4.5 HARVEST VALLEY/WINCHESTER AREA PLAN

4.5.1 PROJECT DESCRIPTION

The project consists of revisions to the Harvest Valley and Winchester Policy Area Plan to articulate a more detailed vision for Harvest Valley and Winchester's future, as well as a change in land use designation and zone classification for 537.96 acres within the Harvest Valley/Winchester Policy Area HHDR [Highest Density Residential (20-40 DU/acre)] or Mixed-Use Area (MUA). Each of these components is discussed below.

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

Section 4.5 Harvest Valley/Winchester Area Plan

4.5.1 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 Harvest Valley/Winchester Area Plan.

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

4.5.3 Project Impact Analysis

Thresholds of Significance

Methodology

Impact Analysis – Analysis of localized environmental impacts foreseeable in connection to project-related changes to the Harvest Valley/Winchester Area Plan.

4.5.6 References

Text Revisions

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

LOCAL LAND USE POLICIES

Community Centers and Mixed Use Areas/Highest Density Residential Development Town Center Community Centers

The Harvest Valley/Winchester Area Plan Land Use Plan identifies two Community Center Overlays within its planning area.~~—~~as shown in Figure 4, Overlays and Policy Areas. The Community Center Overlay land use designations allow a unique mix of employment, commercial, public, and residential uses. In order to promote a compact mixing of these uses, voluntary incentives may be necessary. The Community Center Overlay also allows development to meet the standards of the underlying land use designation.

The first of the two Community Center Overlay land use designations is located in the community of Winchester. Given the transportation opportunities and the presence of the nearby Diamond Valley Lake, this Community Center Overlay land use designation, together with the adjoining nine neighborhoods (one HHDR neighborhood and eight Mixed-Use neighborhoods) of Winchester Town Center, *allows the flexibility for this community to create a special place in western Riverside County.* This Community Center Overlay includes the portions of Winchester

located between Longfellow and Whittier Avenues, and between Olive Avenue and 9th Street, that are not included in the Winchester Town Center neighborhoods.

The other Community Center Overlay designation is located westerly of Winchester Road. This area is provided with the Community Center Overlay to allow the flexibility to create a village core that would serve the adjacent residences and become the focal point for the surrounding community. Alternatively, this area could be developed as an Entertainment Center to take advantage of the recreational and tourism opportunities presented by Diamond Valley Lake.

Winchester Town Center

Winchester Town Center (see Figure 3 – Detail) is located in the heart of the community of Winchester – it covers more than half of the roughly one square mile area of the community's core. It includes eight planned Mixed-Use Area (MUA) neighborhoods and one Highest Density Residential (HHDR) neighborhood, together covering a total of about 364 gross acres (about 281 net acres). Most of Winchester's existing single family residences and businesses are located in blocks or portions of blocks located along or near Winchester Road, generally between Longfellow and Whittier Avenues, and are not included in Winchester Town Center's nine planned MUA and HHDR neighborhoods. These neighborhoods also contain many vacant and mostly vacant parcels. The Winchester Town Center neighborhoods generally contain a few small clusters of single family residences, scattered single family residences, and a few businesses (the latter of which are primarily located along Winchester Road). The policies below would ensure that compatible interfaces – whether one- or two-story buildings, parks and trails, or local streets are provided as transitional land uses where more intense HHDR and MUA developments would adjoin existing low-profile (usually one story) single family residential neighborhoods.

The Winchester core retains a traditional "grid like" street pattern. This will enable the future development of a vibrant, well-interconnected community having frequent pedestrian, bicycle, automobile, bus, and, potentially in the future, transit shuttle passages both inside the core and connecting the core to adjacent community areas that will reduce travel times, enhance convenient access to community facilities and services for both local residents and visitors, and enhance the core's potential as an even more prominent local and sub-regional activity center.

Winchester Town Center is planned along both the east and west sides of Winchester Road (current local route of California Highway 79), which is the community's main business street. It lies along the north side of Salt Creek, between Rice Road on the west and Patterson Avenue on the east, and extends northward to 9th Street, near Double Butte. Highway 79 is proposed for relocation to the eastern side of Winchester, as part of a major project to provide a new, upgraded highway route (a controlled-access facility) connecting Winchester with I-15 to the south in Temecula and I-10 to the north in Beaumont. Simpson Road is the community core's primary east-west street, and is located in the center of the community. In the future, Grand Avenue, which is designated as an Urban Arterial, will be one of the community's major east-west transportation routes, joining existing Domenigoni Parkway (also an Urban Arterial), which lies to the south of Salt Creek, in providing the Winchester community's connections with Menifee and I-215 on the west and Hemet on the east. Riverside Transit Agency currently provides local bus service, primarily along Winchester Road and Domenigoni Parkway, connecting Winchester to Menifee, Hemet, and Murrieta and Temecula. Currently unused, a BNSF Railway route, oriented in an east-west fashion, is located in the core of Winchester between Asbury and 9th Streets. This route may provide the potential location for future commuter train service from the terminus of the new Perris Valley Line, in Perris, through Winchester, to Hemet.

Salt Creek is a fairly wide, channelized soft-bottom riverine open space area, and is the location for a new 16 mile Class 1 Bike Path, currently in the planning stages, that will eventually connect Winchester with Lake Elsinore to the west, and Hemet to the east. Diamond Valley Lake, a major regional reservoir and recreational area for boating, fishing, and trail activities, is located nearby to the southeast. Double Butte provides an imposing mountainous backdrop to the community on its northwestern side.

Existing community facilities in Winchester's community core area include Winchester Elementary School, Winchester Park, which includes both outdoor recreational facilities including ballfields and an indoor gymnasium and community meeting facilities, and a Riverside County Fire Station.

Winchester Town Center and its nine neighborhoods 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 for the community's residents and employees.

Highest Density Residential Area:

Following is a description of the neighborhood designated for Highest Density Residential development, and the policy specific to the neighborhood:

Double Butte View Neighborhood [Neighborhood 1] contains about 33 gross acres and is currently vacant. Visually imposing Double Butte is located nearby to the north. This neighborhood is located directly west of the Winchester Transit Center Neighborhood, and is planned to contain, at a 100% level, Highest Density Residential (HHDR) units to accommodate residents desiring convenient, walkable access potentially in the future to regional jobs and other destinations via passenger rail transportation, and nearby access to local community commercial services and facilities and services. The neighborhood should contain local park and recreation facilities, and potentially, community facilities.

Policy:

HVWAP 8.9 The Double Butte Neighborhood shall include 100% HHDR development (as measured in both gross and net acres).

Mixed-Use Areas:

Following is a description of each Mixed-Use Area neighborhood, and the policies specific to each neighborhood:

Winchester Transit Center Neighborhood [Neighborhood 2] contains about 28 gross acres. Existing land usage consists of several single family homes. This neighborhood is envisioned as a potential location for a future commuter transit station, if and when Metrolink service is extended from Perris, its current terminus at the end of the Perris Valley Line, to Winchester, and beyond to Hemet. This neighborhood is a MUA, with a minimum 50% HHDR component required. The remainder of the neighborhood would consist of the train station, including parking and shuttle accommodations, and retail commercial, office, and other uses that would benefit from this strategic transit-centered location. This neighborhood will benefit from 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 reduced transportation costs. This neighborhood, even more so than the others in Winchester Town Center, should contain numerous pedestrian, bicycle, automobile, and transit shuttle passages, both internal as well as

leading to the neighborhood's edges to ensure both a high degree of interaction between on-site uses, plus easy and inviting access to the transit service and commercial services from surrounding community neighborhoods.

Policy:

HVWAP 8.10 The Winchester Transit Center Neighborhood shall include at least 50% HHDR development (as measured in both gross and net acres).

Winchester Northeast Neighborhood [Neighborhood 3] contains about 22 gross acres. Existing land usage consists of several existing single family homes. The neighborhood is located in the northeastern part of Winchester Town Center, between Winchester Road and Whittier Avenue, and between 9th Street and Asbury Street and the BNSF Railway route. The neighborhood will be developed as a MUA, with a 50% minimum HHDR component required. The remaining neighborhood uses will include retail commercial, office, and other land use types supporting the overall viability and interactivity of the neighborhood.

Policy:

HVWAP 8.11 The Winchester Northeast Neighborhood shall include at least 50% HHDR development (as measured in both gross and net acres).

Patterson Avenue North Neighborhood [Neighborhood 4] contains about 41 gross acres. This neighborhood contains several single family residential homes. It is located between Whittier and Patterson Avenues, and between Simpson Road and the BNSF Railway route. This neighborhood is designated as a MUA, with a minimum 25% HHDR component required. The other site uses may include residential uses at lower densities than HHDR, parks and recreation facilities, civic uses, and should include job-creating retail commercial, office, and other commercial uses. Generally, the commercial uses should be located along and near Simpson Road, and to a lesser degree, Patterson Avenue.

Policy:

HVWAP 8.12 The Patterson Avenue North Neighborhood shall include at least 25% HHDR development (as measured in both gross and net acres).

Simpson Road West Neighborhood [Neighborhood 5] contains about 85 gross acres, and existing land usage consists of a several scattered single family residential homes, and businesses and a U.S. Post Office along Winchester Road. This Neighborhood is situated very close – just to the north - of Winchester Elementary School and Valley-Wide Recreation Center/Winchester Park. Specifically, it covers an irregularly shaped area very generally located between Rice Road and Garfield Avenue, and between Taylor Street and Haddock Street. This neighborhood is designated as a MUA, with a minimum 35% HHDR component required. In particular, it has residential neighborhood locational advantages, including close-at-hand access to Winchester Elementary School, Winchester Park recreational facilities, and Salt Creek, with its planned bike path. Appropriate uses here, in addition to HHDR, will include primarily residential uses of lower densities than HHDR. Also, job-producing retail commercial, office, and other commercial services will be appropriately located along and near Winchester and Simpson Roads.

Policy:

HVWAP 8.13 The Simpson Road West Neighborhood shall include at least 35% HHDR development (as measured in both gross and net acres).

Simpson Road East Neighborhood [Neighborhood 6] contains about 13 gross acres and several scattered businesses and single family residences. This neighborhood is located primarily along Simpson Road, between Winchester Road and Whittier Avenue, and north of Gough Street. At least 50% of this neighborhood will be developed for HHDR, primarily to accommodate residents desiring very convenient access to commercial services in the heart of the community. This neighborhood will particularly benefit from reduced distances between housing, workplaces, retail business, and other amenities and destinations. Job-producing retail, office, and other commercial uses should be located primarily along Winchester and Simpson Roads.

Policy:

HVWAP 8.14 The Simpson Road East Neighborhood shall include at least 50% HHDR development (as measured in both gross and net acres).

Salt Creek West Neighborhood [Neighborhood 7] contains about 31 gross acres, and is currently vacant. This neighborhood is conveniently located immediately to the southwest of Winchester Elementary School and Valley-Wide Recreation Center at the southwestern corner of Winchester Town Center. At least 50% of this neighborhood will be developed for HHDR, which will be very conveniently located near community educational and recreational services. Other uses in this MUA should include primarily lower density (lower than HHDR) residential uses and recreational uses. Small-scale retail and office commercial uses may be located along Rice Road and Olive Avenue. This neighborhood is strategically located adjacent to the proposed 16-mile Salt Creek bike path, providing convenient pedestrian and bicycle recreation adjacent to the neighborhood. Multiple trailheads should be provided from this neighborhood to the Salt Creek Trail, and numerous conveniently located pedestrian and bicycle connections should also be provided to the west, north, and east, thereby facilitating pedestrian and bicycle access between this neighborhood and Winchester Elementary School and Winchester Park's recreational and civic facilities, and between Salt Creek and the rest of the Winchester community.

Policies:

HVWAP 8.15 The Salt Creek West Neighborhood shall include at least 50% HHDR development (as measured in both gross and net acres).

HVWAP 8.16 Development in the Salt Creek West Neighborhood should be designed to provide for frequent, convenient, and enticing access for pedestrians and bicyclists to the Salt Creek Regional Trail, and for convenient access to other community areas located to the west, north, and east of this neighborhood.

Patterson Avenue South Neighborhood [Neighborhood 8] contains about 70 gross acres and some existing development. Except for the southwestern part of this neighborhood, the neighborhood is primarily located between Whittier and Patterson Avenues. It extends from Simpson Road on the north to south of Haddock Street. At least 35% of this neighborhood will be developed as HHDR. Other neighborhood uses may include residential uses of lower densities than HHDR, parks and recreational facilities, and job-producing retail commercial, office, and other commercial uses located along Simpson Road, and to a lesser degree, Patterson Avenue.

Policy:

HVWAP 8.17 The Patterson Avenue South Neighborhood shall include at least 35% HHDR development (as measured in both gross and net acres).

Salt Creek East Neighborhood [Neighborhood 9] contains about 41 gross acres and is mostly vacant. It is located along the north side of Olive Avenue, between Winchester Road and Patterson Avenue. This neighborhood has about a one-half mile frontage along the proposed Salt Creek bike path, providing opportunities for both local and regional (with eventual connections to the Lake Elsinore and Hemet communities) recreational access. At least 50% of this neighborhood will be developed for HHDR, with the remainder mostly developed for lower density (lower than HHDR) residential uses, and park and recreational uses. A limited amount of job-producing retail and other commercial uses may be sited along Patterson and Olive Avenues. This neighborhood should feature frequent points of access to the Salt Creek Trail, and pedestrian and bicycle passages through the neighborhood to ensure convenient and inviting access to the trail for residents of both this neighborhood and surrounding community areas to the west, north, and east.

Policies:

HVWAP 8.18 The Salt Creek East Neighborhood shall contain at least 50% HHDR development (as measured in both gross and net acres).

HVWAP 8.19 Development in the Salt Creek East Neighborhood should be designed to provide for frequent, convenient, and enticing access for pedestrians and bicyclists to the Salt Creek Regional Trail, and for convenient access to other community areas located to the west, north, and east of this neighborhood.

The following policy applies to all of the Mixed-Use Area Neighborhoods in Winchester Town Center:

HVWAP 8.20 Prior to the issuance of any certificates of occupancy that would result in 50% of the maximum amount of non-HHDR development to be placed in use in any of the Mixed-Use Area neighborhoods, certificates of occupancy should have been issued for at least 50% of the required minimum amount of HHDR development required in that neighborhood.

The following policies apply to all of the neighborhoods in Winchester Town Center:

HVWAP 8.21 Design and locate development to provide for walkable connections between on-site uses, and convenient pedestrian and bicycle connections, and as feasible and appropriate, bus and transit shuttle connections to adjacent and nearby communities, businesses, parks and open space areas, and transit access opportunities.

HVWAP 8.22 Utilize development design to facilitate convenient bus transit access to each neighborhood, and to provide for well-designed and convenient pedestrian, bicycle, and potential transit shuttle access to potential regional transit facilities. In addition, the Winchester Transit Center Neighborhood should be designed to accommodate frequent and convenient access for pedestrian, bicycle, bus and transit shuttle, and automobile access from surrounding neighborhoods to a potential on-site regional transit station located within the Winchester Transit Center Neighborhood.

HVWAP 8.23 Neighborhoods in Mixed-Use Areas should include either or both side-by-side and vertical mixed uses.

HVWAP 8.24 Where necessary to ensure compatible transitions between land use types, development adjoining existing single family residential uses should utilize should use a combination of low-profile (usually one or two story) buildings, trails, parks and recreation areas, and other compatible, low profile uses to ensure appropriate transitions and buffering between differing uses.

HVWAP 8.25 Include local neighborhood parks and as appropriate, community parks and recreation facilities, and convenient pedestrian, bicycle, and as appropriate, bus transit and automobile access to them from surrounding neighborhoods and community areas.

HVWAP 8.26 Locate and design all businesses and other land uses that attract high traffic volumes away from existing and planned elementary, middle, and high schools.

HVWAP 8.27 Non-HHDR development within Mixed-Use Area neighborhoods should utilize mutually supportive mixes of retail, commercial, office, industrial, civic, park and recreational, and other types of uses that result in vibrant compatible neighborhoods.

HVWAP 8.28 Legally existing uses may either remain, or they may be converted, with applicable land use entitlements, into other land use types that are supportive of the neighborhoods in which they are located, and the broader Winchester community.

Winchester Community - Western Area (Mixed-Use Area)

West Winchester Neighborhood (see Figure 3 – Detail) **[Neighborhood 1]** contains about 244 acres (about 230 net acres) and is planned as a Mixed-Use Area (MUA) containing at least 25% HHDR development. Other neighborhood uses will include residential at lower densities than HHDR, community facilities including park and recreation and trail facilities, and potentially schools and other community facilities. A limited amount of job-producing retail commercial and office commercial uses may be appropriate along Rice Road. This neighborhood is conveniently located less than one–half mile west of Winchester Elementary School and Valley-Wide Recreation Center's Winchester Park, with its outdoor park and ballfields, and gym and public meeting facilities. Although not located directly adjacent to Salt Creek, it is located very close to the planned 16 mile Salt Creek bike path. This neighborhood will contain a mixture of pedestrian and bicycle linkages both internal to the neighborhood and to surrounding community parks, schools, and commercial areas.

Policies:

HVWAP 8.29 The Winchester West Neighborhood [Neighborhood 1] shall a minimum of 25% HHDR development (as measured in both gross and net acres). The remainder of the neighborhood may be developed in a mixture of lower residential densities (lower than HHDR), park and recreation and trail facilities, schools and community facilities, and very limited commercial services, all of which are supportive of the primary residential nature of this neighborhood and the surrounding community.

HVWAP 8.30 Design and locate all development in all neighborhoods in such a manner to provide for walkable connections between on-site uses, and convenient pedestrian and bicycle connections, and as feasible and appropriate, bus and transit shuttle connections to adjacent and nearby communities, businesses, parks and open space areas, and transit access opportunities.

HVWAP 8.31 Design development to facilitate convenient bus transit access to the site, and to provide for well-designed and convenient pedestrian, bicycle, and potential transit shuttle access to potential regional transit facilities.

HVWAP 8.32 Utilize both side-by-side and vertical mixed uses in this Mixed-Use Neighborhood.

HVWAP 8.33 Include, as appropriate, local neighborhood parks, community park and recreation facilities, convenient pedestrian, bicycle, and as appropriate, bus transit and automobile access to them from surrounding neighborhood and community areas.

HVWAP 8.34 Legally existing uses may remain, or they may be converted into other land use types that are consistent with these policies.

HVWAP 8.20 Prior to the issuance of any certificates of occupancy that would result in 50% of the maximum amount of non-HHDR development to be placed in use in this Mixed-Use Area neighborhood, certificates of occupancy should have been issued for at least 50% of the required minimum amount of HHDR development required in this neighborhood.

Table 2: Statistical Summary of Harvest Valley/Winchester Area Plan

LAND USE	AREA	STATISTICAL CALCULATIONS		
	ACREAGE	D.U.	POP.	EMPLOY.
LAND USE ASSUMPTIONS AND CALCULATIONS				
LAND USE DESIGNATIONS BY FOUNDATION COMPONENTS				
AGRICULTURE FOUNDATION COMPONENT				
Agriculture (AG)	0	0	0	0
Agriculture Foundation Component Sub-Total:	0	0	0	0
RURAL FOUNDATION COMPONENT				
Rural Residential (RR)	1,408	196	541	NA
Rural Mountainous (RM)	3,394	155	428	NA
Rural Desert (RD)	0	0	0	NA
Rural Foundation Sub-Total:	4,802	351	969	0
RURAL COMMUNITY FOUNDATION COMPONENT				
Estate Density Residential (RC-EDR)	1,732	559	1,546	NA
Very Low Density Residential (RC-VLDR)	0	0	0	NA
Low Density Residential (RC-LDR)	380	518	1,433	NA
Rural Community Foundation Sub-Total:	2,112	1,077	2,979	0
OPEN SPACE FOUNDATION COMPONENT				
Open Space-Conservation (OS-C)	909	NA	NA	NA
Open Space-Conservation Habitat (OS-CH)	3,003	NA	NA	NA
Open Space-Water (OS-W)	2,748	NA	NA	NA
Open Space-Recreation (OS-R)	1,741	NA	NA	261
Open Space-Rural (OS-RUR)	0	0	0	NA
Open Space-Mineral Resources (OS-MIN)	0	NA	NA	0
Open Space Foundation Sub-Total:	8,401	0	0	261
COMMUNITY DEVELOPMENT FOUNDATION COMPONENT				
Estate Density Residential (EDR)	0	0	0	NA
Very Low Density Residential (VLDR)	1,261	905	2,501	NA
Low Density Residential (LDR)	1,139 ~~1,180~~	1,565 ~~1,626~~	4,325 ~~4,494~~	NA
Medium Density Residential (MDR)	6,616 ~~7,090~~	21,073 ~~22,583~~	58,257 ~~62,431~~	NA
Medium-High Density Residential (MHDR)	908	5,371	14,849	NA
High Density Residential (HDR)	256	2,559	7,074	NA
Very High Density Residential (VHDR)	64 ~~76~~	986 ~~1,175~~	2,727 ~~3,247~~	NA
Highest Density Residential (HHDR)	41 ~~14~~	1,132 ~~390~~	3,128 ~~1,079~~	NA
Commercial Retail[2] (CR)	342 ~~361~~	N/A	N/A	3,523 ~~7,668~~
Commercial Tourist (CT)	400	N/A	N/A	6,539
Commercial Office (CO)	83 ~~131~~	N/A	N/A	17,290 ~~19,609~~

LAND USE	AREA	STATISTICAL CALCULATIONS		
	ACREAGE	D.U.	POP.	EMPLOY.
LAND USE ASSUMPTIONS AND CALCULATIONS				
LAND USE DESIGNATIONS BY FOUNDATION COMPONENTS				
AGRICULTURE FOUNDATION COMPONENT				
Light Industrial (LI)	*357*	*N/A*	*N/A*	*4,594*
Heavy Industrial (HI)	*0*	*N/A*	*N/A*	*0*
Business Park (BP)	*100*	*N/A*	*N/A*	*1,639*
Public Facilities (PF)	*1,607* ~~*1,614*~~	*N/A*	*N/A*	*1,607* ~~*1,614*~~
Community Center (CC)	*0*	*0*	*0*	*0*
Mixed Use Planning Area (MUPA)	*595* ~~*21*~~	*5,878* ~~*98*~~	*16,250* ~~*270*~~	*6,645* ~~*174*~~
Community Development Foundation Sub-Total:	*13,769*	*39,469* ~~*34,707*~~	*95,945* ~~*109,111*~~	*41,837*
SUB-TOTAL FOR ALL FOUNDATION COMPONENTS:	***29,084***	***40,897*** ~~***36,135***~~	***133,059*** ~~***99,893***~~	***42,098***

Change of Land Use Designation and Zone Classification

In addition to the proposed text revisions, the project includes changes to the General Plan Land Use Map and amendments to the General Plan Land Use Element in order to redesignate approximately 537.96 acres within the Harvest Valley/Winchester Policy Area to HHDR or MUA. The parcels identified for redesignation are separated into nine neighborhoods within the Winchester Town Center and one neighborhood in the Winchester Community (Western Area) as shown in **Figures 4.5-1a** and **4.5-1b**. 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 5 in **Appendix 2.1-2** of this EIR.

T:_CSW\work\Riverside_County_of\Housing Element\Figures

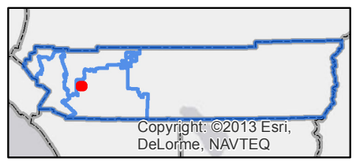
Supervisorial District 3
Harvest Valley/Winchester Area Plan

Riverside County General Plan Housing Element

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

General Plan Land Use

- RC-EDR
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- Medium High Density Residential
- High Density Residential
- Commercial Retail
- Light Industrial
- Public Facilities
- Rural Mountainous
- Conservation
- Conservation Habitat
- Open Space Recreation



Neighborhood 1
33.24 Acres(Gross)
29.42 Acres(Net)
(100% HHDR)

Neighborhood 2
28.16 Acres(Gross)
22.54 Acres(Net)
(MUA :50% HHDR)

Neighborhood 3
21.72 Acres(Gross)
17.66 Acres(Net)
(MUA: 50% HHDR)

Neighborhood 4
40.6 Acres(Gross)
34.64 Acres(Net)
(MUA: 25% HHDR)

Neighborhood 5
85.24 Acres(Gross)
67.91 Acres(Net)
(MUA: 35% HHDR)

Neighborhood 6
12.91 Acres(Gross)
8.57 Acres(Net)
(MUA: 50% HHDR)

Neighborhood 7
30.89 Acres(Gross)
27.61 Acres(Net)
(MUA: 50% HHDR)

Neighborhood 8
69.96 Acres(Gross)
62.88 Acres(Net)
(MUA: 35% HHDR)

Neighborhood 9
40.89 Acres(Gross)
36.65 Acres(Net)
(MUA: 50% HHDR)

Source: Riverside County 2015

0 455 910
FEET

Figure 4.5-1a
Winchester TC Neighborhood Sites

Michael Baker INTERNATIONAL

T:_CSW\work\Riverside_County_of\Housing Element\Figures

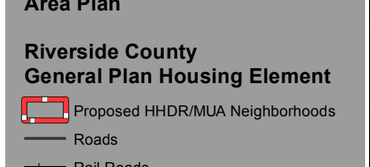
Supervisorial District 3
Harvest Valley/Winchester Area Plan

Riverside County General Plan Housing Element

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

General Plan Land Use

- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- Medium High Density Residential
- High Density Residential
- Very High Density Residential
- Commercial Retail
- Light Industrial
- Public Facilities
- Conservation
- Open Space Recreation



Neighborhood 1
243.68 Acres(Gross)
230.07 Acres(Net)
(MUA: 25% HHDR)

Source: Riverside County 2015

0 455 910
FEET

Figure 4.5-1b
Winchester Community Neighborhood Sites

Michael Baker INTERNATIONAL

NOTICE OF PREPARATION COMMENT LETTERS

In response to the Notice of Preparation, the County received one letter in regard to the Winchester community located in the Harvest Valley/Winchester Area Plan.

The Winchester Homeland Land Use Committee sent a letter on August 14, 2015. In this letter, the commenters wanted to express their concern that the Housing Element update would be consistent with both the community's vision and the Winchester Downtown Master Plan. All letters received that were more general in comments or that were addressed countywide were included in the analysis of this EIR.

4.5.2 SETTING

Harvest Valley/Winchester is a rural community located east of Interstate 215 (I-215) and immediately east of the City of Menifee. The Harvest Valley/Winchester community includes unincorporated land on both sides of State Highway 79, and is generally bounded by Double Butte County Park to the north, Rice Road to the west, Patterson Avenue to the east, and an open space trail to the south (see **Figures 4.5-2a** and **4.5-2b**). The Harvest Valley/Winchester community encompasses approximately 364 acres of commercial, recreational, and residential uses. West of Rice Road, Harvest Valley/Winchester encompasses an additional 243.68 (gross) acres of vacant land. The visual character in the immediate vicinity of the proposed neighborhood sites and surrounding area are currently characterized by a mix of vacant land, single-family, commercial, and other small-town urban uses developed around Highway 79.

HEMET-RYAN AIRPORT

Hemet-Ryan Airport is an active airport located just outside the Harvest Valley/Winchester planning area in the City of Hemet. The northeastern section of the Harvest Valley/Winchester planning area is within this airport's Airport Influence Area. The airport is owned by the County of Riverside, and administered by the Riverside County Economic Development Agency. It has two runways: Runway 5-23 is 4,315 feet in length and 100 feet wide, and can accommodate an 80,000-pound single-wheel aircraft; and Runway 4-22 is 2,045 feet in length and 25 feet wide, and restricted to glider-related aircraft. There are 176 aircraft based at the airport, with aircraft operations averaging 207 per day. Approximately 63 percent of the operations are local general aviation and 37 percent are transient general aviation (Hemet-Ryan Airport 2016).

Neighborhoods #1, #2, and #3 within the Winchester community is located within Compatibility Zone D of the Hemet-Ryan Airport Influence Area.

MARCH JOINT AIR RESERVE BASE

The former March Air Force Base is located northwest of the Lakeview/Nuevo Area Plan planning area. The 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 majority of Neighborhood site #1 within the Harvest Valley is located in Compatibility Zone E of the March Joint Air Reserve Base Airport Influence Area (RCALUC 2014).

PUBLIC SERVICES AND UTILITIES

Fire Protection

Two Riverside County Fire Department (RCFD) stations would serve the proposed neighborhood sites: Station 34 at 32655 Haddock Street in Winchester and Station 76 at 29950 Menifee Road in Menifee. Station 34 is staffed by one captain, two engineers, and two firefighter/Advanced Life Support (ALS) every day, and Station 76 is staffed by one captain and/or engineer, and two firefighters/ALS every day. The average response time standards to the project areas within the Harvest Valley and Winchester Area Plans are 1:44 minutes for Station 34 and 5:33 minutes for Station 76. 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 Perris Station, located at 137 N. Perris Blvd., Suite A, in Perris, provides services to Lakeview, Nuevo, Canyon Lake, Gavilan Hills, Glen Valley, Homeland, Juniper Flats, Lake Matthews, Mead Valley, Menifee, Perris, Romoland, Winchester, and Woodcrest (RCSD 2015). The Forensic Services section, which is responsible for the collection, preservation, and identification of evidence for all sheriff stations in the western end of the County, also operates out of the Perris station. 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).

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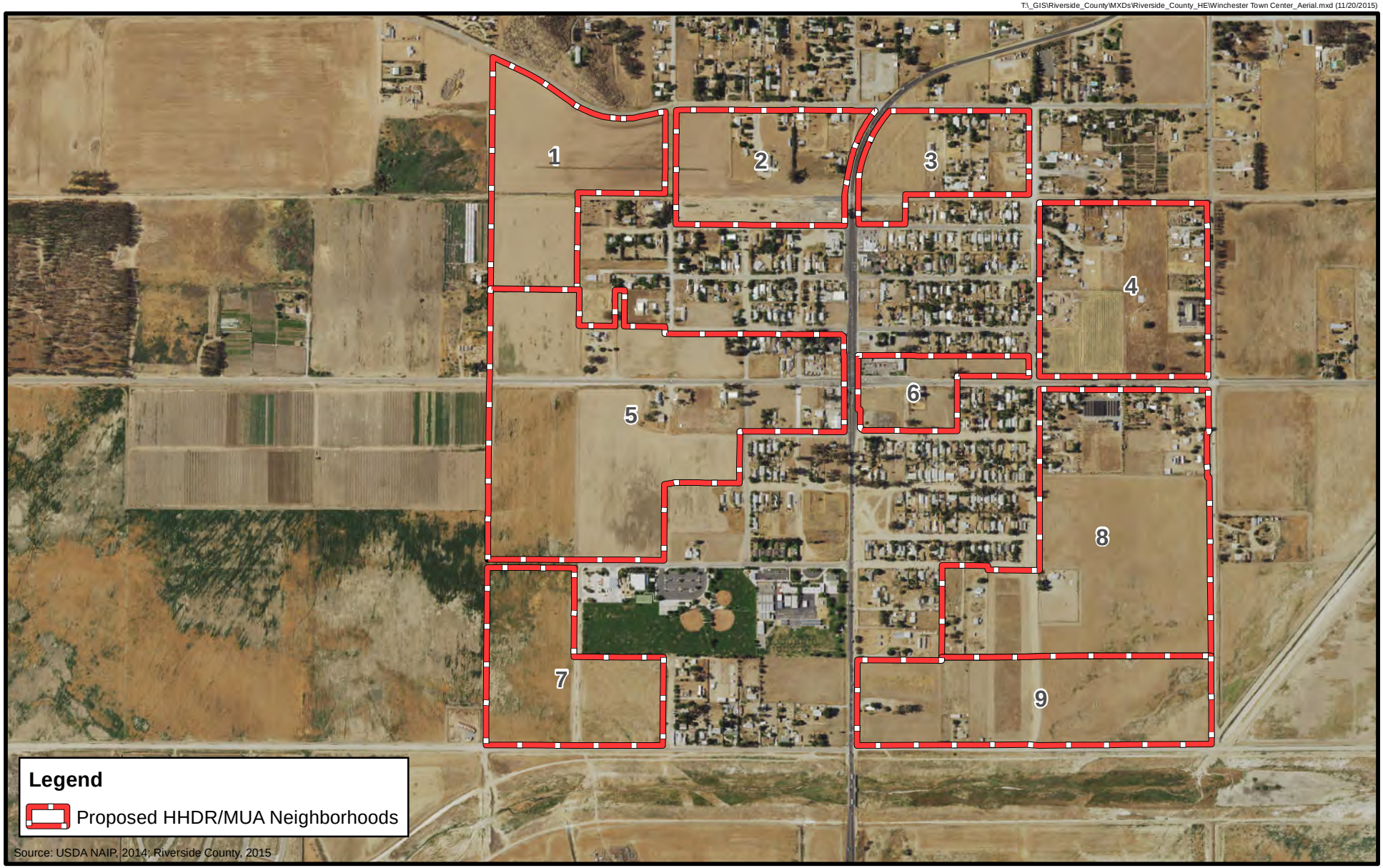

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Figure 4.5-2a
Aerial of Winchester Town Center

Michael Baker
INTERNATIONAL

T:_GIS\Riverside_County\MXDs\Riverside_County_HE\Winchester Community_aerial.mxd (11/20/2015)

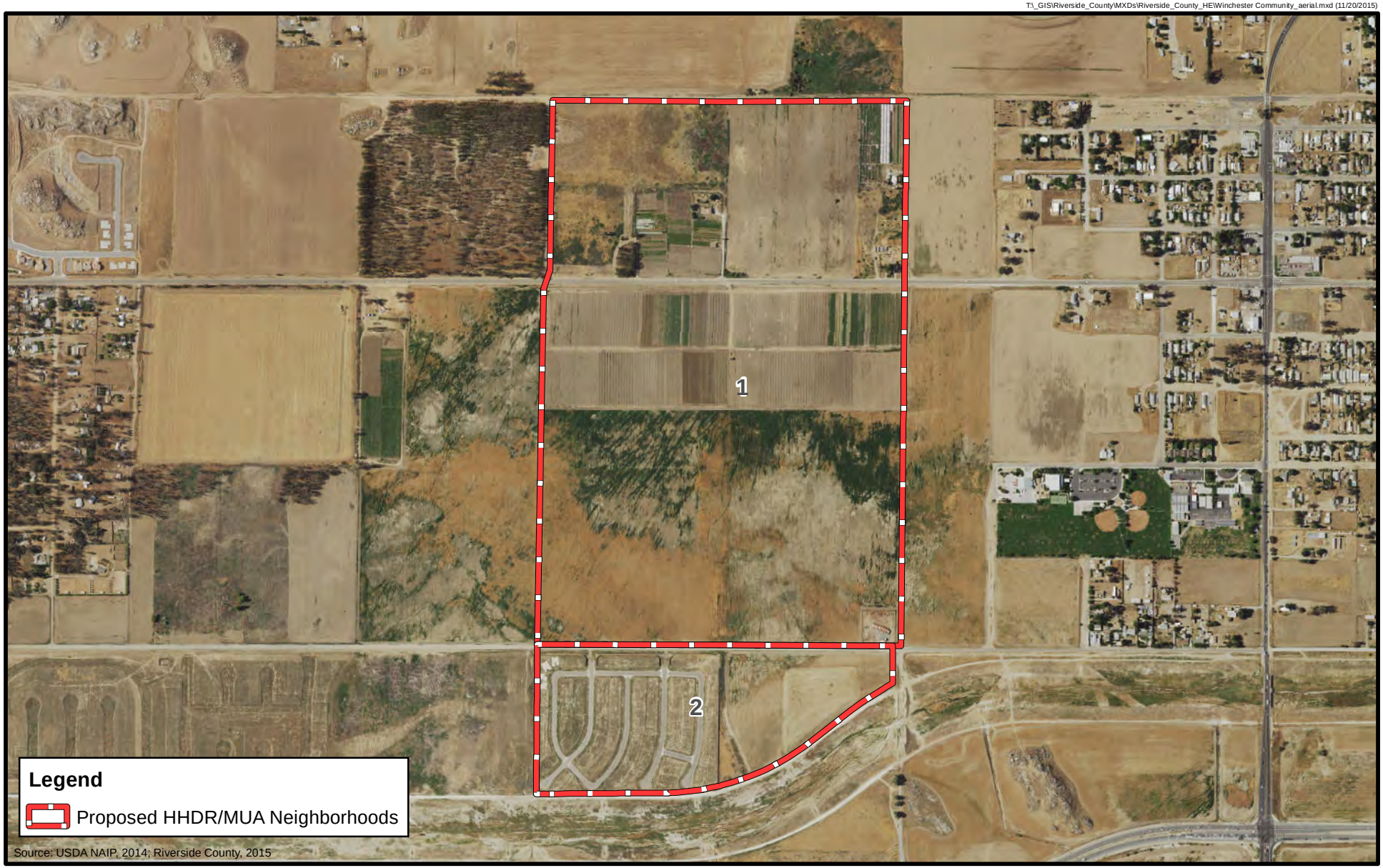

Figure 4.5-2b
Aerial of Winchester Community, Western Area

Michael Baker INTERNATIONAL

Public Schools

The project site is within the boundaries of the Hemet Union School District (HUSD), which operates one K-5 school, one 6-8 middle school, and one high school for the plan area. Schools serving the proposed neighborhood sites, along with the current enrollment and capacity numbers, are shown in **Table 4.5-1** below.

TABLE 4.5-1
HUSD SCHOOLS SERVING PROPOSED PROJECT

School	Address	Enrollment*	Capacity*	Current Surplus of Deficit
Winchester Elementary	28751 Winchester Road, Winchester, CA 92596	559	723	164
Rancho Viejo Middle School	985 N Cawston Avenue, Hemet, CA 92545	1,205	1,294	89
Tahquitz High School	4425 Titan Trail, Hemet, CA 92545	1,586	2,355	769
Totals		**3,350**	**4,732**	**1,022**

**2012-13*
Source: HUSD 2015

Parks and Recreation

Diamond Valley Lake is an 800,000-acre-foot (260 billion gallon) lake that provides critical water storage for much of Southern California. The lake nearly doubles the surface water storage for most of Southern California, and it secures emergency water storage for six months. This massive new landmark is not just a startling presence on the landscape; it performs the critical role in this arid climate of reducing the threat of water shortages during droughts and peak summer needs. Diamond Valley Lake was created by a set of three dams and was approved for water storage in 2000. Most of the water for this facility is delivered through the Colorado River Aqueduct and the California State Water Project. The 13,000-acre Dr. Roy E. Shipley Reserve stretches between Diamond Valley Lake and Lake Skinner, which is located in the Southwest Area Plan to the south. Potential recreational opportunities available at the Diamond Valley facility include bicycle, hiking and equestrian trails, camping, fishing, boating, golfing, and picnicking.

Water and Wastewater

The neighborhood sites are within the service area of the Eastern Municipal Water District (EMWD), one of the Metropolitan Water District's (MWD) 26 member agencies. The EMWD potable water supply sources generally consists of water produced from potable water wells, desalination plants (fed by brackish water wells), recycled water, and imported water from the Colorado River Aqueducts and the State Water Project. The EMWD operates a number of water treatment/supply facilities. The Robert A. Skinner Water Treatment Plan, Perris/Menifee Desalters, and Perris Water Filtration Plant would service the proposed neighborhood sites. According to the Riverside County General Plan EIR No. 521 (SCH 200904105), the EMWD currently has an annual water supply of approximately 213,000 acre-feet during a year of average rainfall. The EMWD's annual water supply is anticipated to increase to 241,000 acre-feet by the year 2020.

The EMWD treats approximately 46 million gallons of wastewater per day (mgd) via four active regional water reclamation facilities (RWRF) (EMWD 2011). The wastewater facility for the

proposed neighborhood sites would be the Perris Valley RWRF, which has a current capacity of approximately 11 mgd (County of Riverside 2015b). According to the Riverside County General Plan EIR No. 521, the Perris Valley RWRF is anticipated to accommodate an expanded capacity of 30 mgd.

Solid Waste

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

Badlands Landfill

The Badlands Landfill is located at 31125 Ironwood Avenue northeast of the City of Moreno Valley and is accessed from State Highway 60 at Theodore Avenue. The existing landfill encompasses 1,168.3 acres, of which 150 acres are permitted for refuse disposal and another 96 acres are designated for existing and planned ancillary facilities and activities. The landfill is currently permitted to receive 4,000 tons of refuse per day and has an estimated total capacity of approximately 17.620 million tons. 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).

Lamb Canyon Landfill

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

El Sobrante Landfill

The El Sobrante Landfill is located east of I-15 and Temescal Canyon Road to the south of the City of Corona and Cajalco Road at 10910 Dawson Canyon Road. The landfill is owned and operated by USA Waste of California, a subsidiary of Waste Management, Inc., and encompasses 1,322 acres, of which 645 acres are permitted for landfill operation. According to Solid Waste Facility Permit # AA-33-0217 issued on September 9, 2009, the El Sobrante Landfill has a total disposal capacity of approximately 209.91 million cubic yards and can receive up to 70,000 tons of refuse per week, with 28,000 tons per week allotted for County refuse. The permit allows a maximum of 16,054 tons per day (tpd) of waste to be accepted into the landfill, due to the limits on vehicle

trips. Of this, 5,000 tpd must be reserved for County waste, leaving the maximum commitment of non-County waste at 11,054 tpd. In 2014, the El Sobrante Landfill accepted a total of 584,719 tons of waste generated within Riverside County, and the daily average for in-County waste was 1,905 tons. As of January 1, 2015, the landfill had a remaining in-County disposal capacity of approximately 50.1 million tons. The landfill is expected to reach capacity in approximately 2045 (Merlan 2015). The local service areas for the El Sobrante Landfill typically include cities/communities within southwestern Riverside County, as well as multiple jurisdictions within the counties of Los Angeles, Orange, San Bernardino and San Diego. Located near the center of the highly populated western third of Riverside County, according to Waste Management, the landfill's operator, it processes approximately 43 percent of Riverside County's annual waste.

4.5.3 PROJECT IMPACT ANALYSIS

AESTHETICS, LIGHT, AND GLARE

Thresholds of Significance

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

Threshold	Analysis	Determination
1) Have a substantial adverse effect on a scenic vista.	**Impact Analysis 4.5.1**	**Less than Significant with Mitigation Incorporated**
2) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.	State Highway 79 is not an eligible or officially designated state scenic highway or a potentially eligible County scenic highway (Caltrans 2015; County of Riverside 2015a).	**No Impact**
3) Substantially degrade the existing visual character or quality of the site and its surroundings.	**Impact Analysis 4.5.2**	**Less than Significant with Mitigation Incorporated**
4) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.	**Impact Analysis 4.5.3**	**Less than Significant**

Methodology

All of the neighborhood sites in the Harvest Valley/Winchester community are designated by GPA 960 and classified for varying levels of urban development, including low- and medium-density residential, and commercial uses (see Table 5 in **Appendix 2.1-2**). Similarly, 2003 RCIP GP designated all of the neighborhood sites in the Harvest Valley/Winchester community for urban development. As such, previous environmental review for development of the neighborhood sites with urban uses was included in the Riverside County EIR No. 521 (State Clearinghouse Number [SCH] 2009041065) prepared for the GPA 960, as well as in EIR No. 441 (SCH 2002051143), which was certified for the 2003 RCIP GP. This previous analysis was considered in evaluating the impacts associated with the proposed project. EIR No. 521 determined that mitigation and regulatory compliance measures would reduce impacts associated with aesthetic resources resulting from

buildout of GPA 960 to a less than significant level (County of Riverside 2015). EIR No. 441 identified that implementation of mitigation and regulatory compliance measures would reduce aesthetic resource and light/glare impacts resulting from buildout of the 2003 RCIP GP to a less than significant level.

Impact Analysis 4.5.1 Future development facilitated by the project would represent an increase in density, massing, and height beyond that originally considered for the neighborhood sites and could thus have adverse effects to scenic vistas. This impact would be reduced to a **less than significant** level. (Threshold 1)

Future development under the HHDR or MUA designations/zone classifications would include apartments and condominiums, multistory (3+) structures, and mixed-use development. The new R-7 and MUA zone classifications allow buildings and structures up to 50 feet in height, minimum front and rear setbacks of 10 feet for buildings that do not exceed 35 feet in height, and side yard setbacks of 5 feet for buildings that do not exceed 35 feet in height. This development would represent an increase in density, massing, and height beyond that originally considered for the neighborhood sites and could thus have adverse effects to scenic vistas by altering open views of the surrounding Double Butte Mountain, Lakeview Mountains, and Dawson Mountains to a 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 Harvest Valley/Winchester 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 4.5.2 Future development of the neighborhood sites under the HHDR or MUA designations/zoning classifications would permanently alter the existing visual character of the neighborhood sites and the surrounding area. This impact would be reduced to a **less than significant** level. (Threshold 3)

Future development of the neighborhood sites under the HHDR or MUA designations/zoning classifications would result in the development of apartments and condominiums, including multi-story structures, as well as mixed-use development (physically/functionally integrated

combination of residential, commercial, office, entertainment, educational, recreational, cultural, institutional, or industrial uses). This would permanently alter the existing visual character of the neighborhood sites and the surrounding area from small-town urban uses with open views of the surrounding Double Butte Mountain, Lakeview Mountains, and Dawson Mountains to more urban, higher-density development with views partially obscured by structures. The County's General Plan anticipated development of the neighborhood sites with urban uses; however, the land uses facilitated by the HHDR and MUA designations/zoning classifications would result in an increase in density and massing beyond that originally considered.

As discussed in **Impact Analysis 3.1.1** in Section 3.0, the General Plan has policies that govern visual impact of all new development, including future development in the Harvest Valley/Winchester 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 multi-story buildings, increased landscaping, decorative walls and roof design, and themed signage.

Existing County policies and design guidelines, as well as implementation of **MM 3.1.1** and the proposed policies for MUA-designated areas, would reduce aesthetic impacts by ensuring that future development is designed to be compatible with the surrounding uses and would not substantially degrade the existing visual character or quality of the neighborhood sites. Therefore, this impact would be reduced to a **less than significant** level.

Mitigation Measures

MM 3.1.1 (see Section 3.0)

Impact Analysis 4.5.3 The land uses facilitated by the HHDR and MUA designations/zoning classifications would result in an increase in density, and thus an increase in lighting and glare. Increased nighttime lighting could adversely affect the Palomar Observatory. This impact would be reduced to a **less than significant** level. (Threshold 4)

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

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

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

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

Mitigation Measures

None required.

AGRICULTURAL AND FORESTRY RESOURCES

Thresholds of Significance

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

Threshold	Analysis	Determination
1) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resource Agency, to nonagricultural use.	There is no designated Prime Farmland, Unique Farmland, or Farmland of Statewide Importance within or adjacent to the neighborhood sites (County of Riverside 2015b).	**No Impact**
2) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve.	**Impact Analysis 4.5.4**	**Less than Significant Impact**
3) Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code [PRC] Section 12220(g)), timberland (as defined by PRC Section 4526), or timberland zoned timberland production (as defined by California Government Code Section 51104(g)).	The zoning classifications of the neighborhood sites include various low- and medium-density residential, and commercial classifications. There is no forestland present on the neighborhood sites and the project would not conflict with forestland zoning or result in the loss of forestland (County of Riverside 2015b).	**No Impact**
4) Result in the loss of forestland or conversion of forestland to non-forest use.	The zoning classifications of the neighborhood sites include various low- and medium-density residential, and commercial classifications. There is no forestland present on the neighborhood sites and the project would not conflict with forestland zoning or result in the loss of forestland (County of Riverside 2015b).	**No Impact**
5) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to nonagricultural use or conversion of forestland to non-forest use.	**Impact Analysis 4.5.4**	**Less than Significant Impact**

METHODOLOGY

All of the neighborhood sites in the Harvest Valley/Winchester community are designated by GPA 960 and classified for varying levels of urban development, including low- and medium-density residential, and commercial uses (see Table 5 in **Appendix 2.1-2**). Previous environmental review for development of the neighborhood sites with these types of land uses was included in the

Riverside County EIR No. 521 prepared for the GPA 960, as well as in EIR No. 441, which was certified for the 2003 RCIP GP. These previous analyses were considered in evaluating the impacts associated with the proposed project. EIR No. 521 determined that mitigation and regulatory compliance measures would reduce impacts associated with agricultural and/or forestry resources resulting from buildout of GPA 960 to a less than significant level. EIR No. 441 identified that implementation of mitigation and regulatory compliance measures would reduce agricultural and/or forestry resource impacts resulting from buildout of the 2003 RCIP GP to a less than significant level.

Impact Analysis

Impact Analysis 4.5.4 Implementation of the proposed project could conflict with existing agricultural zoning. However, General Plan provisions allow for urban development on agriculturally zoned uses. Therefore, this is a **less than significant** impact. (Thresholds 2 and 5)

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

The project proposes to rezone approximately 25.41 acres of land zoned Light Agriculture within the Harvest Valley/Winchester Area Plan to the new Mixed Use zone classification (neighborhood site designated MUA) and/or the new R-7 zone classification in order to accommodate residential development.

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

Mitigation Measures

None required.

AIR QUALITY

Thresholds of Significance

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

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

BIOLOGICAL RESOURCES

Thresholds of Significance

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

Threshold	Analysis	Determination
1) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies or regulations, or by the CDFW or the US Fish and Wildlife Service (USFWS).	**Impact Analysis 4.5.5**	**Less than Significant**
2) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the CDFW or USFWS.	**Impact Analysis 4.5.6**	**Less than Significant with Mitigation Incorporated**
3) Have a substantial adverse effect on federally protected wetlands, as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal wetlands, etc.), through direct removal, filling, hydrological interruption, or other means.	**Impact Analysis 4.5.6**	**Less Than Significant with Mitigation Incorporated**
4) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.	**Impact Analysis 4.5.7**	**Less than Significant**
5) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.	**Impact Analysis 3.5.3 in Section 3.0** – All local policies/ordinances pertaining to biological resources apply to all unincorporated areas of the County (regardless of the location of the neighborhood site). This impact is therefore analyzed in Section 3.0, Countywide Impact Analysis.	**No Impact**
6) Conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan.	**Impact Analysis 4.5.8**	**Less than Significant**

Methodology

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

Impact Analysis 4.5.5 Impacts to covered species (candidate, sensitive, or special-status species) and their habitats resulting from future development projects that are consistent with the CV-MSHCP would be deemed **less than significant** because of their MSHCP compliance. (Threshold 1)

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

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

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

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

Mitigation Measures

None required.

Impact Analysis 4.5.6 Impacts on riparian habitats, sensitive natural communities, and/or federally protected wetlands resulting from development accommodated by the proposed project would be reduced to a **less than significant** level. (Thresholds 2 and 3)

As described above, all of the neighborhood sites are located within the boundaries of the CV-MSHCP, which is designed to ensure conservation of covered species as well as the natural communities on which they depend, including riparian habitat and other sensitive habitats. In addition, as discussed further in Section 3.0, Countywide Impact Analysis, future development under the project would be required to comply with regulatory actions governing riparian and wetland resources, including jurisdictional delineation of waters of the United States and wetlands pursuant to the Clean Water Act and US Army 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 California Department of Fish and Wildlife (CDFW) and California Fish and Game Code Section 1600 et seq. (Section 1601 or 1603 permit and a Streambed Alteration Agreement). In addition, mitigation measures **MM 3.4.5** 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 4.5.7 Future development accommodated by the proposed project could adversely affect movement, migration, wildlife corridors, and the use of native wildlife nursery sites within the CV-MSHCP. However, compliance with existing laws and regulatory programs would ensure that this impact is **less than significant**. (Threshold 4)

Residential development has the potential to result in the creation of new barriers to animal movement in the urbanizing areas. However, impacts to wildlife movement associated with development in the Coachella Valley are mitigated due to corridors and linkages established by the CV-MSHCP. The CV-MSHCP establishes conservation areas and articulates objectives and measures for the preservation of core habitat and the biological corridors and linkages needed to maintain essential ecological processes in the plan area. In addition, the CV-MSHCP protects native wildlife nursery sites by conserving large blocks of representative native habitats suitable for supporting species' life-cycle requirements and the essential ecological processes of species that depend on such habitats. The EIR for the CV-MSHCP concluded that the plan provides for the movement of species through established wildlife corridors and protects the use of native wildlife nursery sites. The proposed neighborhood sites are not within a CV-MSHCP Conservation Area and

are in an area planned for urban development. As previously described, review for site-specific requirements under the CV-MSHCP, as well as payment of the development mitigation fee, would occur at the time future development of the neighborhood sites is proposed. With payment of the mitigation fee and compliance with the requirements of the CV-MSHCP, a project may be deemed compliant with CEQA, NEPA, CESA, and ESA, and impacts to covered species and their habitat would be deemed less than significant.

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

Mitigation Measures

None required.

Impact Analysis 4.5.8 Future development accommodated by the proposed project would be located in an area covered by the CV-MSHCP. Future development would be required to comply with the policy provisions of the CV-MSHCP. This impact is **less than significant**. (Threshold 6)

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

Mitigation Measures

None required.

CULTURAL RESOURCES

Thresholds of Significance

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

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

GEOLOGY AND SOILS

Thresholds of Significance

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

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

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

GREENHOUSE GAS EMISSIONS

Thresholds of Significance

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

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

HAZARDS AND HAZARDOUS MATERIALS

Thresholds of Significance

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

Threshold	Analysis	Determination
1) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.	**Impact Analysis 3.8.1 in Section 3.0** - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	**Less than Cumulatively Considerable**
2)Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.	**Impact Analysis 3.8.1 in Section 3.0** - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	**Less than Cumulatively Considerable**
3)Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.	**Impact Analysis 3.8.2 in Section 3.0** - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	**Less than Cumulatively Considerable**
4)Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or the environment.	The DTSC EnviroStor database was reviewed and compared to the neighborhood sites. No open/active hazardous materials sites are located on the neighborhood sites. Therefore, the project would not create a significant hazard to the public or the environment as a result of being located on an existing hazardous materials site (DTSC 2015).	**No Impact**
5)For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	**Impact Analysis 4.5.9**	**Less than Significant**
6)For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	There are no private airstrips in the vicinity of the neighborhood sites (County of Riverside 2014).	**No Impact**
7)Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.	**Impact Analysis 3.8.4 in Section 3.0** - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	**Less than Cumulatively Considerable**

8)Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands.	**Impact Analysis 4.5.10**	**Less than Significant**

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 4.5.9 Future development resulting from the project would be required to comply with the Hemet-Ryan Airport and March Joint Air Reserve Base Land Use Compatibility Plan, along with policies related to airports in the Land Use, Circulation, Safety and Noise Elements of the Riverside County General 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 located within Compatibility Zone D of the Hemet-Ryan Airport Land Use Compatibility Plan (ALUCP) and Compatibility Zone E of the March Joint Air Reserve Base ALUCP. The proposed project would result in an increase in density/intensity potential on the neighborhood sites, facilitating the future development of high-density residential development and mixed-use development incorporating high-density residential development. According to Airport Land Use Compatibility Criteria (County of Riverside 2015a), residential density greater than 5.0 dwelling units per acre (i.e., an average parcel size less than 0.2 gross acres) is permitted in Zone D. Furthermore, according to the ALUCP's Compatibility Guidelines for Specific Land Uses, high-density residential development (greater than 15 dwelling units per acre) is generally compatible in Zone D; similarly, commercial and industrial uses, which could be included within future mixed-use developments under the project, are either generally or potentially compatible compatible within restrictions in Zone D (RCALUC 2004). According to Airport Land Use Compatibility Criteria (County of Riverside 2015a), there are no prohibited uses or land use restrictions for Compatibility Zone E, and that the Zone requires only disclosures.

Harvest Valley and Winchester Area Plan Policy HVWAP 1.1 requires development, including future development resulting from the project, to comply with the policies in the ALUCP for Hemet-Ryan Airport, as well as policies related to airport safety in the Land Use, Circulation, Safety and Noise Elements of the Riverside County General Plan (see Section 2.2, Regulatory Framework). Policy HVWAP 2.1 requires development, including future development resulting from the project, to comply with the policies in the ALUCP for March Joint Air Reserve Base Airport, as well as policies related to airport safety in the Land Use, Circulation, Safety and Noise Elements of the Riverside County General Plan. These policies would minimize safety hazards for people living and working on the neighborhood sites in proximity to the Hemet-Ryan Airport. Specifically, these policies would ensure that future development proposals on the neighborhood sites would be subject to review by the Riverside County Airport Land Use Commission, which seeks to ensure safety and minimize risks both to people and property in the vicinity of airports. ALUCP policies include compatibility criteria and conditions of approval for development with regulations governing such issues as development

intensity, density, and height of structures. GPA 960 Policies LU 15.1, 15.2, 15.7, 15.8, 15.9, and 31.2 (RCIP GP Policies 14.1, 14.2, 14.5, 14.6, 14.7, and 25.2) mitigate airport-related safety hazards by requiring that development proposals located within the boundaries of an airport land use plan be consistent with said plan prior to approval in an effort to prevent land use conflicts and reduce potential impacts.

Compliance with the ALUCP, along with the existing County General Plan policies identified above, would ensure that the increase in density/intensity potential on the neighborhood sites would not result in an airport-related safety hazard. Therefore, this impact would be considered **less than significant**.

Mitigation Measures

None required.

Significant Risk of Loss Due to Wildland Fire

Impact Analysis 4.5.10 While the proposed project is located in an area that is identified as being exposed to a very high risk of wildfire, it is more specifically located in an area that is developed and well-served by fire prevention services. The close proximity to a fire station and the limited undeveloped land near the proposed project will result in a **less than significant** impact. (Threshold 8)

In consideration of the proposed project resulting in residential development within existing city limits, the size of the community and number of existing fire stations, compliance with the California Fire Code, and the existing urban characteristics, development allowed under the proposed project will not result in a significant risk of exposure of individuals or structures to the threat of wildfire. Therefore, the impact would be **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.	**Impact Analysis 3.9.1 in Section 3.0** - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	**Less than Cumulatively Considerable with Mitigation Incorporated**
2) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted).	**Impact Analysis 4.5.20** in Utilities and Service Systems sub-section	**Less than Significant with Mitigation Incorporated**
3) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site.	**Impact Analysis 3.9.4 in Section 3.0** – Given the programmatic nature of the project, the drainage pattern of future development cannot be determined. The effects and mitigation for this impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and are therefore analyzed in Section 3.0, Countywide Impact Analysis.	**Less than Cumulatively Considerable with Mitigation Incorporated**
4) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site.	**Impact Analysis 3.9.4 in Section 3.0** – Given the programmatic nature of the project, the drainage pattern of future development cannot be determined. The effects and mitigation for this impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and are therefore analyzed in Section 3.0, Countywide Impact Analysis.	**Less than Cumulatively Considerable with Mitigation Incorporated**
5) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.	**Impact Analysis 3.9.5 in Section 3.0** – Given the programmatic nature of the project, the exact quantity of stormwater runoff of future development cannot be determined. The effects and mitigation for this impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and are therefore analyzed in Section 3.0, Countywide Impact Analysis.	**Less than Cumulatively Considerable with Mitigation Incorporated**

6) Otherwise substantially degrade water quality.	**Impact Analysis 3.9.6 in Section 3.0** - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	**Less than Cumulatively Considerable with Mitigation Incorporated**
7) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.	As shown in **Figures 4.5-3a** and **4.5-3b**, none of the neighborhood sites are within the 100-year flood hazard area.	**No Impact**
8) Place within a 100-year flood hazard area structures which would impede or redirect flood flows.	As shown in **Figures 4.5-3a** and **4.5-3b**, none of the neighborhood sites are within the 100-year flood hazard area.	**No Impact**
9) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	The neighborhood sites are not located in an area susceptible to levee or dam failure (County of Riverside 2015a).	**No Impact**
10) Inundation by seiche, tsunami, or mudflow.	The neighborhood sites are not located in an area susceptible to tsunami or mudflow. In terms of seiche hazards, there are no significant documented hazards for any of the waterbodies in Riverside County. Based on morphology and hydrology, only two waterbodies in Riverside County, Lake Perris and Lake Elsinore, may have the potential for seismically induced seiche (County of Riverside 2015a). The neighborhood sites are not located in the vicinity of these waterbodies.	**No Impact**

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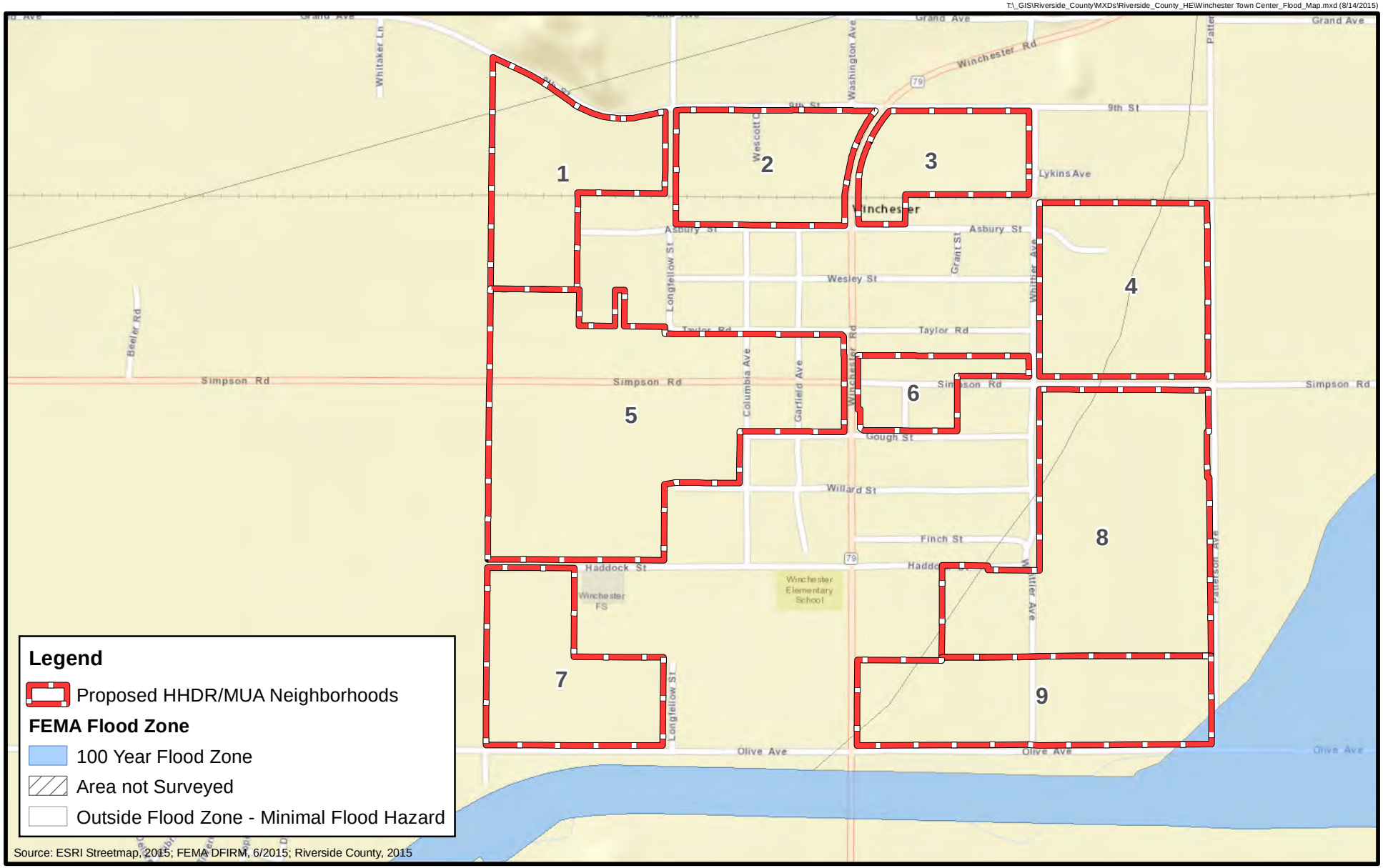

Figure 4.5-**3**a
Flood Zones in Winchester Town Center

Michael Baker INTERNATIONAL

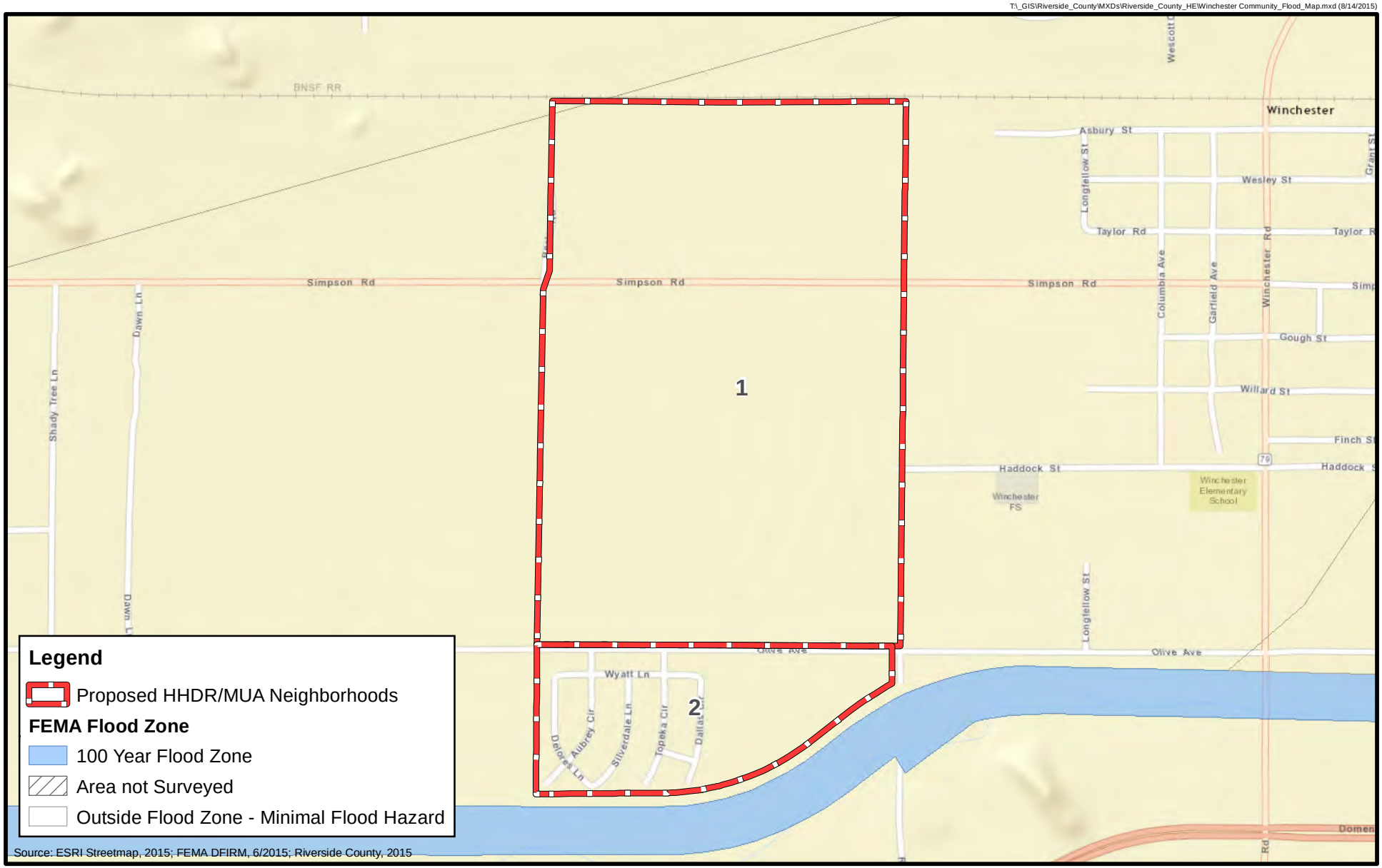

Figure 4.5-**3**b
Flood Zones in Winchester Community, Western Area

Michael Baker INTERNATIONAL

LAND USE AND PLANNING

Thresholds of Significance

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

Threshold	Analysis	Determination
1) Physically divide an established community.	The neighborhood sites are located on a mix of vacant sites and small-town urban uses. Future development would be integrated with the existing community and would not divide it.	**No Impact**
2) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.	**Impact Analysis 4.5.11**	**Less than Significant**
3) Conflict with any applicable habitat conservation plan or natural community conservation plan.	**Impact Analysis 4.5.8** in Biological Resources sub-section	**Less than Significant**

METHODOLOGY

The land use and planning analysis considers the potential for changes to the Harvest Valley/Winchester community to conflict with the County's planning and policy documents.

Impact Analysis

Impact Analysis 4.5.11 Changes to the Harvest Valley/Winchester Policy 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 consists of revisions to the Harvest Valley and Winchester Policy Area Plan to articulate a more detailed vision for Harvest Valley and Winchester's future, as well as a change in land use designation and zone classification for 537.96 acres within the Harvest Valley/Winchester Policy Area HHDR [20-40 DU/acre] or MUA. 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 Harvest Valley/Winchester 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 Harvest Valley/Winchester Area Plan would not conflict with the County's General

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

Mitigation Measures

None required.

MINERAL RESOURCES

Thresholds of Significance

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

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

NOISE

Thresholds of Significance

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

Threshold	Analysis	Determination
1) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.	**Impact Analysis 4.5.12**	**Significant and Unavoidable**
2) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels.	**Impact Analysis 3.12.2 in Section 3.0** - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	**Less than Cumulatively Considerable with Mitigation Incorporated**
3) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.	**Impact Analysis 4.5.12**	**Significant and Unavoidable**
4) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project.	**Impact Analysis 3.12.3 in Section 3.0** - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	**Less than Cumulatively Considerable with Mitigation Incorporated**
5) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels.	**Impact Analysis 4.5.13**	**Less than Significant**
6) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels.	There are no private airstrips in the vicinity of the neighborhood sites (County of Riverside 2014).	**No Impact**

Methodology

All of the neighborhood sites in the Harvest Valley/Winchester community are designated by GPA 960 and classified for varying levels of urban development, including low- and medium-density residential, and commercial uses (see Table 5 in **Appendix 2.1-2**). Similarly, 2003 RCIP GP designated all of the neighborhood sites in the Harvest Valley/Winchester community for urban development. As such, previous environmental review for development of the neighborhood sites with urban uses was included in the Riverside County EIR No. 521 prepared for the GPA 960, as well as in EIR No. 441, which was certified for the 2003 RCIP GP. This previous analysis was

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

Impact Analysis

Impact Analysis 4.5.11 Future development facilitated by the project 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. The proposed project could result in groundborne noise vibrations and potentially result in temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project. This is a **significant** impact. (Thresholds 1 and 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 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 Highway 79 and future development accommodated by the project could expose residents to existing and/or future roadway noise.

Future development accommodated by the project could result in an increase in ambient noise levels in the vicinity, as well as exposure of sensitive receptors to noise levels in excess of the Riverside County noise standards (identified in General Plan Table N-1 and Ordinance No. 847).

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

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

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 4.5.12 Compliance with the ALUCP would ensure that future development would achieve acceptable interior and exterior noise exposure levels for habitable structures. Therefore, airport-related noise impacts on future development would be **less than significant**. (Threshold 5)

According to the Riverside County ALUCP, the CNEL considered normally acceptable for new residential land uses in the vicinity of Hemet-Ryan Airport and 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 (Countywide Policy 4.1.6). As such, the maximum, aircraft-related, interior noise level considered acceptable for all new residences is CNEL 40 dB.

As previously stated, the proposed neighborhood sites are located within Compatibility Zone D of the Hemet-Ryan ALUCP and Compatibility Zone E of the March Joint Air Reserve Base ALUCP. Noise impacts in the Hemet-Ryan ALUCP Zone E are considered "low," beyond 55 CNEL contour, with occasional overflights intrusive to some outdoor activities (RCALUC 2014). All future development would be required to demonstrate compliance with these criteria. Furthermore, consistent with March Air Reserve Base/Inland Port ALUCP Policy 2.3(b)(2), in order to ensure compliance with the criteria established in the ALUCP (Countywide Policies 4.1.5 and 4.1.6), an acoustical study would be required for any future development proposed to be situated where the aviation-related noise exposure is more than 20 dB above the interior standard (e.g., within the CNEL 60 dB contour where the interior standard is CNEL 40 dB). Standard building construction is presumed to provide adequate sound attenuation where the difference between the exterior noise exposure and the interior standard is 20 dB or less.

Compliance with the ALUCP would ensure that future development would achieve acceptable interior and exterior noise exposure levels for habitable structures. Therefore, airport-related noise impacts on future development would be **less than significant**.

Mitigation Measures

None required.

POPULATION AND HOUSING[1]

Thresholds of Significance

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

Threshold	Analysis	Determination
1) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure).	**Impact Analysis 4.5.13**	**Significant and Unavoidable**
2) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.	The project would result in an increase in density/intensity potential on the neighborhood sites. The project would accommodate an increase in housing opportunities in the County and would therefore not displace substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere.	**No Impact**
3) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.	The project would result in an increase in density/intensity potential on the neighborhood sites. The project would accommodate an increase in housing opportunities in the County and would therefore not displace substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere.	**No Impact**

Methodology

Because the proposed project consists of the adoption of a comprehensive update of the County's Housing Element as well as changes to land use designations and zone classifications, to comply with state housing element law, implement the County's housing goals, and meet the RHNA, the analysis of growth is focused on both the regulatory framework surrounding the project and the growth anticipated in the Harvest Valley/Winchester 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

[1] *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.*

development on the neighborhood sites and the proposed project would result in an increase in density/intensity potential on the neighborhood sites regardless of the numbers used as baseline projections. As such, the environmental effects and determinations below would not differ substantially regardless of baseline projections.

Impact Analysis

Impact Analysis 4.5.13 Future development could result in an increase in population and housing growth beyond conditions anticipated for buildout of the neighborhood sites under the current land use designations. 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 4.5-2** shows the theoretical buildout projections for the Harvest Valley/Winchester 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 7,737 more dwelling units and 21,385 more persons in comparison to the housing and population growth that could occur under the adopted Harvest Valley/Winchester Area Plan/General Plan. This represents a 22 percent increase.

TABLE 4.5-2
HARVEST VALLEY/WINCHESTER PLAN
THEORETICAL BUILD-OUT PROJECTIONS UNDER PROPOSED PROJECT

Land Use	Project-Related Change in Acreage[1]	Acreage	Dwelling Units[2]	Population
Agriculture Foundation Component		0	0	0
Rural Foundation Component		4,804	351	969
Rural Community Foundation Component		2,112	1,078	2,979
Open Space Foundation Component		8,243	0	0
Community Development Foundation Component				
Estate Density Residential (EDR)		0	0	0
Very Low Density Residential (VLDR)		1,578	1,142	3,158
Low Density Residential (LDR)	(-8.66)	1,138	1,708	4,720
Medium Density Residential (MDR)	(-180.28)	7,031	24,608	68,027
Medium-High Density Residential (MHDR)		768	4,543	12,560
High Density Residential (HDR)		190	1,905	5,265
Very High Density Residential (VHDR)		63	978	2,703
Highest Density Residential (HHDR)	(+197.87)	212	6,356	17,571
Commercial Retail2 (CR)	(-8.93)	351	N/A	N/A
Commercial Tourist (CT)		400	N/A	N/A
Commercial Office (CO)		131	N/A	N/A
Light Industrial (LI)		357	N/A	N/A
Heavy Industrial (HI)		0	N/A	N/A

Business Park (BP)		100	N/A	N/A
Public Facilities (PF)		1,593	N/A	N/A
Community Center (CC)		3	0	0
Mixed Use Planning Area (MUPA)		21	98	270
Proposed Project Land Use Assumptions and Calculations Totals:		**29,085**	**42,766**	**118,223**
Current Harvest Valley/Winchester Area Plan/General Plan Land Use Assumptions and Calculations Totals:		**29,085**	**35,029**	**96,838**
Increase		**-**	**7,737**	**21,385**

[1]*As the MUA designation is intended to allow for a variety of combinations of residential, commercial, office, entertainment, educational, recreational, cultural, institutional, or industrial uses, the buildout projections above consider only the required HHDR acreage (25%, 35% or 50%) for sites being designated MUA and assumes the underlying designation stays the same for the remainder of the site.*

[2] *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 zoning would increase the potential for high-density housing in the Harvest Valley/Winchester area consistent with specific Housing Element policies intended to encourage the provision of affordable housing (Policies 1.1 and 1.2). A range of housing types could result in the need for additional services such as schools, parks, and public safety, in addition to the need for additional water, wastewater, and other utilities. The change in zoning may encourage additional growth that could also result in new nonresidential and employment growth occurring to serve new residents. By directing growth to existing urban areas and reviewing each development proposal impacts to services, 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 22 percent increase in population and housing potential beyond conditions anticipated for buildout of the neighborhood sites under the current land use designations. This may encourage additional growth in the 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 population in the area beyond that already planned for and accommodated by the General Plan, growth resulting from the project on a local level would be considered substantial. As the project is designed to accommodate additional affordable housing development, limiting or otherwise reducing the amount of growth resulting from the project would contradict its purpose. Therefore, this impact is considered to be **significant and unavoidable**.

Mitigation Measures

None feasible.

PUBLIC SERVICES

Thresholds of Significance

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

Threshold	Analysis	Determination
1) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: • fire protection, • police protection, • schools, • parks, • other public facilities. Riverside County uses the following thresholds/generation factors to determine projected theoretical need for additional public service infrastructure (County of Riverside 2002; 2015b) : • **Fire Stations:** One fire station per 2,000 dwelling units • **Law Enforcement:** 1.5 sworn officers per 1,000 persons; 1 supervisor per 7 officers; 1 support staff per 7 officers; and 1 patrol vehicle per 3 officers	Fire Protection **Impact Analysis 4.5.14** Law Enforcement **Impact Analysis4.5.15** Public School Facilities **Impact Analysis 4.5.16** Parks **Impact Analysis 4.5.17 under Recreation sub-section**	Fire Protection **Less than Significant** Law Enforcement **Less than Significant** Public School Facilities **Less Than Significant**

Methodology

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

Impact Analysis

Fire Protection and Emergency Medical Services

Impact Analysis 4.5.14 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 four new fire stations (7,737du/2,000 du = 3.87 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.

General Plan 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 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 4.5.15 Future development on the neighborhood sites would fund additional officers through property taxes and any facilities needed to accommodate the personnel would be subject to CEQA review. Therefore, the increase in density/intensity potential on the neighborhood sites would result in **less than significant** impacts associated with the provision of law enforcement services. (Threshold 1)

The increase in density/intensity potential on the neighborhood sites would result in the need for 32 sworn police officers, 5 supervisors, 5 support staff, and 11 patrol vehicles beyond what has been anticipated for buildout of the site under the current land use designations (see **Table 4.5-3**).

TABLE 4.5-3
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	32 sworn officers
Supervisors	1 per 7 officers	5 supervisors
Support Staff	1 per 7 officers	5 support staff
Patrol Vehicles	1 per 3 officers	11 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. 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 Board decision on the use of general fund monies (i.e., property and tax).

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

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

Mitigation Measures

None required.

Public School Facilities

Impact Analysis 4.5.16 Future development resulting from the project would be required to pay HUSD 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 Hemet Union School District (HUSD) schools serving the neighborhood sites. The HUSD uses generation rates shown in **Table 4.5-4** to represent the number of students, or portion thereof, expected to attend district schools from each new dwelling unit. Using HUSD student generation rates, future development of the neighborhood sites under the proposed project would be expected to result in up to 6,427 additional students in attendance at HUSD schools beyond what was anticipated for the buildout of the sites under the current land use designations. Based on school facility design capacity, the proposed project would result in the need for five elementary schools, one new middle school, and approximately one-half of a new high school (**Table 4.5-5**).

TABLE 4.5-4
SCHOOL ENROLLMENT GENERATION FACTORS AND STUDENT GENERATION OF PROPOSED PROJECT

School	Generation Factor	Student Generation
Winchester Elementary	0.4946	3,826
Rancho Viejo Middle School	.1842	1,425
Tahquitz High School	.1521	1,176
Total Student Generation		**6,427**

Source: HUSD 2015

TABLE 4.5-5
SCHOOL FACILITIES NEED RESULTING FROM PROPOSED PROJECT

School Type	BUSD School Facility Design Capacity	Proposed Project Student Generation	School Facilities Need
Elementary School	750	3,826	5.1
Middle School	1,450	1,425	0.98
High School	2,400	1,176	0.49

Source: HUSD 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 are proposed. It is likely that growth associated with the project will occur over time, which means that any one project is unlikely to result in the need to construct school improvements. Instead, each future development project will pay its share of future school improvement costs prior to occupancy of the building.

Pursuant to the Leroy F. Greene School Facilities Act (Senate Bill 50), future development would be required to pay HUSD 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 HUSD, the County requires the applicant to obtain a Certificate of Compliance from the HUSD verifying that developer fees have been paid. Under CEQA, payment of HUSD development fees is considered to provide full mitigation for the impact of the proposed project

on public schools. Therefore, anticipated impacts to schools would be considered **less than significant**.

Mitigation Measures

None required.

RECREATION

Thresholds of Significance

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

Threshold	Analysis	Determination
1) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	**Impact Analysis 4.5.17**	**Less Than Significant**
2) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.	**Impact Analysis 4.5.17**	**Less Than Significant**

Methodology

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

Impact Analysis

Impact Analysis 4.5.17 Future development facilitated with the project would increase the population that will be served by parks and recreation facilities. This impact is considered to be **less than significant**. (Threshold 1 and 2)

Future development of the neighborhood under the project would result in the need for 64 additional acres of parkland based on the County's parkland standard (21.385 x 3 = 64.15 acres). New housing projects are required to provide specific levels of new recreational development (parks, recreational areas, etc.) and/or pay a specific amount of in-lieu fees which are then used to construct new or expanded facilities. Trail requirements and off-site improvement contributions are also handled similarly (through mandatory Conditions of Approval). Future development on the neighborhood sites would be subject to Riverside County Ordinance No. 659, which requires new development to pay mitigation fees used to fund public facilities, including regional parks, community centers/parks, and regional multipurpose trails.

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

Future park facilities developed in the community would be subject to subsequent project-level environmental review. Existing ordinances and development fees, along with the County's development review process, would ensure that future development facilitated by the increase

in density/intensity potential would provide for adequate park and recreation facilities. The construction/development of these park and recreation facilities would be subject to CEQA review. For these reasons, impacts would be **less than significant**.

Mitigation Measures

None required.

TRANSPORTATION AND TRAFFIC

Thresholds of Significance

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

Threshold	Analysis	Determination
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 non-motorized 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.	**Impact Analysis 4.5.18**	**Significant and Unavoidable**
2) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways.	**Impact Analysis 4.5.18**	**Significant and Unavoidable**
3) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.	The neighborhood sites are not located within an airport land use plan and would not increase air traffic levels or change air travel locations. Therefore, the project would not result in a change in air traffic patterns (County of Riverside 2015a).	**No Impact**
4) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).	**Impact Analysis 3.16.3 in Section 3.0** - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	**Less than Cumulatively Considerable**
5) Result in inadequate emergency access.	**Impact Analysis 3.16.4 in Section 3.0** - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	**Less than Cumulatively Considerable**
6) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.	**Impact Analysis 3.16.5 in Section 3.0** - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	**Less than Cumulatively Considerable**

Methodology

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

Impact Analysis

Impact Analysis 4.5.18 The proposed increase in density/intensity potential on the neighborhood sites would increase traffic volumes on five roadway segments within the Harvest Valley and Winchester 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 4.5-6** below summarizes traffic volumes and LOS on roadway segments in the Winchester and Harvest Valley Area Plan under buildout of existing General Plan land uses and under buildout of the proposed project. As shown, traffic volumes would be reduced on one roadway segment under buildout of the proposed project. However, the addition of project-related traffic would increase traffic volumes on five roadway segments within the Harvest Valley and Winchester Area Plan already projected to operate at an unacceptable level. This is a **significant** impact.

TABLE 4.5-6
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
Beeler Road	Simpson Road to Olive Avenue	4	Secondary	12,700	D or Better	4	Secondary	1700	14,400	D or Better
Grand Avenue	Rice Road to SR-79	6	Urban Arterial	54,000	E	6	Urban Arterial	2700	56,700	F
Olive Avenue	Beeler Road to Rice Road	4	Secondary	17,500	D or Better	4	Secondary	4400	21,900	D or Better
Olive Avenue	Rice Road to SR-79	4	Secondary	7,800	D or better	4	Secondary	2600	10,400	D or Better
Rice Road	Simpson Road to Olive Road	4	Secondary	5,600	D or Better	4	Secondary	(1000)	4,600	D or Better
Simpson Road	Beeler Road to Rice Road	4	Major	31,900	E	4	Major	4,400	36,300	F
Simpson Road	Rice Road to Patterson Avenue	4	Major	27,400	D or Better	4	Major	3900	31,300	E

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
SR-79	Grand Avenue to Olive Avenue	4	Major	49,600	F	4	Major	5000	54,600	F
Briggs Road	Olive Avenue to Simpson Road	4	Major	32,900	E	4	Major	100	33,000	E
Domenigoni Parkway	1.14 Mi. East of Patterson Avenue to Patterson Avenue	6	Urban Arterial	36,600	D or Better	6	Urban Arterial	2600	39,200	D or Better
Domenigoni Parkway	Winchester Road to 0.74 Mi. East of Leon Road	6	Urban Arterial	40,600	D or better	6	Urban Arterial	2500	43,100	D or better
Grand Avenue	Leon Road to 1 Mi. West of Winchester Road	6	Urban Arterial	54,700	E	6	Urban Arterial	3700	58,400	F
Grand Avenue	Winchester Road to 0.99 Mi. West of Winchester Road	6	Urban Arterial	49,700	D or better	6	Urban Arterial	4700	54,400	E

Source: Urban Crossroads 2015

Each future development project on the neighborhood sites would be required to prepare a focused traffic impact analysis addressing site- and project-specific traffic impacts and to make a "fair share" contribution to required intersection and/or roadway improvements. As GPA 960 Policy C 2.5 (RCIP GP Policy C 2.5) states that cumulative and indirect traffic impacts of development may be mitigated through the payment of impact mitigation fees, traffic impacts resulting from future development would be mitigated to the greatest extent feasible. However, five roadway segments with project-related traffic volumes are already projected to operate at LOS E or 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.	**Impact Analysis 3.17.1 in Section 3.0** – Wastewater treatment requirements are addressed via NPDES program/permits and County requirements that are the same for all unincorporated areas of the County (regardless of the location of the neighborhood site). Therefore, this impact is analyzed in Section 3.0, Countywide Impact Analysis.	**Less than Cumulatively Considerable with Mitigation Incorporated**
2) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	**Impact Analysis 4.5.19 and 4.5.20**	Wastewater **Significant and Unavoidable** Water **Less than Significant with Mitiation Incorporated**
3) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.	**Impact Analysis 3.17.3 in Section 3.0** – Stormwater drainage is addressed via NPDES and County requirements that are the same for all unincorporated areas of the County (regardless of the location of the neighborhood site). Therefore, this impact is analyzed in Section 3.0, Countywide Impact Analysis.	**Less than Cumulatively Considerable**
4) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	**Impact Analysis 4.5.20**	**Significant and Unavoidable**
5) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments.	As the neighborhood sites are located in an area where sanitary sewer connections and treatment are not available, the project would have no impact on existing or future wastewater treatment providers, but would instead require construction of an individual or community OWTS or alternative system as part of their implementation.	**No Impact**
6) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs.	**Impact Analysis 4.5.21**	**Less than Significant with Mitigation Incorporated**
7) Comply with federal, state, and local statutes and regulations related to solid waste.	**Impact Analysis 4.5.21**	**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 Harvest Valley/Winchester Area Plan planning area based on generation factors identified in Riverside County EIR No. 521.

Impact Analysis

Wastewater

Impact Analysis 4.5.19 Future development would require construction of an individual or community on-site wastewater treatment system (OWTS) or alternative system, the feasibility of which is uncertain. This is a **significant** impact. (Threshold 2)

While the area is within the EMWD service boundaries, most of the developed area is connected to an OWTS, such as a septic tank. Future development of the neighborhood sites under the project would contribute to increased generation of wastewater needing treatment. As such, the project would have no impact on existing or future wastewater treatment facilities, but would instead require construction of an individual or community OWTS or alternative system as part of their implementation.

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

Additionally, the US Environmental Protection Agency (EPA) has standards governing the placement of septic systems in proximity to water supply wells (see Section 2.2, Regulatory Framework). Consistent with EPA standards, the County prohibits the placement of conventional septic tanks/subsurface disposal systems within any designated Zone A (classified as potential area of direct microbiological and chemical contamination based on estimated two-year time of contaminant travel within an aquifer from the wellhead to the potential source of contamination) of an EPA wellhead protection area (County of Riverside 2015b). Mitigation measure **MM 3.17.1** (see Section 3.0) enforces the EPA standards and, where a difference between Riverside County and EPA septic tank setback distance requirements exists, applies the more restrictive standard. Mitigation measure **MM 3.17.2** (see Section 3.0) requires the development of septic systems to be in accordance with applicable standards established by Riverside County and other responsible authorities.

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

Mitigation Measures

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

Water Supply and Service

Impact Analysis 4.5.20 Implementation of the proposed project will increase the amount of allowable development in the Harvest Valley/Winchester 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. Therefore, impacts are considered **less than significant.** (Thresholds 2 and 4)

The EMWD is responsible for the water supply within the Harvest Valley and Winchester Area Plan. The EMWD potable water supply sources generally consists of water produced from potable water wells, desalination plants (fed by brackish water wells) and imported water from the Colorado River Aqueducts and the State Water Project. The EMWD operates a number of water treatment/supply facilities. The Robert A. Skinner Water Treatment Plan, Perris/Menifee Desalters, and Perris Water Filtration Plant would service the Winchester communities, including the neighborhood sites. As discussed above, future development of the neighborhood sites under the proposed project could result in up to 7,737 more dwelling units and 21,385 more persons than anticipated for buildout of the sites under the adopted Harvest Valley and Winchester Area Plan. This would increase demand for water services and supplies beyond that previously anticipated for the neighborhood sites. Riverside County EIR No. 521 uses a residential generation factor of 1.01 acre feet yearly (AFY) per dwelling units to determine projected theoretical water supply needs. Using that factor, the project would result in the need for 7,814.37 AFY beyond water supply demand originally anticipated (7,737 x 1.01 AFY = 7,814.37 AFY).

Water supply demand of 7,814.37 AFY represents a 3.65 percent increase from the current EMWD water supply of approximately 213,000 AFY and a 3.23 percent increase from the 241,400 AFY water supply anticipated in 2020. This represents an incremental increase in water demand compared to existing demands.

Additionally, the County's pre-application review procedure (required per Section 18.2.B, Pre-Application Review, of Ordinance 348) and development review process include a determination regarding the availability of water and sewer service. Therefore, the availability of adequate

water service, including water supplies, would need to be confirmed by the EMWD prior to the approval of any future development on the neighborhood sites.

Compliance with County- and state-required water management and conservation regulations would assist in reducing the amount of water supplies required by future development on the neighborhood sites. These regulations are discussed in more detail in Section 2.3, Regulatory Framework. For example, GPA 960 Policy OS 2.2 (RCIP GP Policy OS 2.1) encourages the installation of water-conserving systems, such as dry wells and graywater systems, in new developments. The 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 EMWD review 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 7,737 residential units in the Harvest Valley and Winchester Area Plan is not substantial. As a result, this impact would be reduced to a **less than significant** level.

Mitigation Measures

MM 3.9.5 (see Section 3.0)

Solid Waste

Impact Analysis 4.5.21 Adequate capacity is available at existing landfills to serve future development resulting from the increase in density/intensity potential on the neighborhood sites, and future development would be required to meet County and state recycling requirements to further reduce demands on area landfill. Therefore, solid waste impacts would be **less than significant**. (Thresholds 6 and 7)

Future development would generate solid waste that would be disposed of in the Badlands, Lamb Canyon, and El Sobrante Landfills, potentially hastening the end of their usable lives and contributing to the eventual need for new or expanded landfill facilities. Riverside County uses a residential solid waste generation factor of 0.41 tons per dwelling unit. Using that factor, the project would generate 3,172.17 tons of waste per year beyond that already planned for the sites (7,737 du x 0.41 tons per du = 3,172.17 tons).

As discussed in the Setting subsection 4.5.2 above, each of the serving landfills has remaining capacity (63.05 million tons, collectively) to serve future development resulting from the proposed project. Furthermore, as waste originating anywhere in Riverside County may be accepted for disposal at any of the County's landfill sites, any other landfills in the County could accept waste generated by the proposed project.

In addition, as discussed in **Impact Analysis 3.14.4** in Section 3.0, the County requires projects to be consistent with RCDWR's Design Guidelines for Refuse and Recyclables Collection and Loading Areas, as well as mandatory measures required as standard Conditions of Approval for new

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

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

Mitigation Measures

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

ENERGY CONSUMPTION

Thresholds of Significance

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

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

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