 Center Street in Highgrove and Station 38 at 5721 Mission Boulevard in Rubidoux. Both stations include one captain or engineer on shift every day and then two firefighters, one being an Advanced Life Support. The average response time for the Highgrove station to reach the project neighborhoods in the Highgrove Area Plan is 43 seconds. The average amount of time for the Rubidoux station to reach the project neighborhoods is 9 minutes and 38 seconds. Both stations strive to meet these standards 90 percent of the time (RCFD 2015).

#### Law Enforcement

Ten sheriff stations are located throughout Riverside County to provide area-level community service. The Jurupa Station, located at 7477 Mission Boulevard in Jurupa Valley, provides service to the Highgrove area, including the communities around the cities of Coronita, Home Gardens, Eastvale, Jurupa Valley, Lake Hills, El Cerrito, and Norco (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 project site, which is within the boundaries of the Riverside Unified School District (RUSD), includes one elementary school, one middle school, and one high school. Schools serving the proposed neighborhood sites, along with the current enrollment and capacity numbers, are shown in **Table 4.4-1**. However, the RUSD reviews attendance boundaries annually and adjustments are made as needed based on school capacity and impacts from enrollment changes (Trujillo 2015).

**TABLE 4.4-1**  
**RUSD SCHOOLS SERVING THE NEIGHBORHOOD SITES**

School	Address	Enrollment	Capacity	Existing Surplus/Deficit
Highgrove Elementary	690 Center Street, Riverside, CA 92507	General Education: 645 Special Education: 20	1,000 26	361
University Middle School	115 Massachusetts Ave., Riverside, CA 92507	General Education: 791 Special Education: 56	999 78	230
North High School	1550 Third St., Riverside, CA 92507	General Education: 2,157 Special Education: 127	2,214 130	60
<b>Totals</b>		<b>3,796</b>	<b>4,447</b>	<b>651</b>

Source: Trujillo 2015



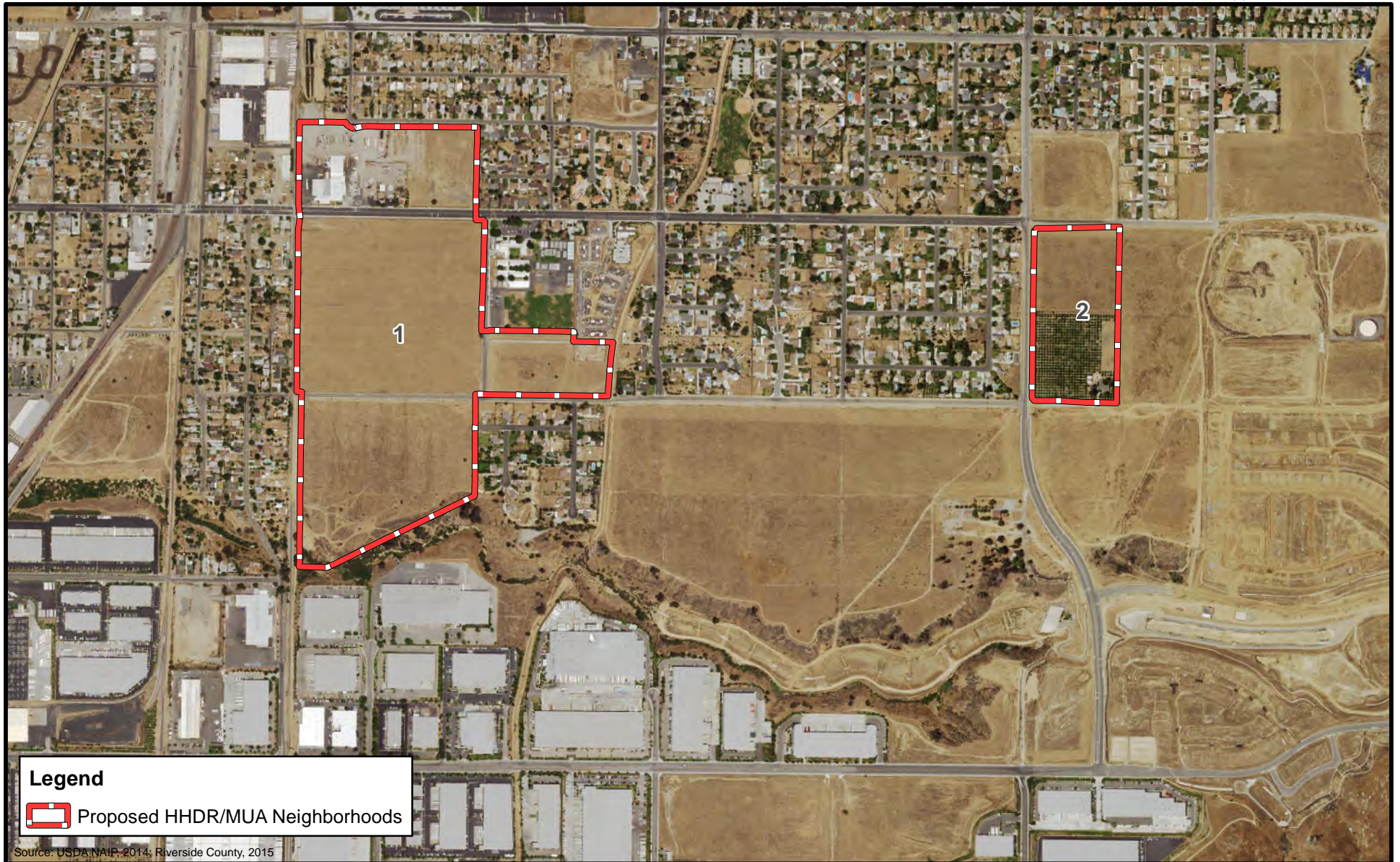


Figure 4.4-2  
Aerial of Highgrove Town Center



## Parks and Recreation

Highgrove Park is located 5 miles from historic downtown Riverside, near Grand Terrace High School. This park features 9 acres of recreational opportunities that include two baseball fields, two basketball courts, a tennis court, playground, concession building, and picnic area. Barbeques and adjoining picnic tables provide a comfortable setting for casual picnics. Other activities include wandering a lovely walking path and playing a game of toss at four horseshoe rings.

## Water Supply

The neighborhood sites are within the service area of the Riverside Public Utilities (RPU), a local water district providing water service to approximately 75 square miles of the City of Riverside and unincorporated area. The current and projected water demand for the RPU, according to the RPU's Urban Water Management Plan (UWMP), is shown in **Table 4.4-2**.

Currently, the primary source of water supply for the RPU is groundwater pumped from the Bunker Hill, Riverside North, and Riverside South (RPU 2010). Additional sources of water available to RPU include groundwater from the Rialto-Colton Basin, recycled water from the City of Riverside's Regional Water Quality Control Plant, and imported water from the Western Municipal Water District through a connection at the Metropolitan Water District of Southern California's Henry J. Mills Treatment Plant.

**TABLE 4.4-2**  
**CURRENT AND PROJECTED WATER DEMAND**  
**RIVERSIDE PUBLIC UTILITIES**

Year	AFY
2005	94,510
2010	83,257
2015	98,050
2020	107,400
2025	111,800
2030	116,600
2035	119,800

Source: RPU UWMP 2010

**TABLE 4.4-3**  
**EXISTING WATER SUPPLIES IN ACRE-FEET**  
**RIVERSIDE PUBLIC UTILITIES**

Year	Total Available Water Supply
2015	129,076
2020	143,226
2025	143,226
2030	143,226
2035	143,226

Source: RPU 2010

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### Solid Waste

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

#### Badlands Landfill

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

There are no municipal sanitary sewer systems in the Highgrove community; development relies on various types of septic systems/on-site waste treatment systems (OWTS).

### 4.4.3 PROJECT IMPACT ANALYSIS

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

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

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<sup>1</sup> December 8, 2015



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	Regulatory Framework	Determination
1) Have a substantial adverse effect on a scenic vista.	<b>Impact Analysis 4.4.1</b>	<b>Less than Significant with Mitigation Incorporated</b>
2) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.	There are no eligible or officially designated state scenic highways or potentially eligible County scenic highways in the vicinity of the neighborhood sites (Caltrans 2015; County of Riverside 2015a).	<b>No Impact</b>
3) Substantially degrade the existing visual character or quality of the site and its surroundings.	<b>Impact Analysis 4.4.2</b>	<b>Less than Significant with Mitigation Incorporated</b>
4) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.	<b>Impact Analysis 4.4.3</b>	<b>Less than Significant Impact</b>

##### Methodology

All of the neighborhood sites in the Highgrove Town Center community are currently designated and classified for varying levels of urban development, including Low-Density Residential and Light Industrial uses (see Table 4 in **Appendix 2.1-2**). As such, previous environmental review for development of the neighborhood sites with urban uses was included in the Riverside County General Plan Update Project, Environmental Impact Report (EIR) No. 521 (State Clearinghouse Number [SCH] 200904105), as well as in EIR No. 441 (SCH 2002051143), which was certified for the 2003 RCIP GP. These previous analyses were considered in evaluating the impacts associated with the proposed project. EIR No. 521 determined that mitigation and regulatory compliance measures would reduce impacts associated with aesthetic resources resulting from buildout of GPA 960 to a less than significant level. EIR No. 441 identified that implementation of mitigation and regulatory compliance measures would reduce aesthetic resource and light/glare impacts resulting from buildout of the 2003 RCIP GP to a less than significant level.

### Impact Analysis

#### Impact Analysis 4.4.1

Compliance with General Plan regulations and proposed mitigation would ensure that future development facilitated by the increase in density/intensity potential would not have a substantial adverse effect on a scenic vista. Therefore, this impact would be reduced to a **less than significant** level. (Threshold 1)

Future development of the neighborhood sites under the HHDR or MUA designations/zoning classifications could result in the development of apartments and condominiums, including multi-story structures, as well as mixed-use development (physically/functionally integrated combination of residential, commercial, office, entertainment, educational, recreational, cultural, institutional, or industrial uses). The new zone classifications allow buildings and structures up to 50 feet in height, minimum front and rear 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 on scenic vistas by altering open views to more urban, higher-density development with views partially obscured by structures.

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

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

#### Mitigation Measures

#### **MM 3.1.1** (see Section 3.0)

#### Impact Analysis 4.4.2

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 in the Highgrove Town Center community are currently designated and classified for varying levels of urban development, including Low-Density Residential and Light Industrial 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 new development and redevelopment would 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 Highgrove 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.

The proposed policies for MUA-designated areas encourage a balanced mix of jobs, housing, and services within compact, walkable neighborhoods which also feature pedestrian and bicycle linkages (walking paths, paseos, and trails) between residential uses and activity nodes. Additionally, proposed Highgrove Area Plan Policy HAP 1.1 requires that development applications incorporate to the maximum extent feasible elements of the existing orange groves as a design feature. The intent is to provide visual buffering that will sustain the traditional rural sense of place that has long defined Highgrove. Area Plan Policy HAP 1.3 states that development applications that propose more intense residential uses than otherwise allowed within the Highgrove Area Plan Land Use Plan must cluster dwelling units to promote protection of scenic values and provision of recreational open space.

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 4.4.3**

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 and would not adversely affect the Palomar Observatory. Therefore, this impact would be considered **less than significant**. (Threshold 4)

The land uses facilitated by the HHDR and MUA designations/zoning classifications would result in an increase in density, and thus an increase in lighting and glare, beyond that originally considered for the neighborhood sites. However, the neighborhood sites are not within an

#### 4.4 HIGHGROVE AREA PLAN

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Observatory Restriction Zone for the Palomar Observatory and increased nighttime lighting would not obstruct or hinder the views from the observatory.

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, and requires all outdoor luminaries to be located, adequately shielded, and directed such that no direct light falls outside the parcel of origin or onto the public right-of-way.

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

##### Mitigation Measures

None required.

## AGRICULTURAL AND FORESTRY RESOURCES

**Thresholds of Significance**

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

Threshold	Analysis	Determination
1) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resource Agency, to nonagricultural use.	There is no designated Prime Farmland, Unique Farmland, or Farmland of Statewide Importance within or adjacent to the neighborhood sites (County of Riverside 2015b).	<b>No Impact</b>
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 Manufacturing-Service Commercial; Industrial Park; and Residential (R-1) 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).	<b>No Impact</b>
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 Manufacturing-Service Commercial; Industrial Park; and Residential (R-1) 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).	<b>No Impact</b>
4) Result in the loss of forestland or conversion of forestland to non-forest use.	The zoning classifications of the neighborhood sites include Manufacturing-Service Commercial; Industrial Park; and Residential (R-1) 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).	<b>No Impact</b>
5) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to nonagricultural use or conversion of forestland to non-forest use.	There is no farmland or forestland present on the neighborhood sites, which are infill development sites located along I-10, a major transportation corridor (County of Riverside 2015b).	<b>No Impact</b>

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### 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.	<b>Impact Analysis 3.3.1 in Section 3.0</b> - 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.	<b>Cumulatively Considerable and Significant and Unavoidable</b>
2) Violate any air quality standard or contribute substantially to an existing or projected air quality violation.	<b>Impact Analysis 3.3.2 and 3.3.3 in Section 3.0</b> - 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.	<b>Cumulatively Considerable and Significant and Unavoidable</b>
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).	<b>Impact Analysis 3.3.4 in Section 3.0</b> – Cumulative impacts are analyzed in Section 3.0, Countywide Impact Analysis.	<b>Cumulatively Considerable and Significant and Unavoidable</b>
4) Expose sensitive receptors to substantial pollutant concentrations.	<b>Impact Analysis 3.3.5 in Section 3.0</b> - 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.	<b>Less Than Cumulatively Considerable with Mitigation Incorporated</b>
5) Create objectionable odors affecting a substantial number of people.	<b>Impact Analysis 3.3.6 in Section 3.0</b> - 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.	<b>Less Than Cumulatively Considerable with Mitigation Incorporated</b>

## BIOLOGICAL RESOURCES

**Thresholds of Significance**

The following table identifies the thresholds for determining the significance of an 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).	<b>Impact Analysis 4.4.4</b>	<b>Less than Significant Impact</b>
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.	<b>Impact Analysis 4.4.5</b>	<b>Less than Significant with Mitigation Incorporated</b>
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.	<b>Impact Analysis 4.4.5</b>	<b>Less than Significant with Mitigation Incorporated</b>
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.	<b>Impact Analysis 4.4.6</b>	<b>Less than Significant Impact</b>
5) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.	<b>Impact Analysis 3.4.5 in Section 3.0</b> – 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.	<b>No Impact</b>
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.	<b>Impact Analysis 4.4.7</b>	<b>Less than Significant Impact</b>

### Methodology

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

### Impact Analysis

**Impact Analysis 4.4.4** 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. (Threshold 1)

All of the neighborhood sites are located within the boundaries of the WRC-MSHCP, which provides for the protection of sensitive species by designating a contiguous system of habitat to be added to existing public/quasi-public lands (Conservation Area). The WRC-MSHCP defines two distinct processes to determine a development project's consistency, dependent on whether the project is located within or outside of a Criteria Area. Criteria Areas consist of 160-acre 'cells' with specific conservation objectives. 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 (see **Appendix 4.0-1**). All of the neighborhood sites are 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.

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, as well as riparian habitat, sensitive natural communities, and wildlife movement corridors, 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 4.4.5** 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 with regulatory actions governing riparian and wetland resources, including jurisdictional delineation of waters of the United States and wetlands pursuant to the Clean Water Act and US Army Corps of Engineers protocol (Clean Water Act Section 404 permit) and delineation of streams and vegetation within drainages and native vegetation of use to wildlife pursuant to the 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, or vegetation) indicate that the proposed project could affect riparian/riverine areas or federally protected wetlands. The measures require project-specific avoidance measures to be identified or the project applicant to obtain the applicable permits prior to the issuance of any grading permit or other action that would lead to the disturbance of the riparian resource and/or wetland. Compliance with the above-listed existing regulations, as well as implementation of mitigation measures **MM 3.4.5** and **MM 3.4.6**, would ensure that impacts on riparian habitats, sensitive natural communities, and/or federally protected wetlands resulting from development accommodated by the proposed project would be reduced to a **less than significant** level.

### Mitigation Measures

**MM 3.4.5** and **MM 3.4.6** (see Section 3.0)

**Impact Analysis 4.4.6** 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

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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 4.4.7**

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.

## 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.	<b>Impact Analysis 3.5.1 in Section 3.0</b> – 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.	<b>Less Than Cumulatively Considerable with Mitigation Incorporated</b>
2) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5.	<b>Impact Analysis 3.5.2 in Section 3.0</b> – 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.	<b>Less Than Cumulatively Considerable with Mitigation Incorporated</b>
3) Disturb any human remains, including those interred outside of formal cemeteries.	<b>Impact Analysis 3.5.3 in Section 3.0</b> – 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.	<b>Less Than Cumulatively Considerable with Mitigation Incorporated</b>

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### GEOLOGY AND SOILS

#### Thresholds of Significance

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

Threshold	Analysis	Determination
1) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death, involving: <ul style="list-style-type: none"><li>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.</li><li>b) Strong seismic ground shaking.</li><li>c) Seismic-related ground failure, including liquefaction.</li><li>d) Landslides.</li></ul>	<b>Impact Analysis 3.6.1 and 3.6.2 in Section 3.0</b> – 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.	<b>Less Than Cumulatively Considerable with Mitigation Incorporated</b>
2) Result in substantial soil erosion or the loss of topsoil.	<b>Impact Analysis 3.6.3 in Section 3.0</b> – 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.	<b>Less Than Cumulatively Considerable with Mitigation Incorporated</b>
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.	<b>Impact Analysis 3.6.4 in Section 3.0</b> – 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.	<b>Less Than Cumulatively Considerable with Mitigation Incorporated</b>

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.	<b>Impact Analysis 3.6.4 in Section 3.0</b> – 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.	<b>Less Than Cumulatively Considerable with Mitigation Incorporated</b>
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.	<b>Impact Analysis 3.6.5 in Section 3.0</b> – 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.	<b>Less Than Cumulatively Considerable</b>
6) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.	<b>Impact Analysis 3.6.6 in Section 3.0</b> – 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.	<b>Less Than Cumulatively Considerable</b>

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### 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.	<b>Impact Analysis 3.7.1 in Section 3.0</b> - 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.	<b>Cumulatively Considerable and Significant and Unavoidable</b>
2) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases.	<b>Impact Analysis 3.7.1 in Section 3.0</b> - 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.	<b>Cumulatively Considerable and Significant and Unavoidable</b>

## HAZARDS AND HAZARDOUS MATERIALS

**Thresholds of Significance**

The following table identifies the thresholds for determining the significance of hazardous material or hazard 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) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.	<b>Impact Analysis 3.8.1 in Section 3.0</b> - 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.	<b>Less than Cumulatively Considerable</b>
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.	<b>Impact Analysis 3.8.1 in Section 3.0</b> - 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.	<b>Less than Cumulatively Considerable</b>
3) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.	<b>Impact Analysis 3.8.2 in Section 3.0</b> - 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.	<b>Less than Cumulatively Considerable</b>
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).	<b>No Impact</b>
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.	<b>Impact Analysis 4.4.8</b>	<b>Less than Significant Impact</b>
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).	<b>No Impact</b>
7) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.	<b>Impact Analysis 3.8.4 in Section 3.0</b> - 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.	<b>Less than Cumulatively Considerable</b>
8) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where	The neighborhood sites are not located in a wildfire hazard severity zone (County of Riverside 2015a).	<b>No Impact</b>

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Threshold	Analysis	Determination
wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands.		

#### METHODOLOGY

The impact analysis below utilized data from the General Plan EIR No. 521 and EIR No. 441 to determine whether the proposed increase in density/intensity potential resulting from the project would result in a significant impact.

#### Impact Analysis

##### Impact Analysis 4.4.8

Future development resulting from the project would be required to comply with the March Air Reserve Base Land Use Compatibility Plan. Therefore, the project will not result in an airport-related safety hazard for people residing or working in the project area. This is a **less than significant** impact. (Threshold 5)

The proposed neighborhood sites are not located within the March Joint Air Reserve Base Influence Area. According to Airport Land Use Compatibility Criteria (County of Riverside 2015a), there are no residential restrictions that would apply to the neighborhood sites. Therefore, this impact would be considered **less than significant**.

#### Mitigation Measures

None required.



## 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.	<b>Impact Analysis 3.9.1 in Section 3.0</b> - 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.	<b>Less than Cumulatively Considerable with Mitigation Incorporated</b>
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).	<b>Impact Analysis 4.4.21 in Utilities and Service Systems sub-section</b>	<b>Less than Significant with Mitigation Incorporated</b>
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.	<b>Impact Analysis 3.9.4 in Section 3.0</b> – Given the programmatic nature of the project, the drainage pattern of future development cannot be determined. The effects and mitigation for this impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and are therefore analyzed in Section 3.0, Countywide Impact Analysis.	<b>Less than Cumulatively Considerable with Mitigation Incorporated</b>
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.	<b>Impact Analysis 3.9.4 in Section 3.0</b> – Given the programmatic nature of the project, the drainage pattern of future development cannot be determined. The effects and mitigation for this impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and are therefore analyzed in Section 3.0, Countywide Impact Analysis.	<b>Less than Cumulatively Considerable with Mitigation Incorporated</b>
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.	<b>Impact Analysis 3.9.5 in Section 3.0</b> – Given the programmatic nature of the project, the exact quantity of stormwater runoff of future development cannot be determined. The effects and mitigation for this impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and are therefore analyzed in Section 3.0, Countywide Impact Analysis.	<b>Less than Cumulatively Considerable with Mitigation Incorporated</b>
6) Otherwise substantially degrade water quality.	<b>Impact Analysis 3.9.6 in Section 3.0</b> - This impact would be the same for all unincorporated areas of the County (regardless of the location of the	<b>Less than Cumulatively Considerable with</b>

## 4.4 HIGHGROVE AREA PLAN

Threshold	Analysis	Determination
	neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	<b>Mitigation Incorporated</b>
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.	<b>Impact 4.4.9</b>	<b>Less than Significant Impact with Mitigation Incorporated</b>
8) Place within a 100-year flood hazard area structures which would impede or redirect flood flows.	<b>Impact 4.4.9</b>	<b>Less than Significant Impact with Mitigation Incorporated</b>
9) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam.	The neighborhood sites are not located in an area susceptible to levee or dam failure (County of Riverside 2015a).	<b>No Impact</b>
10) Inundation by seiche, tsunami, or mudflow.	The neighborhood sites are not located in an area susceptible to tsunami or mudflow. In terms of seiche hazards, there are no significant documented hazards for any of the waterbodies in Riverside County. Based on morphology and hydrology, only two waterbodies in Riverside County, Lake Perris and Lake Elsinore, may have the potential for seismically induced seiche (County of Riverside 2015a). The neighborhood sites are not located in the vicinity of these waterbodies.	<b>No Impact</b>

### METHODOLOGY

The impact analysis below utilized data from the General Plan EIR No. 521 and EIR No. 441 to determine whether the proposed increase in density/intensity potential resulting from the project would result in a significant impact.

### IMPACT ANALYSIS

**Impact Analysis 4.4.9** Future development facilitated by the project would result in the placement of housing and structures within a 100-year floodplain. However, the County's pre-application procedure would ensure protection of future development against flood hazards. Therefore, this is a **less than significant** impact. (Thresholds 7 and 8)

The southern part of the Highgrove Area plan is within a floodplain area as shown by FEMA (see **Figure 4.4-3**). The FEMA Flood Insurance Rate Map for the project area (Map No. 06065C0065G) shows that the project site is in Flood Zone, indicating that it has a 1 percent annual chance of flooding. Many techniques may be used to address the danger of flooding, such as avoiding development in floodplains, altering water channels, applying specialized building techniques, elevating structures that are in floodplains, and enforcing setbacks.

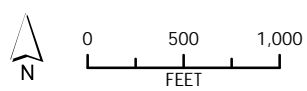


Figure 4.4-3  
Flood Zones in Highgrove Town Center



All future development would go through the County's pre-application review procedure (required per Section 18.2.B, Pre-Application Review, of Ordinance 348), and development review process, which would ensure consistency with all County General Plan policies and regulations intended to protect against flood hazards. For example, GPA 960 Policy S 4.1 (RCIP GP Policy S 4.1) states that new construction within 100-year floodplains must mitigate the flood hazard to the satisfaction of the Building Official or other responsible agency. In the case that the flood hazard cannot be mitigated, the project proposal would not be approved. GPA 960 Policy S 4.2 (RCIP GP Policy S 4.2) requires the County to enforce provisions of the Building Code, including the requirement that all residential structures be flood-proofed from the mapped 100-year stormflow. To the extent that residential structures cannot meet these standards, they shall not be approved. GPA 960 Policy S 4.4 (RCIP GP Policy S 4.4) prohibits the construction, location, or substantial improvement of structures in areas designated as floodways, except upon approval of a plan which provides that the proposed development will not result in any significant increase in flood levels during the occurrence of a 100-year flood discharge.

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

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

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

### Mitigation Measure

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

## 4.4 HIGHGROVE AREA PLAN

### 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 vacant sites surrounded by other vacant sites and some urban development. Future development would be integrated with the existing community and would not divide it.	<b>No Impact</b>
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.	<b>Impact Analysis 4.4.10</b>	<b>Less than Significant Impact</b>
3) Conflict with any applicable habitat conservation plan or natural community conservation plan.	<b>Impact Analysis 4.4.7</b> in Biological Resources sub-section	<b>Less than Significant Impact</b>

### METHODOLOGY

The land use and planning analysis considers the potential for changes to the Highgrove Town Center neighborhood in the Highgrove Area Plan to conflict with the County's planning and policy documents.

#### IMPACT ANALYSIS

##### Impact Analysis 4.4.10

Changes to the Highgrove Town Center neighborhood in the Highgrove 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 Highgrove Area Plan to articulate a more detailed vision for the future of the Highgrove Town Center neighborhood, as well as a change in land use designation and zone classification for 110.6 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 Highgrove 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 Highgrove Area Plan would not conflict with the County's General Plan or any other

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

##### Mitigation Measures

None required.

## 4.4 HIGHGROVE AREA PLAN

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### 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).	<b>No Impact</b>
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).	<b>No Impact</b>



## 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.	<b>Impact Analysis 4.4.11</b>	<b>Significant and Unavoidable</b>
2) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels.	<b>Impact Analysis 3.12.2 in Section 3.0</b> - 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.	<b>Less than Cumulatively Considerable with Mitigation Incorporated</b>
3) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.	<b>Impact Analysis 4.4.12</b>	<b>Significant and Unavoidable</b>
4) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project.	<b>Impact Analysis 3.12.3 in Section 3.0</b> - 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.	<b>Less than Cumulatively Considerable with Mitigation Incorporated</b>
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.	<b>Impact Analysis 4.4.13</b>	<b>Less than Significant Impact</b>
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).	<b>No Impact</b>

**Methodology**

All of the neighborhood sites in the Highgrove Town Center community are currently designated and classified for varying levels of urban development, including Low-Density Residential and Light Industrial uses (see Table 4 in **Appendix 2.1-2**). Similarly, 2003 RCIP GP designated all of the neighborhood sites 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

## 4.4 HIGHGROVE AREA PLAN

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

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

In addition, the neighborhood sites are located along and in the vicinity of State Route 91 and future development accommodated by the project could expose residents to existing and/or future roadway noise. 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 Ordinance No. 847).

GPA 960 and RCIP GP policies restrict land uses that have higher levels of noise production from being located near land uses that are more sensitive to noise levels, and require acoustical studies and reports to be prepared for proposed developments that may be affected by high noise levels or are considered noise sensitive (GPA 960 Policies N 1.1 through N 1.5 and RCIP GP Policies N 1.1 through N 1.5). Acoustical analysis is required to include recommendations for design mitigation. Furthermore, GPA 960 Policies N 9.3, N 9.7, and N 11.5 (RCIP GP Policies N 8.3, N 8.7, and N 10.5) require developments that will increase traffic on area roadways to provide appropriate mitigation for traffic-related noise increases; require noise monitoring for developments that propose sensitive land uses near arterial roadways; and restrict the development of sensitive land uses along railways (County of Riverside 2015b). Finally, future development projects would be required to meet the County standards regulating noise based on General Plan land use designation 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<sub>dn</sub> for outdoor noise in noise-sensitive outdoor activity areas and 45 dBA L<sub>dn</sub> for indoor noise in bedrooms and living/family rooms. New development that does not and cannot be made to conform to this standard shall not be permitted. Mitigation measure **MM 3.12.2** (see Section 3.0) requires acoustical studies, describing how the exterior and interior noise standards will be met, for all new residential developments with a noise exposure greater than 65 dBA L<sub>dn</sub>. 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 is sited, designed, and/or engineered to include the necessary setbacks, construction materials, sound walls, berms, or other features necessary to ensure that internal and external noise levels meet the applicable County standards.

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

#### Mitigation Measures

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

**Impact Analysis 4.4.12** 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 area roadways.

As described under **Impact Analysis 4.4.11**, GPA 960 and RCIP GP policies restrict land uses with higher levels of noise production from being located near land uses that are more sensitive to noise levels, and require acoustical studies and reports to be prepared for proposed developments that may be affected by high noise levels or are considered noise sensitive (GPA 960 Policies N 1.1 through N 1.5 and RCIP GP Policies N 1.1 through N 1.5). Acoustical analysis is required to include recommendations for design mitigation. Furthermore, GPA 960 Policies N 9.3, N 9.7, and N 11.5 (RCIP GP Policies N 8.3, N 8.7, and N 10.5) require developments that will increase traffic on area roadways to provide appropriate mitigation for traffic-related noise increases; require noise monitoring for developments that propose sensitive land uses near arterial roadways; and restrict the development of sensitive land uses along railways (County of Riverside 2015a). Finally, future development projects would be required to meet the County standards regulating noise based on General Plan land use designations that are established in Ordinance No. 847.

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,

## 4.4 HIGHGROVE AREA PLAN

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and viewsheds would result in noise penetrating the wall and affecting the receptor. Physically modifying existing buildings to mitigate noise would not address exposure to noise outside, or during times when windows would remain open for passive cooling. As noise mitigation practices/design cannot be guaranteed for reducing project-related noise exposure to existing uses, particularly from roadway noise or other noises generated outside of the neighborhood sites, noise impacts are considered **significant and unavoidable**.

### Mitigation Measures

None feasible.

**Impact Analysis 4.4.13** Future development facilitated by the project would not result in exposure of people to excessive airport noise. Therefore, impacts are **less than significant**. (Threshold 5)

The proposed neighborhood sites are located to the north of the March Air Reserve Base/Inland Port, in an undeveloped area with rural residential homes situated on large lots. According to the Riverside County Airport Land Use Compatibility Plan (ALUCP), the CNEL considered normally acceptable for new residential land uses in the vicinity of March Air Reserve Base/Inland Port is 65 dB (Countywide Policy 4.1.5). The ALUCP also indicates that single-event noise levels from nighttime activity by large aircraft at March Air Reserve Base/Inland Port warrants a greater degree of sound attenuation for the interiors of buildings housing certain uses. As such, the maximum, aircraft-related, interior noise level considered acceptable for all new residences is CNEL 40 dB.

The proposed neighborhood sites are located within Compatibility Zone E of the March Air Reserve Base Land Use Compatibility Plan. Noise impacts in this zone are considered “low,” beyond the 55 CNEL contour, with occasional overflights intrusive to some outdoor activities (RCALUC 2014). As such, future development facilitated by the project would be unlikely to result in the exposure of new noise-sensitive land uses to airport noise exceeding acceptable standards. In addition, implementation of the applicable policies contained in the GPA 960 and RCIP GP would ensure that all future development in the Highgrove Area Plan planning area, including the development of the neighborhood sites, meets applicable noise criteria for land use compatibility and includes noise attenuation features to meet applicable noise standards. For instance, GPA 960 Policy N 7.4 (RCIP GP Policy N 7.4) requires the County to check each development proposal to determine if it is located within an airport noise impact area as depicted in the applicable Area Plan’s Policy Area section regarding Airport Influence Areas. Development proposals within a noise impact area must comply with applicable airport land use noise compatibility criteria. GPA 960 Policy N 1.7 (RCIP GP Policy N 1.7) requires proposed land uses affected by unacceptably high noise levels to have an acoustical specialist prepare a study of the noise problems and recommend structural and site design features that will adequately mitigate the noise problem, and GPA 960 Policy N 2.2 (RCIP GP N 2.2) requires a qualified acoustical specialist to prepare acoustical studies for proposed noise-sensitive projects within noise-impacted areas to mitigate existing noise. GPA 960 Policy N 19.3 (RCIP GP N 18.3) requires the County to condition that prospective purchasers or end users of property be notified of overflight, sight, and sound of routine aircraft operations by all effective means, including a) requiring new residential subdivisions that are located within the 60 CNEL contour or are subject to overflight, sight, and sound of aircraft from any airport to have such information included in the State of California Final Subdivision Public Report and b) requiring that Declaration and Notification of Aircraft Noise and Environmental Impacts be recorded and made available to prospective purchasers or end users of property located within the 60 CNEL noise contour for any airport or air station that is subject to routine aircraft overflight. GPA 960 Policy N 7.1 (RCIP GP N 7.1) states that new land use development within Airport Influence Areas

have to comply with airport land use noise compatibility criteria contained in the corresponding airport land use compatibility plan for the area.

With incorporation of the General Plan policies, this impact would be considered **less than significant**.

##### Mitigation Measures

None required.

## 4.4 HIGHGROVE AREA PLAN

### POPULATION AND HOUSING<sup>2</sup>

#### 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).	<b>Impact Analysis 4.4.14</b>	<b>Significant and Unavoidable</b>
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.	<b>No Impact</b>
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.	<b>No Impact</b>

#### 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 Southwest 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

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

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

### Impact Analysis

**Impact Analysis 4.4.14** 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 in comparison to the current designations/zoning classifications and would therefore have the potential to result in more housing units and population. **Table 4.4-4** shows the theoretical buildout projections for the Highgrove 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 2,609 more dwelling units and 7,955 more persons in comparison to the housing and population growth that could occur under the adopted Highgrove Area Plan/General Plan. This represents a 48 percent increase.

## 4.4 HIGHGROVE AREA PLAN

**TABLE 4.4-4**  
**THE HIGHGROVE AREA PLAN**  
**THEORETICAL BUILD-OUT PROJECTIONS UNDER PROPOSED PROJECT**

Land Use	Project-Related Change in Acreage <sup>1</sup>	Acreage	Dwelling Units <sup>2</sup>	Population
Agriculture Foundation Component		2	0	0
Rural Foundation Component		532	31	93
Rural Community Foundation Component		0	0	0
Open Space Foundation Component		1,514	0	0
<b>Community Development Foundation Component</b>				
Estate Density Residential (EDR)		0	0	0
Very Low Density Residential (VLDR)		50	37	114
Low Density Residential (LDR)	(-17.68)	208	312	953
Medium Density Residential (MDR)		1,264	4,425	13,494
Medium-High Density Residential (MHDR)		5	30	90
High Density Residential (HDR)		20	215	656
Very High Density Residential (VHDR)		15	247	753
Highest Density Residential (HHDR)	(+ 87.38)	89	2,681	8,177
Commercial Retail2 (CR)		57	N/A	N/A
Commercial Tourist (CT)		0	N/A	N/A
Commercial Office (CO)		5	N/A	N/A
Light Industrial (LI)	(-69.70)	104	N/A	N/A
Heavy Industrial (HI)		0	N/A	N/A
Business Park (BP)		39	N/A	N/A
Public Facilities (PF)		49	N/A	N/A
Community Center (CC)		0	0	0
Mixed Use Planning Area (MUPA)		N/A	N/A	N/A
<b>Proposed Project Land Use Assumptions and Calculations Totals:</b>		<b>3,952</b>	<b>7,979</b>	<b>24,330</b>
<b>Current Highgrove Area Plan/General Plan Land Use Assumptions and Calculations Totals:</b>		<b>3,952</b>	<b>5,370</b>	<b>16,375</b>
<b>Increase</b>		<b>-</b>	<b>2,609</b>	<b>7,955</b>

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

<sup>2</sup> 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 Highgrove Town Center neighborhoods in the Highgrove Area Plan 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 48 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 Highgrove 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 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 Highgrove 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.

## 4.4 HIGHGROVE AREA PLAN

### PUBLIC SERVICES

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"> <li>• fire protection,</li> <li>• police protection,</li> <li>• schools,</li> <li>• parks,</li> <li>• other public facilities.</li> </ul> <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"> <li>• <b>Fire Stations:</b> One fire station per 2,000 dwelling units</li> <li>• <b>Law Enforcement:</b> 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</li> </ul>	<p><u>Fire Protection</u> <b>Impact Analysis 4.4.15</b></p> <p><u>Law Enforcement</u> <b>Impact Analysis 4.4.16</b></p> <p><u>Public School Facilities</u> <b>Impact Analysis 4.4.17</b></p> <p><u>Parks</u> <b>Impact Analysis 4.4.18</b> under Recreation sub-section</p>	<p><u>Fire Protection</u> <b>Less than Significant</b></p> <p><u>Law Enforcement</u> <b>Less than Significant</b></p> <p><u>Public School Facilities</u> <b>Less Than Significant</b></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 Highgrove Plan planning area based on generation factors identified by Riverside County.

### Impact Analysis

#### Fire Protection and Emergency Medical Services

##### **Impact Analysis 4.4.15**

Future development resulting from the project would be required to contribute its fair share to fund fire facilities via fire protection mitigation fees; construction of any RCFD facilities would be subject to CEQA review; and compliance with existing regulations would

reduce the impacts of providing fire protection services. Therefore, the proposed increase in density/intensity potential on the neighborhood sites would result in **less than significant** impacts associated with the provision of fire protection and emergency services. (Threshold 1)

The proposed project would result in the need for two new fire stations (2,609 du/2,000 du = 1.6 stations) beyond those already anticipated for buildout of the neighborhood sites under the current land use designations. The RCFD reviewed the proposed project and confirmed that, dependent upon future development/planning in the area, a fire station and/or land designated on a tract map for a future fire station may be required. Any future development on the neighborhood sites would be subject to Riverside County Ordinance No. 659, which requires new development to pay fire protection mitigation fees used by the RCFD to construct new fire protection facilities or to provide facilities in lieu of the fee as approved by the RCFD. The construction of these future fire stations or other fire protection facilities could result in adverse impacts to the physical environment, which would be subject to CEQA review.

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

The California Building and Fire Codes require new development to meet minimum standards for access, fire flow, building ignition and fire resistance, fire protection systems and equipment, defensible space, and setback requirements. County Ordinance 787 includes requirements for high-occupancy structures to further protect people and structures from fire risks, including requirements that buildings not impede emergency egress for fire safety personnel and that equipment and apparatus 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 4.4.16**

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

## 4.4 HIGHGROVE AREA PLAN

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The increase in density/intensity potential on the neighborhood sites would result in the need for 12 sworn police officers, 2 supervisors, 2 support staff, and 4 patrol vehicles beyond what has been anticipated for buildout of the sites under the current land use designations (see **Table 4.4-5**).

**TABLE 4.4-5**  
**LAW ENFORCEMENT GENERATION FACTORS AND**  
**THEORETICAL LAW ENFORCEMENT NEEDS UNDER PROPOSED PROJECT**

Personnel/Equipment	Generation Factor	Personnel/Equipment Needs – Proposed Project*
Sworn Officers	1.5 per 1,000 persons	12 sworn officers
Supervisors	1 per 7 officers	2 supervisors
Support Staff	1 per 7 officers	2 support staff
Patrol Vehicles	1 per 3 officers	4 patrol vehicles

\* Numbers are rounded.

Source: County of Riverside 2015b

According to EIR No. 521, the RCSD's ability to support the needs of future growth is dependent upon the financial ability to hire additional deputies. As previously discussed, future development on the neighborhood sites would be subject to Riverside County Ordinance No. 659, which requires new development to pay mitigation fees used to fund public facilities, including law enforcement facilities. In addition, the costs associated with the hiring of additional officers would be funded through Riverside County Board of Supervisor decisions on the use of general fund monies (i.e., property and tax).

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

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

### Mitigation Measures

None required.

### Public School Facilities

#### **Impact Analysis 4.4.17**

Future development resulting from the project would be required to pay RUSD 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 RUSD schools serving the neighborhood sites, as shown in **Table 4.4-6**.

**TABLE 4.4-6  
RUSD SCHOOL ENROLLMENT GENERATION FACTORS AND  
STUDENT GENERATION OF PROPOSED PROJECT**

School	Generation Factor	Student Generation
Highgrove Elementary School	0.2470	644
University Middle School	0.0697	181
North High School	0.1674	436
<b>Total Student Generation</b>		<b>1,261</b>

Source: RUSD 2015

**TABLE 4.4-7  
SCHOOL FACILITIES NEED RESULTING FROM PROPOSED PROJECT**

School Type	RUSD School Facility Design Capacity	Proposed Project Student Generation	School Facilities Need
Elementary School	750	644	0.85
Middle School	900	181	0.21
High School	2,400	1,261	0.52

Source: RUSD 2015

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

The RUSD has indicated that new schools will be needed to serve the area currently served by Highgrove Elementary and North High. New student enrollment generated by the project would contribute to the need for these new school facilities.

Pursuant to the Leroy F. Greene School Facilities Act (Senate Bill 50), future development would be required to pay RUSD residential and commercial/industrial development mitigation fees to fund school construction. In order to obtain a building permit for projects located within the boundary of the RUSD, the County requires the applicant to obtain a Certificate of Compliance from the RUSD verifying that developer fees have been paid. Under CEQA, payment of RUSD 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.

## 4.4 HIGHGROVE AREA PLAN

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### 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.	<b>Impact Analysis 4.4.18</b>	<b>Less than Significant Impact</b>
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.	<b>Impact Analysis 4.4.18</b>	<b>Less than Significant Impact</b>

#### 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 Highgrove Plan Area based on generation factors identified by Riverside County.

#### Impact Analysis

##### Parks and Recreation

##### Impact Analysis 4.4.18

Future development on the neighborhood sites would be required to provide for adequate park and recreation facilities in accordance with the Quimby Act and County Ordinance No. 460. The construction/development of these park and recreation facilities would be subject to CEQA review. For these reasons, impacts would be **less than significant**. (Thresholds 1 and 2)

Future development of the neighborhood sites under the project would result in the need for 24 additional acres of parkland based on the County's parkland standard ( $7.955 \times 3 = 23.86$  acres). Riverside County Parks and the Riverside County Planning Department enforce the Quimby Act standards enacted under Riverside County Ordinance No. 460 during review of development and building plans. Development applicants are required to provide specific levels of new recreational development (parks, recreational areas, etc.) and/or pay a specific amount of in-lieu fees that are then used to construct new or expanded facilities. Trail requirements and off-site improvement

contributions are also handled similarly (through mandatory Conditions of Approval). Future development on the neighborhood sites would be subject to Riverside County Ordinance No. 659, which requires new development to pay mitigation fees used to fund public facilities, including regional parks, community centers/parks, and regional multipurpose trails. The construction of park and recreational facilities to serve future development resulting from the project could result in adverse impacts to the physical environment, which would be subject to CEQA review.

GPA 960 Policy OS 20.5 (RCIP GP Policy OS 20.5) requires that development of recreation facilities occur concurrent with other development, and GPA 960 Policy OS 20.6 (RCIP GP Policy OS 20.6) requires new development to provide implementation strategies for the funding of both active and passive parks and recreational sites.

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

In addition, future development would go through the County's pre-application review procedure (required per Section 18.2.B, Pre-Application Review, of Ordinance 348), and development review process, which would ensure consistency with all County General Plan policies and regulations regarding parkland and recreational facilities, including Policies OS 20.5 and OS 20.6 (RCIP GP Policies OS 20.5 and OS 20.6). Policy 20.5 requires that development of recreation facilities occur concurrent with other development and Policy 20.6 requires new development to provide implementation strategies for the funding of both active and passive parks and recreational sites. Further, proposed policies for MUA-designated areas encourage the provision of parkland in nonresidential land uses.

These components of the proposed project, along with the County's development review process, would ensure that future development facilitated by the increase in density/intensity potential would provide for adequate park and recreation facilities in accordance with the Quimby Act and County Ordinance No. 460. The construction/development of these park and recreation facilities would be subject to CEQA review. For these reasons, impacts would be **less than significant**.

### Mitigation Measures

None required.

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### TRANSPORTATION/TRAFFIC

#### Thresholds of Significance

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

Threshold	Analysis	Determination
1) Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and nonmotorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit.  The County's General Plan identifies a countywide target level of service of LOS D for Riverside County roadway facilities (Policy C.2.1). The Riverside County Congestion Management Program, administered by the Riverside County Transportation Commission, has established a minimum threshold of LOS E.	<b>Impact Analysis 4.4.19</b>	<b>Significant and Unavoidable</b>
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.	<b>Impact Analysis 4.4.19</b>	<b>Significant and Unavoidable</b>
3) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.	The neighborhood sites would not result in the increase air traffic levels or change air travel locations. Therefore, the project would not result in a change in air traffic patterns (County of Riverside 2015a).	<b>No Impact</b>
4) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).	<b>Impact Analysis 3.16.3 in Section 3.0</b> - 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.	<b>Less than Cumulatively Considerable</b>
5) Result in inadequate emergency access.	<b>Impact Analysis 3.16.4 in Section 3.0</b> - 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.	<b>Less than Cumulatively Considerable</b>



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.	<b>Impact Analysis 3.16.5 in Section 3.0</b> - 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.	<b>Less than Cumulatively Considerable</b>
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## Methodology

The impact analysis below considers the potential for buildout of the neighborhood sites to increase traffic and affect the transportation system in the Highgrove 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 4.4.19** The proposed increase in density/intensity potential on the neighborhood sites would increase traffic volumes on two roadway segments within the Highgrove Area Plan planning area that are already projected to operate at an unacceptable level under buildout of the General Plan. This is a **significant** impact. (Thresholds 1 and 2)

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

EIR No. 521 projected future traffic operating conditions under buildout of the existing General Plan land uses. **Table 4.4-8** below summarizes traffic volumes and LOS on roadway segments in the Highgrove Area Plan under buildout of existing General Plan land uses and under buildout of the proposed project. The addition of project-related traffic would increase traffic volumes on two roadway segments within the Highgrove Area Plan already projected to operate at an unacceptable level (North Orange Street to Iowa Street and Center Street/Pigeon Pass Road to Main Street). This is a **significant** impact.

**TABLE 4.4-8  
TRAFFIC OPERATING CONDITIONS UNDER BUILD-OUT OF  
GPA 960 AND PROPOSED PROJECT**

Roadway Segment	Limits	GPA 960 (Build-Out)				Housing Element Update (Build-Out)				
		No. of Lanes	Future Facility Type	Daily Volume	LOS	No. of Lanes	Future Facility Type	Added Daily Volume	Daily Volume	LOS
Center Street	California Ave to Garfield Ave	4	Secondary	18,500	D or better	4	Secondary	400	18,900	D or Better
Center Street	N Orange Street to Iowa Street	4	Secondary	26,800	D or Better	4	Secondary	400	27,200	F
Mount Vernon Avenue	Center Street-Pigeon Pass Road To Main Street	4	Secondary	48,800	F	4	Secondary	1600	50,400	F

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*Source: Urban Crossroads 2015*

Each future development project on the neighborhood sites would be required to prepare focused traffic impact analyses which would address site- and project-specific traffic impacts; as County General Plan 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, one roadway segment with project-related traffic volumes is already projected to operate at LOS F under buildout of existing General Plan land use designations. Therefore, the added increase in traffic volume resulting from future development associated with the increase in density/intensity potential on the neighborhood sites would 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.	<b>Impact Analysis 3.17.1 in Section 3.0</b> – 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.	<b>Less than Cumulatively Considerable with Mitigation Incorporated</b>
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.	<b>Impact Analysis 4.4.20 and Impact Analysis 4.4.21</b>	<u>Wastewater</u> <b>Significant and Unavoidable</b>  <u>Water</u> <b>Less than Significant with Mitigation Incorporated</b>
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.	<b>Impact Analysis 3.17.3 in Section 3.0</b> – 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.	<b>Less than Cumulatively Considerable with Mitigation Incorporated</b>
4) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed.	<b>Impact Analysis 4.4.21</b>	<b>Less than Significant with Mitigation Incorporated</b>
5) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments.	As the neighborhood sites are located in an area where sanitary sewer connections and treatment are not available, the project would have no impact on existing or future wastewater treatment providers, but would instead require construction of an individual or community OWTS or alternative system as part of their implementation.	<b>No Impact</b>
6) Be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs.	<b>Impact Analysis 4.4.22</b>	<b>Less than Significant with Mitigation Incorporated</b>

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Threshold	Analysis	Determination
7) Comply with federal, state, and local statutes and regulations related to solid waste.	Impact Analysis 4.4.22	Less than Significant with Mitigation Incorporated

### Methodology

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

### Impact Analysis

#### Wastewater

**Impact Analysis 4.4.20** County regulation of the construction of septic tanks in future development resulting from the project would ensure both adequate capacity for wastewater treatment and the protection of water quality consistent with all applicable wastewater treatment requirements; however, the feasibility of such systems is dependent on the specifics of the development proposal and property-specific conditions that cannot be determined at this time. Therefore, this impact would be **significant**. (Threshold 2)

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

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

Additionally, the US Environmental Protection Agency (EPA) has standards governing the placement of septic systems in proximity to water supply wells (see Section 2.2, Regulatory Framework). Consistent with EPA standards, the County prohibits the placement of conventional

septic tanks/subsurface disposal systems within any designated Zone A (classified as potential area of direct microbiological and chemical contamination based on estimated two-year time of contaminant travel within an aquifer from the wellhead to the potential source of contamination) of an EPA wellhead protection area (County of Riverside 2015b). Mitigation measure **MM 3.17.1** (see Section 3.0) enforces the EPA standards and, where a difference between Riverside County and EPA septic tank setback distance requirements exists, applies the more restrictive standard. Mitigation measure **MM 3.17.2** (see Section 3.0) requires the development of septic systems to be in accordance with applicable standards established by Riverside County and other responsible authorities.

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

#### Mitigation Measures

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

#### Water Supply and Service

**Impact Analysis 4.4.21** Implementation of the proposed project will increase the amount of allowable development in the Highgrove Area planning area, thereby increasing demand for water supply that could result in significant effects on the physical environment. However, adequate water supply and delivery infrastructure exists to accommodate the increased demand associated with the proposed project actions. This is considered a **less than significant** impact. (Thresholds 2 and 4)

Potable water is provided to the neighborhood sites by the RPU; the primary source of water supply for the RPU is groundwater pumped from the Bunker Hill, Riverside North, and Riverside South (RPU 2010) with additional water available from the Rialto-Colton Basin, recycled water from the City of Riverside's Regional Water Quality Control Plant, and imported water from the Western Municipal Water District through a connection at the Metropolitan Water District of Southern California's Henry J. Mills Treatment Plant.

Riverside County EIR No. 521 uses a residential generation factor of 1.01 acre feet yearly (AFY) per dwelling unit to determine projected theoretical water supply needs. Using that factor, the project would result in the need for 2,635.09 AFY beyond water supply demand originally anticipated ( $2,609 \times 1.01 \text{ AFY} = 2,635.09 \text{ AFY}$ ).

An increase of 2,635.09 AFY represents only 2 percent of the current RPU water supply of 129,076 AF and only 1.8 percent of the 143,226 AF water supply anticipated in 2035. This is not considered substantial.

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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 RPU 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 RPU 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. Additionally, Ordinance No. 859, Water-Efficient Landscape Requirements, requires new development projects to install water-efficient landscapes, thus limiting water applications and minimizing water runoff and water erosion in landscaped areas. Mitigation measure **MM 3.9.5** (see Section 3.0) ensures that applicants for future development would submit evidence to Riverside County that all applicable water conservation measures have been met.

Compliance with these existing regulations, mitigation measure **MM 3.9.5**, and review by the RPU will ensure that future development is not approved without adequate water supplies and the incorporation of feasible water conservation features. Furthermore, the projected increase of water demand associated with the potential development of 2,609 residential units in the Highgrove Area Plan is not substantial. As a result, this impact is would be reduced to a **less than significant** level.

### Mitigation Measures

**MM 3.9.5** (see Section 3.0)

### Solid Waste

#### **Impact Analysis 4.4.22**

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**. (Threshold 6 and 7)

Future development would generate solid waste that would be disposed of in the Badlands 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 1069.69 tons of waste per year beyond that already planned for the sites (2,609 du x 0.41 tons per du = 1069.69 tons).

As discussed in the Setting sub-section above, the serving landfill has remaining capacity (6.478 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. As part of its long-range planning and management activities, the RCDWR ensures that Riverside County has a minimum of 15 years of capacity, at any time, for future landfill disposal. The 15-year projection of disposal capacity is prepared each year as part of the annual reporting requirements for the Countywide Integrated Waste Management Plan. The most recent 15-year projection submitted to the State Integrated Waste Management Board by the RCDWR indicates that no additional capacity is needed to dispose of countywide waste through 2024, with a remaining disposal capacity of 28,561,626 tons in the year 2024 (County of Riverside 2015).

In addition, as discussed in **Impact 3.14.4** in Section 3.0, the county requires projects to be consistent with RCDWR's Design Guidelines for Refuse and Recyclables Collection and Loading Areas, as well as mandatory measures required as standard Conditions of Approval for new projects, including the provision of adequate areas for collecting and loading recyclable materials. Furthermore, all future development would be required to comply with mandatory commercial and multi-family recycling requirements of Assembly Bill 341. Mitigation measure **MM 3.17.4** (see Section 3.0) requires all future commercial, industrial, and multifamily residential development to provide adequate areas for the collection and loading of recyclable materials, and **MM 3.17.5** (see Section 3.0) requires all development projects to coordinate with appropriate County departments and/or agencies to ensure that there is adequate waste disposal capacity to meet the waste disposal requirements of the project. These requirements would apply to future development in Highgrove 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)

## 4.4 HIGHGROVE AREA PLAN

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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.	<b>Impact Analysis 3.18.1 in Section 3.0</b> - 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.	<b>Less than Cumulatively Considerable</b>



**4.4.4 REFERENCES**

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