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## **4.6 SOUTHWEST AREA PLAN**

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### 4.6.1 PROJECT DESCRIPTION

The project consists of both revisions to the Southwest Area Plan to articulate a more detailed vision for the Southwest Area's future, as well as a change in land use designation and zone classification for 18.79 acres within the Southwest Area Plan to Highest Density Residential HHDR [20-40 DU/acre] or Mixed-Use Area (MUA). Each of these components is discussed below.

#### Text Revisions

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

#### French Valley Airport Vicinity (HHDR and Mixed-Use Areas)

Two proposed neighborhoods, the French Valley Airport Vicinity Mixed Use Area (50% minimum Highest Density Residential (HHDR) development required) and an adjacent HHDR neighborhood are located easterly of French Valley Airport, southeasterly of the intersection of Leon Road and Allen Road, and north of Tualota Creek and its floodplain. Currently, the neighborhood sites and their immediate vicinities contain scattered single family residences and farming activities in a rural environment. However, these sites are located in close proximity to industrial land use designations. The area adjoining the sites on the west, across Leon Road are designated as Light Industrial (LI), and the area adjoining the sites to the north, across Allen Road, are designated as Business Park (BP). Smaller lot, single family detached residential neighborhoods, designated as Medium High Density Residential are located nearby, less than one-half mile to both the east and south of these neighborhood sites.

These neighborhoods are in close proximity to existing and potential future employment opportunities nearby, and would provide a transitional land use between the neighboring industrial and lower density residential land use designations. In addition, Tualota Creek and its floodplain will provide both a land use buffer between these sites and the lower density residential uses toward the south, and an opportunity for the development of recreational uses, including

**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 French Valley Airport neighborhoods in the Southwest Area Plan. The section is organized as follows:

#### **Section 4.6 Southwest Area Plan**

##### **4.6.1 Project Description**

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

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

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

##### **4.6.3 Project Impact Analysis**

Thresholds of Significance

Methodology

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

##### **4.6.4 References**

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trails, along the northern edge of the floodplain, adjacent to these neighborhoods, to benefit both these neighborhoods plus other nearby community areas.

These neighborhoods will benefit from reduced distances between housing, workplaces, retail business, and other amenities and destinations, and the opportunity to create a walkable, bicycle-friendly environment with the opportunity for transit services. Development of these neighborhoods will also provide the opportunity to continue improving local roads, which will facilitate access and the provision of services to both these neighborhoods as well as surrounding areas that are already partly developed, and that would benefit from improved circulation options.

Highest Density Residential Development (HHDR) area:

The **Leon Road - Allen Road Southeast Neighborhood** [Neighborhood 1] contains approximately 11 gross acres (about 10 net acres), and is mostly undeveloped, as are most of the immediately surrounding properties, which generally contain scattered single family residences and agricultural uses. This neighborhood is designated as Highest Density Residential (HHDR).

Policy:

SWAP 12.4     The Leon Road-Allen Road Southeast Neighborhood shall include 100% HHDR development.

Mixed-Use Area:

The **Leon Road East - Tualota Creek Neighborhood** [Neighborhood 2] contains approximately nine gross acres (about nine net acres) and is located along the eastern and southern edges of the Leon Road East - Allen Road Southeast Neighborhood. Its southern edge adjoins the northern side of the floodplain of Tualota Creek. This neighborhood is currently mostly undeveloped, is part of a much larger parcel, and is designated as a Mixed-Use Area, with a minimum HHDR component of 50%.

Policies:

SWAP 12.5     The Leon Road East – Tualota Creek Neighborhood shall include 50% HHDR development (as measured both in gross and net acres).

SWAP 12.6     In addition to 50% HHDR, the neighborhood may include both residential uses of different densities, retail commercial, office commercial, schools, child care facilities, parks and recreational facilities, and other uses as appropriate to serve the needs of both French Valley Airport Vicinity HHDR/mixed-use Area residents and the surrounding community.

SWAP 12.7     The southern edge of the neighborhood, where it adjoins the floodplain of Tualota Creek, should be developed with trails, trailhead facilities, and park facilities located conveniently and frequently accessible to local residents, workers, and visitors.

SWAP 12.8     Prior to any certificates of occupancy being issued that would result in 50% of the maximum amount of non-HHDR development allowed in this neighborhood, certificates of occupancy should have been issued for at least 50% of the required minimum amount of HHDR development required in the neighborhood.

The following policies apply to both of the neighborhoods located in the French Valley Airport Vicinity HHDR/Mixed-Use Area community:

- SWAP 12.9 All development, whether residential or otherwise, shall be designed to facilitate convenient and attractive internal pedestrian and bicycle access to residents, workers, and visitors, as appropriate, within and between the two neighborhoods.
- SWAP 12.10 All development shall be designed in such a manner as to facilitate, to the maximum degree practical, pedestrian, bicycle, and transit access between these two neighborhoods and local area schools, shopping, employment, and other activity centers, in the local area, and surrounding communities.
- SWAP 12.11 Legally existing uses may remain, or may be converted into other land use types that are consistent with these policies.

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Table 2: Statistical Summary of the Southwest Area Plan

LAND USE	AREA	STATISTICAL CALCULATIONS		
	ACREAGE	D.U.	POP.	EMPLOY.
<b>LAND USE ASSUMPTIONS AND CALCULATIONS</b>				
<b>LAND USE DESIGNATIONS BY FOUNDATION COMPONENTS</b>				
<b>AGRICULTURE FOUNDATION COMPONENT</b>				
Agriculture (AG)	8,025	401	1,208	401
Agriculture Foundation Component Sub-Total:	8,025	401	1,208	401
<b>RURAL FOUNDATION COMPONENT</b>				
Rural Residential (RR)	15,005	2,206	6,645	NA
Rural Mountainous (RM)	51,415	2,568	7,733	NA
Rural Desert (RD)	0	0	0	NA
Rural Foundation Sub-Total:	66,420	4,774	14,378	0
<b>RURAL COMMUNITY FOUNDATION COMPONENT</b>				
Estate Density Residential (RC-EDR)	3,875	1,346	4,054	NA
Very Low Density Residential (RC-VLDR)	70	48	145	NA
Low Density Residential (RC-LDR)	19	27	80	NA
Rural Community Foundation Sub-Total:	3,964	1,421	4,279	0
<b>OPEN SPACE FOUNDATION COMPONENT</b>				
Open Space-Conservation (OS-C)	3,655	NA	NA	NA
Open Space-Conservation Habitat (OS-CH)	33,727	NA	NA	NA
Open Space-Water (OS-W)	1,398	NA	NA	NA
Open Space-Recreation (OS-R)	888	NA	NA	133
Open Space-Rural (OS-RUR)	8,020	200	604	NA
Open Space-Mineral Resources (OS-MIN)	0	NA	NA	0
Open Space Foundation Sub-Total:	47,688	200	604	133
<b>COMMUNITY DEVELOPMENT FOUNDATION COMPONENT</b>				
Estate Density Residential (EDR)	168	53	161	NA
Very Low Density Residential (VLDR)	111	81	245	NA
Low Density Residential (LDR)	666	944	2,842	NA
Medium Density Residential (MDR)	5,886	19,222	57,888	NA
Medium-High Density Residential (MHDR)	1,299	7,821	23,554	NA
High Density Residential (HDR)	67	670	2,018	NA
Very High Density Residential (VHDR)	136	2,120	6,383	NA
Highest Density Residential (HHDR)	<del>47</del> 36	<del>1,399</del> 1,082	<del>4,212</del> 3,258	NA
Commercial Retail <sup>®</sup> (CR)	229	NA	NA	3,050
Commercial Tourist (CT)	252	NA	NA	4,110
Commercial Office (CO)	111	NA	NA	4,472
Light Industrial (LI)	220	NA	NA	2,828
Heavy Industrial (HI)	0	NA	NA	0
Business Park (BP)	607	NA	NA	9,914

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<i>Public Facilities (PF)</i>	<i>1,780</i>	<i>NA</i>	<i>NA</i>	<i>1,780</i>
<i>Community Center (CC)</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
<i>Mixed Use Planning Area (MUPA)</i>	<i><u>123</u></i> <i><del>114</del></i>	<i><u>570</u></i> <i><del>437</del></i>	<i><u>1,718</u></i> <i><del>1,315</del></i>	<i><u>2,490</u></i> <i><del>2,488</del></i>
<i>Community Development Foundation Sub-Total:</i>	<i>11,682</i>	<i><u>32,813</u></i> <i><del>32,430</del></i>	<i><u>98,817</u></i> <i><del>97,664</del></i>	<i>28,642</i>
<b><i>SUB-TOTAL FOR ALL FOUNDATION COMPONENTS:</i></b>	<b><i>137,779</i></b>	<b><i><u>39,609</u></i></b> <b><i><del>39,226</del></i></b>	<b><i><u>119,286</u></i></b> <b><i><del>118,133</del></i></b>	<b><i>29,176</i></b>

### 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 18.79 acres within the Southwest Area Plan to HHDR or MUA. The parcels identified for redesignation are separated into two neighborhoods as shown in **Figure 4.6-1**. To implement the change in land use designation, the zoning classifications for these neighborhoods will be changed to the new Mixed Use zone classification (areas designated MUA) or the new R-7 zone classification (areas designated HHDR). Detailed information regarding specific parcels identified for changes in land use designation and zone classification are detailed in Table 6 in **Appendix 2.1-2** of this EIR.

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### 4.6.2 SETTING

The project includes revisions to the Highway 79 Policy Area in the Southwest Area Plan. The Southwest Area Plan planning area is bounded by San Diego County to the south, Orange and San Diego Counties to the west, Lake Elsinore to the northwest, and a vast mountain and desert area known as the Riverside Extended Mountain Area Plan to the east (see **Figure 4.6-2 – Aerial Photograph**).

The Highway 79 Policy Area includes a primarily residential community focused around State Route 79 North (Winchester Road). Within that residential pattern, the French Valley Airport acts as a hub for surrounding business and industrial park development. State Route 79 North and Interstate 15/Interstate 215 located to the south of the Highway 79 Policy Area are the chief circulation routes in the French Valley. (County of Riverside 2015a)

The proposed neighborhood sites are located to the east of the French Valley Airport, in an undeveloped area with rural residential homes situated on large lots. Single-family residential neighborhoods are located to the northeast, east, and southeast within approximately one-half mile of the neighborhood sites. Tualat Creek is located along the southern boundary of the neighborhood sites. The location of the 100-year floodplain is shown in **Figure 4.6-3**. The visual character of the proposed neighborhood sites and surrounding area is currently characterized by vacant land and rural residential land uses. The French Valley Airport is visible to the west from the neighborhood sites. Both of the neighborhood sites are currently designated for medium-density residential uses.

#### FRENCH VALLEY AIRPORT

French Valley Airport is a 261-acre general aviation airport located in the French Valley, adjacent to State Route 79 North. Owned and operated by the County of Riverside, the airport has a single 6,000-foot-long runway oriented roughly in a north-south direction and is home to over 300 based aircraft (RCALUC 2010).

#### PUBLIC SERVICES AND UTILITIES

##### Fire Protection

Two Riverside County Fire Department (RCFD) stations would serve the proposed neighborhood sites: Station 83 at 37500 Sky Canyon Drive #401 in Murrieta and Station 73 at 27415 Enterprise Circle in West Temecula. Station 83 is staffed by one captain, one engineer, and one firefighter/Advanced Life Support (ALS) every day, and Station 73 is staffed by one captain, one engineer, and two firefighters/ALS every day. The average response time standards are 3:21 minutes for Station 83 and 9:26 minutes for Station 73. 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 Southwest Station, located at 30755-A Auld Road in Murrieta, provides services to the City of Temecula and to the De Luz Community Services District, as well as the unincorporated communities of French Valley, Murrieta Hot Springs, and Pechanga (RCSD 2015). The Riverside County Sheriff's Department (RCSD) also operates five adult correction or detention centers and the Riverside County Probation Department operates the juvenile detention facilities (County of Riverside 2015b).



Supervisorial District 3  
Southwest Area Plan

Riverside County  
General Plan Housing Element

Proposed HHDR/MUA Neighborhoods

Blue Lines

Roads

Supervisorial District

PARCELS

Flood Sensitivity

Cities

Area Plans

Specific Plan

General Plan Land Use

Low Density Residential

Medium Density Residential

Medium High Density Residential

Light Industrial

Business Park

Public Facilities

Conservation

Open Space Recreation

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

Source: Riverside County 2015

**Neighborhood 1**  
10.56 Acres(Gross)  
10.04 Acres(Net)  
(100% HHDR)

**Neighborhood 2**  
8.92 Acres(Gross)  
8.75 Acres(Net)  
(MUA: 50% HHDR)

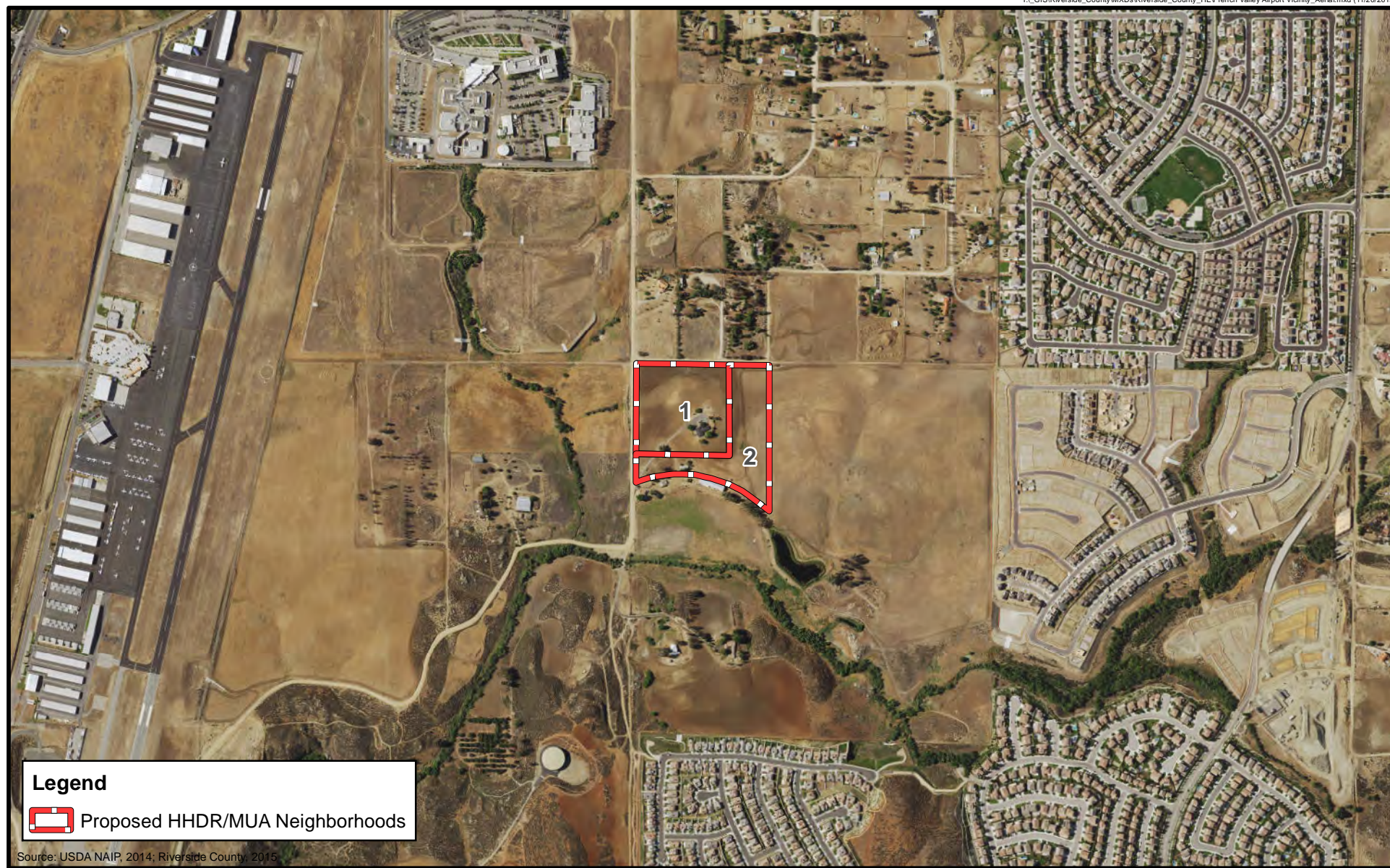
**Other Labels:** BP, PF, VAN GAALE LN, APPLEGATE RD, ALLEN RD, JOLYNN RD, LI, BOREL AIRPARK CENTER 265, OS-C, BOREL RD, NAVION RD, CROWN VALLEY VILLAGE 238, LDR, MDR, HARVEST DR, WATERFALL WAY, CLAYSTONE CIR, WHITECROWN DR, STARMIST WAY, FLINTRIDGE WAY, LILAC SKY LN, MOJAVE ROSE CT, BLACK SAGE PL, DESERT HOLLY PL, WESTRIDGE DR, CHAMISE LN, BLOSSOM HILL CT, MHDR, ROSE SAGE WAY, TUBEROSE RD, HONEY PINE RD, APACHE PLUME DR, RANCHO BELLA VISTA 184, SHOREGRASS LN, OS-C.

**Figure 4.6-1**  
French Valley Airport Vicinity Neighborhood Sites

**Michael Baker**  
INTERNATIONAL







**Legend**

 Proposed HHDR/MUA Neighborhoods

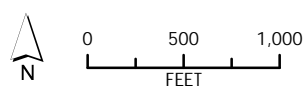


Figure 4.6-2  
Aerial of French Valley Airport Vicinity





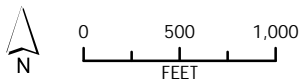
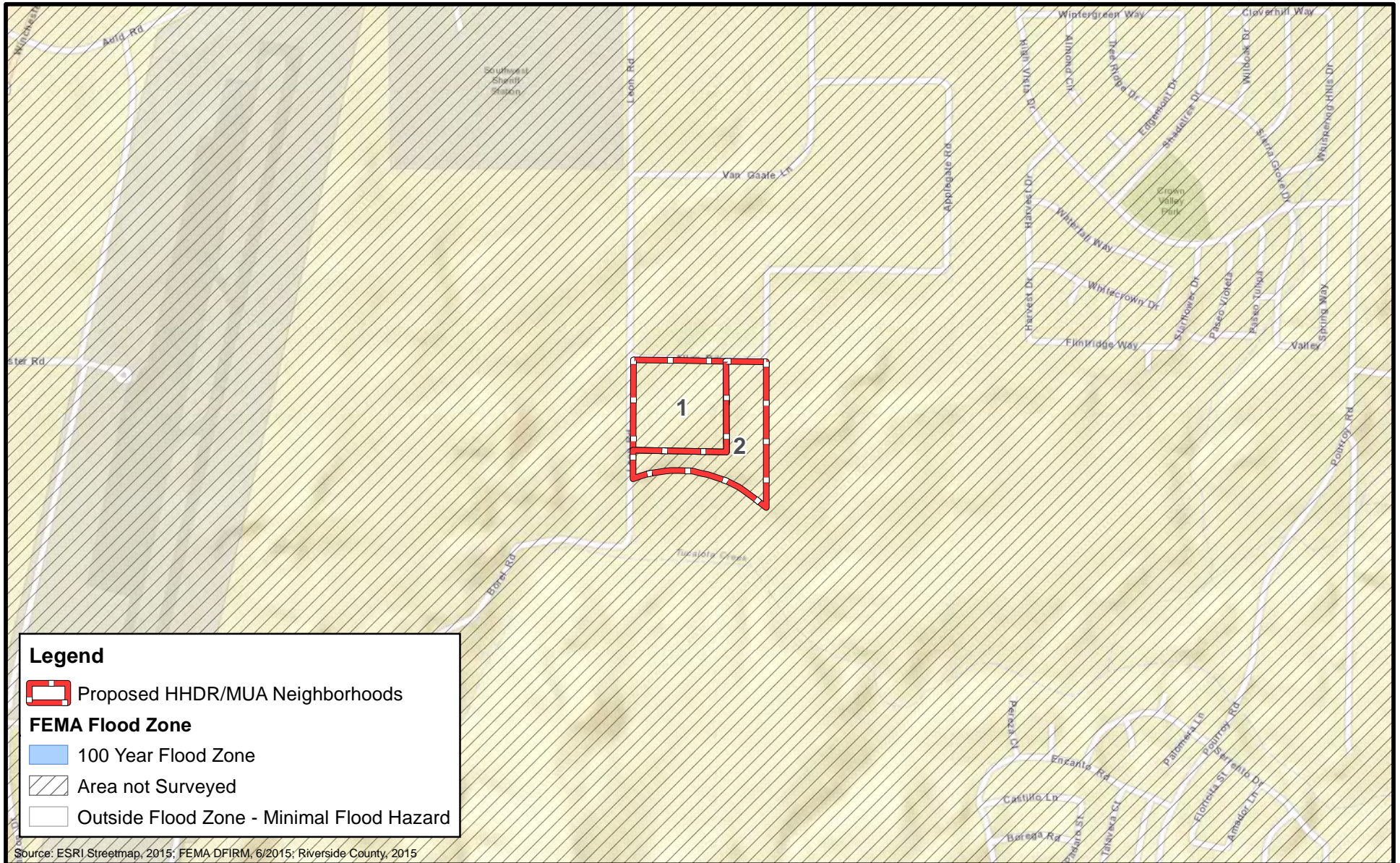


Figure 4.6-3  
Flood Zones in French Valley Airport Vicinity





## Public Schools

The project site is within the boundaries of the Temecula Valley Unified School District (TVUSD), which includes 32 school campuses: 17 elementary, 6 middle, 3 comprehensive high schools, one continuation high school, one independent high school, one K-8 charter school, one K-12 charter school, one home school, and one adult school. Schools serving the proposed neighborhood sites, along with the current enrollment and capacity numbers, are shown in **Table 4.6-1** below. However, the TVUSD reviews attendance boundaries annually and adjustments are made as needed based on school capacity and impacts from enrollment changes.

Table 4.6-1  
TVUSD SCHOOLS SERVING PROPOSED PROJECT

School	Address	Enrollment	Capacity
Alamos Elementary School	38200 Pacific Park Drive, Murrieta, CA 92563	830	960
Bella Vista Middle School	31650 Browning Street, Murrieta, CA 92563	1,151	1,188
Chaparral High School	27215 Nicolas Road, Temecula, CA 92591	3,205	2,799

Source: TVUSD 2015a, 2015b

## Parks and Recreation

The Riverside County Regional Park and Open-Space District (Riverside County Parks) provides regional and community park facilities throughout the County, including in the Southwest Area Plan planning area. The regional facilities are typically large-scale and designed to serve residents from a large geographical area, while community parks are smaller and provide active recreational facilities such as athletic fields, splash pads, community recreation buildings and/or the sorts of amenities typically found in neighborhood parks, such as walking paths, open sod grass areas, picnic areas with pavilions, playgrounds, and sports.

Riverside County Parks facilities in the vicinity of the proposed neighborhood sites include the Lake Skinner Recreation Area, located approximately 5 miles east. Lake Skinner Recreation Area is 6,817 acres that includes overnight camping, boating and water recreation, hiking trails, fishing, swimming, and playgrounds. The Rancho Bella Vista Park and Community Center is located 1 mile to the southeast and **includes** a gymnasium, picnic facilities, playgrounds, and sports fields (County of Riverside 2015b).

## 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 Plant, Perris/Meniffee 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.

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The EMWD treats approximately 46 million gallon of wastewater per day (mgd) via four active regional water reclamation facilities (RWRF) (EMWD 2015). 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 servicing 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 Southwest Area Plan area, including the neighborhood sites, is within the service area of the Badlands and Lamb Canyon Landfills and the Moreno Valley Transfer Station.

#### 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 Interstate 10 and north of Highway 74. The landfill property encompasses approximately 1,189 acres, of which 580.5 acres encompass the current landfill permit area and approximately 144.6 acres are permitted for waste disposal. The landfill is currently permitted to receive 5,000 tons of refuse per day and has an estimated total disposal capacity of approximately 15.646 million tons. During 2014, the Lamb Canyon Landfill accepted a daily average volume of 1,947 tons and a period total of approximately 597,739 tons. 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. Landfill expansion potential exists at the Lamb Canyon Landfill site (Merlan 2015).



### **4.6.3 PROJECT IMPACT ANALYSIS**

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

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

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

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

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### 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.	<b>Impact Analysis 4.6.1</b>	<b>Less than Significant with Mitigation Incorporated</b>
2) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.	There are no eligible or officially designated state scenic highways or potentially eligible County scenic highways in the vicinity of the neighborhood sites (Caltrans 2015; County of Riverside 2015a).	<b>No Impact</b>
3) Substantially degrade the existing visual character or quality of the site and its surroundings.	<b>Impact Analysis 4.6.2</b>	<b>Less than Significant with Mitigation Incorporated</b>
4) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.	<b>Impact Analysis 4.6.3</b>	<b>Less than Significant Impact</b>

#### METHODOLOGY

All of the neighborhood sites in the French Valley Airport neighborhoods in the Southwest Area Plan are currently designated and classified for varying levels of urban development, including low- and medium-density residential, commercial, and industrial/manufacturing uses (see Table 6 in **Appendix 2.1-2**). As such, previous environmental review for development of the neighborhood sites with urban uses was included in the Riverside County EIR No. 521 (State Clearinghouse Number [SCH] 2009041065) prepared for the GPA 960, as well as in EIR No. 441 (SCH 2002051143), which was certified for the 2003 RCIP GP. These previous analyses were considered in evaluating the impacts associated with the proposed project. EIR No. 521 determined that mitigation and regulatory compliance measures would reduce impacts associated with aesthetic resources resulting from buildout of GPA 960 to a less than significant level. EIR No. 441 identified that implementation of mitigation and regulatory compliance measures would reduce aesthetic resource and light/glare impacts resulting from buildout of the 2003 RCIP GP to a less than significant level.

#### Impact Analysis

##### Impact Analysis 4.6.1

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

Future development of the neighborhood sites under the HHDR or MUA designations/zoning classifications could result in the development of apartments and condominiums, including multi-story structures, as well as mixed-use development (physically/functionally integrated combination of residential, commercial, office, entertainment, educational, recreational, cultural, institutional, or industrial uses). The new zone classifications allow buildings and structures up to 50 feet in height, minimum front and rear setbacks of 10 feet for buildings that do not exceed 35 feet in height, and side yard setbacks of 5 feet for buildings that do not exceed 35 feet in height. This development would represent an increase in density, massing, and height beyond that originally considered for the neighborhood sites and could thus have adverse effects to scenic vistas by altering open views to more urban, higher-density development with views partially obscured by structures.

As discussed in **Impact Analysis 3.1.1** in Section 3.0, the General Plan has policies that govern visual impact of all new development, including future development in the Southwest 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 4.6.2**

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

All of the neighborhood sites are currently designated and classified for varying levels of urban development, including low- and medium-density residential and commercial uses; however, future development of the neighborhood sites under the HHDR or MUA designations/zoning classifications would result in the development of apartments and condominiums, including multi-story (3+) structures, as well as mixed-use development (physically/functionally integrated combination of residential, commercial, office, entertainment, educational, recreational, cultural, institutional, or industrial uses). This would permanently alter the existing visual character of the neighborhood sites and the surrounding area as well as contribute increased sources of lighting by densifying the existing urban environment, as new development and redevelopment would include higher densities, mixed use, and new urban living elements generally on the vacant parcels intermixed with existing structures. Therefore, although the County's General Plan anticipated development of the neighborhood sites with urban uses, the land uses facilitated by

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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 Southwest 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.

The proposed policies for MUA-designated areas encourage a balanced mix of jobs, housing, and services within compact, walkable neighborhoods which also feature pedestrian and bicycle linkages (walking paths, paseos, and trails) between residential uses and activity nodes. Additionally, Southwest Area Plan Policy SWAP 16.1 seeks to protect views by requiring that building sites not be permitted on the Western Ridgeline. Projects proposed within the area of the Western Ridgeline would be required to evaluate, on a case-by-case basis, building pad sites to ensure that they are located in a way that buildings and rooftops do not project above the ridgeline as viewed from the Temecula Basin. All projects within one-half mile of the Western Ridgeline would also be required to be evaluated on a case-by-case basis to determine if the building site would have an adverse impact to the ridgeline as viewed from the basin. Adherence to the Oak Tree Management Guidelines adopted by Riverside County would ensure the protection of scenic oak woodlands.

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

### Mitigation Measures

**MM 3.1.1** (see Section 3.0)

#### **Impact Analysis 4.6.3**

Compliance with County policies and regulations would ensure that new sources of lighting resulting from future development associated with the project would not adversely affect day or nighttime views in the area and would not adversely affect the Palomar Observatory. Therefore, this impact would be considered **less than significant**. (Threshold 4)

The land uses facilitated by the HHDR and MUA designations/zoning classifications would result in an increase in density, and thus an increase in lighting and glare, beyond that originally considered for the neighborhood sites. However, while the neighborhood sites are within an Observatory Restriction Zone for the Palomar Observatory and increased nighttime lighting could obstruct or hinder the views from the observatory, Southwest Area Plan Policy SWAP 13.3 requires development to adhere to the lighting requirements of County ordinances for standards intended to limit light leakage and spillage that may interfere with the operations of the Palomar Observatory. Therefore, Ordinance No. 655 Observatory Restriction Zone B standards would apply to future development under the project. These standards include, but are not limited to, requiring

the usage of low-pressure sodium lamps for outdoor lighting fixtures and regulating the hours of operation for commercial/ industrial uses. Ordinance No. 655 also 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. All future development would go through the County's pre-application review procedure (required per Section 18.2.B, Pre-Application Review, of Ordinance 348), and development review process, which would ensure consistency with all County General Plan policies and regulations intended to protect visual character and scenic resources. Furthermore, 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.

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

### Mitigation Measures

None required.

## 4.6 SOUTHWEST AREA PLAN

### AGRICULTURAL AND FORESTRY RESOURCES

#### Thresholds of Significance

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

Threshold	Analysis	Determination
1) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resource Agency, to nonagricultural use.	There is no designated Prime Farmland, Unique Farmland, or Farmland of Statewide Importance within or adjacent to the neighborhood sites (County of Riverside 2015b).	<b>No Impact</b>
2) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve.	<b>Impact Analysis 4.6.4</b>	<b>Less than Significant Impact</b>
3) Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code [PRC] Section 12220(g)), timberland (as defined by PRC Section 4526), or timberland zoned timberland production (as defined by California Government Code Section 51104(g)).	The zoning classification of the neighborhood sites is Light Agriculture. There is no forestland present on the neighborhood sites and the project would not conflict with forestland zoning or result in the loss of forestland (County of Riverside 2015b).	<b>No Impact</b>
4) Result in the loss of forestland or conversion of forestland to non-forest use.	The zoning classification of the neighborhood sites is Light Agriculture and there are no forestlands present (County of Riverside 2015b).	<b>No Impact</b>
5) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to nonagricultural use or conversion of forestland to non-forest use.	<b>Impact Analysis 4.6.4</b>	<b>Less than Significant Impact</b>

#### METHODOLOGY

All of the neighborhood sites in the Southwest Area Plan are currently designated by the General Plan for medium-density residential uses (see Table 6 in **Appendix 2.1-2**). As such, previous environmental review for development of the neighborhood sites with urban uses was included in the Riverside County 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 4.6.4** 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 18.79 acres of land zoned Light Agriculture within the Southwest 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.

## 4.6 SOUTHWEST AREA PLAN

### AIR QUALITY

#### Thresholds of Significance

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

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



## BIOLOGICAL RESOURCES

**Thresholds of Significance**

The following table identifies the thresholds for determining the significance of 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).	<b>Impact Analysis 4.6.5</b>	<b>Less than Significant Impact</b>
2) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the CDFW or USFWS.	<b>Impact Analysis 4.6.6</b>	<b>Less than Significant with Mitigation Incorporated</b>
3) Have a substantial adverse effect on federally protected wetlands, as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal wetlands, etc.), through direct removal, filling, hydrological interruption, or other means.	<b>Impact Analysis 4.6.6</b>	<b>Less than Significant with Mitigation Incorporated</b>
4) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.	<b>Impact Analysis 4.6.7</b>	<b>Less than Significant Impact</b>
5) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.	<b>Impact Analysis 3.4.5 in Section 3.0</b> – All local policies/ordinances pertaining to biological resources apply to all unincorporated areas of the County (regardless of the location of the neighborhood site). This impact is therefore analyzed in Section 3.0, Countywide Impact Analysis.	<b>No Impact</b>
6) Conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan.	<b>Impact Analysis 4.6.8</b>	<b>Less than Significant Impact</b>

### 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.

### Impact Analysis

**Impact Analysis 4.6.5** Impacts to covered species (candidate, sensitive, or special-status species) and their habitats resulting from future development projects that are consistent with the WRC-MSHCP would be deemed **less than significant** because of their MSHCP compliance. (Threshold1 1)

All of the neighborhood sites are located within the boundaries of the WRC-MSHCP, which provides for the protection of sensitive species by designating a contiguous system of habitat to be added to existing public/quasi-public lands (Conservation Area). The WRC-MSHCP defines two distinct processes to determine a development project's consistency, dependent on whether the project is located within or outside of a Criteria Area. Criteria Areas consist of 160-acre 'cells' with specific conservation objectives. Several of the individual parcels within the neighborhood sites are located partially or fully within Criteria Areas as indicated by the Cell and Cell Groups<sup>2</sup> in **Table 4.6-2**. The Criteria Area does not impose land use restrictions; however, development projects inside Criteria Areas are subject to the Habitat Acquisition and Negotiation Strategy (HANS), a consistency analysis based on an examination of the MSHCP reserve assembly, other plan requirements, and the Joint Project Review process and permittee MSHCP findings.

Depending on the location of a development project, certain biological studies may also be required for WRC-MSHCP compliance. These studies may identify the need for specific measures to avoid, minimize, and reduce impacts to covered species and their habitat. Parcels where biological studies would be required for future development are shown in **Table 4.6-3**. As shown, depending on site conditions, surveys could be required for a variety of animal and plant species, including: burrowing owl, Thread-leaved brodiaea, Davidson's saltscale, Parish's brittlescale, smooth tarplant, round-leaved filaree, Coulter's goldfields, little mousetail, Munz's onion, San Diego ambrosia, slender-horned spineflower, many-stemmed dudleya, spreading navarretia, California orcutt grass, San Miguel savory, Hammitt's clay-cress, and Wright's trichocoronis.

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<sup>2</sup> A Cell is a unit within the Criteria Area; a Cell Group is an identified grouping of Cells within the Criteria Area.

**TABLE 4.6-2  
WRC-MSHCP CRITERIA AREAS**

APN	Cell	Cell Group	Acres	Area Plan	Sub Unit
<b>French Valley Airport Vicinity, Neighborhood #1</b>					
964080001	5979	Independent	10.04	Southwest Area	SU5 - French Valley/Lower Sedco Hills
<b>French Valley Airport Vicinity, Neighborhood #2</b>					
964080003	Not A Part	Independent	1.54	Southwest Area	Not a Part
964080003	5979	Independent	107.91	Southwest Area	SU5 - French Valley/Lower Sedco Hills

Source: WRCRCA 2015

**TABLE 4.6-3  
WRC-MSHCP SURVEY AREAS**

APN	Amphibia Species	Burrowing Owl	Criteria Area Species <sup>1</sup>	Mammalian Species	Narrow Endemic Plant Species <sup>2</sup>	Special Linkage Area
<b>French Valley Airport Vicinity, Neighborhood #1</b>						
964080001	NO	YES	YES	NO	YES	NO
<b>French Valley Airport Vicinity, Neighborhood #2</b>						
964080003	NO	YES	YES	NO	YES	NO

Source: WRCRCA 2015

<sup>1</sup> Thread-leaved brodiaea, Davidson's saltscale, Parish's brittlescale, smooth tarplant, round-leaved filaree, Coulter's goldfields, little mousetail

<sup>2</sup> Munz's onion, San Diego ambrosia, slender-horned spineflower, many-stemmed dudleya, spreading navarretia, California orcutt grass, San Miguel savory, Hammitt's clay-cress, Wright's trichocoronis.

According to the WRC-MSHCP, the review of a site for consistency with the MSHCP Criteria is properly made when the site is initially converted from vacant to developed land (WRCRCA 2003). As the project does not propose any specific development, review for MSHCP Criteria for sites in the Criteria Area, as well as any required surveys, would occur at the time future development of the neighborhood sites is proposed. Through implementation of these requirements, development projects inside Criteria Areas can be found consistent with the WRC-MSHCP.

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

## 4.6 SOUTHWEST AREA PLAN

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

### Mitigation Measures

None required.

**Impact Analysis 4.6.6** 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 WRC-MSHCP, which is designed to ensure conservation of covered species as well as the natural communities on which they depend, including riparian habitat and other sensitive habitats. In addition, as discussed further in Section 3.0, Countywide Impact Analysis, future development under the project would be required to comply with regulatory actions governing riparian and wetland resources, including jurisdictional delineation of waters of the United States and wetlands pursuant to the Clean Water Act and US Army Corps of Engineers protocol (Clean Water Act Section 404 permit) and delineation of streams and vegetation within drainages and native vegetation of use to wildlife pursuant to the CDFW and California Fish and Game Code Section 1600 et seq. (Section 1601 or 1603 permit and a Streambed Alteration Agreement). In addition, mitigation measures **MM 3.4.5** and **MM 3.4.6** (see Section 3.0) require an appropriate assessment to be prepared by a qualified professional as part of Riverside County's project review process if site conditions (for example, topography, soils, or vegetation) indicate that the proposed project could affect riparian/riverine areas or federally protected wetlands. The measures require project-specific avoidance measures to be identified or the project applicant to obtain the applicable permits prior to the issuance of any grading permit or other action that would lead to the disturbance of the riparian resource and/or wetland. Compliance with the above-listed existing regulations, as well as implementation of mitigation measures **MM 3.4.5** and **MM 3.4.6**, would ensure that impacts on riparian habitats, sensitive natural communities, and/or federally protected wetlands resulting from development accommodated by the proposed project would be reduced to a **less than significant** level.

### Mitigation Measures

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

**Impact Analysis 4.6.7** Future development accommodated by the proposed project could adversely affect movement, migration, wildlife corridors, and the use of native wildlife nursery sites within the WRC-MSHCP. However, compliance with existing laws and regulatory programs would ensure that this impact is **less than significant**. (Threshold 4)

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

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

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

#### Mitigation Measures

None required.

#### **Impact Analysis 4.6.8**

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

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

#### Mitigation Measures

None required.

## 4.6 SOUTHWEST AREA PLAN

### CULTURAL RESOURCES

#### Thresholds of Significance

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

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

## GEOLOGY AND SOILS

**Thresholds of Significance**

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

Threshold	Analysis	Determination
<p>1) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death, involving:</p> <ul style="list-style-type: none"> <li>a) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault. Refer to California Geological Survey (formerly Division of Mines and Geology) Special Publication 42.</li> <li>b) Strong seismic ground shaking.</li> <li>c) Seismic-related ground failure, including liquefaction.</li> <li>d) Landslides.</li> </ul>	<p><b>Impact Analysis 3.6.1 and 3.6.2 in Section 3.0</b></p> <p>– All unincorporated areas of the County (regardless of the location of the neighborhood site) are subject to seismic hazards as damaging earthquakes are frequent, affect widespread areas, trigger many secondary effects, and can overwhelm the ability of local jurisdictions to respond (County of Riverside 2014). This impact is therefore analyzed in Section 3.0, Countywide Impact Analysis.</p>	<p><b>Less Than Cumulatively Considerable with Mitigation Incorporated</b></p>
<p>2) Result in substantial soil erosion or the loss of topsoil.</p>	<p><b>Impact Analysis 3.6.3 in Section 3.0</b> – Because human activities that remove vegetation or disturb soil are the biggest contributor to erosion potential, areas exposed during future development activities accommodated by the proposed project would be prone to erosion and loss of topsoil. This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site). This impact is therefore analyzed in Section 3.0, Countywide Impact Analysis.</p>	<p><b>Less Than Cumulatively Considerable with Mitigation Incorporated</b></p>
<p>3) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse.</p>	<p><b>Impact Analysis 3.6.4 in Section 3.0</b> – While geologic and soil conditions are unique to each neighborhood site, site-specific geotechnical investigations and engineering and design criteria required by the state and county would be determined in the same manner for all unincorporated areas of the County (regardless of the location of the neighborhood site). This impact is therefore analyzed in Section 3.0, Countywide Impact Analysis.</p>	<p><b>Less Than Cumulatively Considerable with Mitigation Incorporated</b></p>

## 4.6 SOUTHWEST AREA PLAN

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



## GREENHOUSE GAS EMISSIONS

**Thresholds of Significance**

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

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

## 4.6 SOUTHWEST AREA PLAN

### HAZARDS AND HAZARDOUS MATERIALS

#### Thresholds of Significance

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

Threshold	Analysis	Determination
1) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.	<b>Impact Analysis 3.8.1 in Section 3.0</b> - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	<b>Less than Cumulatively Considerable</b>
2) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.	<b>Impact Analysis 3.8.1 in Section 3.0</b> - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	<b>Less than Cumulatively Considerable</b>
3) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.	<b>Impact Analysis 3.8.2 in Section 3.0</b> - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	<b>Less than Cumulatively Considerable</b>
4) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or the environment.	The DTSC EnviroStor database was reviewed and compared to the neighborhood sites. No open/active hazardous materials sites are located on the neighborhood sites. Therefore, the project would not create a significant hazard to the public or the environment as a result of being located on an existing hazardous materials site (DTSC 2015).	<b>No Impact</b>
5) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, result in a safety hazard for people residing or working in the project area.	<b>Impact Analysis 4.6.9</b>	<b>Less than Significant Impact</b>
6) For a project in the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area.	There are no private airstrips in the vicinity of the neighborhood sites (County of Riverside 2014).	<b>No Impact</b>
7) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.	<b>Impact Analysis 3.8.4 in Section 3.0</b> - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	<b>Less than Cumulatively Considerable</b>
8) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where	The neighborhood sites are not located in a wildfire hazard severity zone (County of Riverside 2015a).	<b>No Impact</b>

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

## METHODOLOGY

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

### Impact Analysis

**Impact Analysis 4.6.9** Future development resulting from the project would be required to comply with the French Valley Airport Land Use Compatibility Plan. Therefore, the project will not result in an airport-related safety hazard for people residing or working in the project area. This is a **less than significant** impact. (Threshold 5)

The proposed neighborhood sites are located within Compatibility Zone D of the French Valley Airport Land Use Compatibility Plan (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 five 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 (RCALUC 2004).

Southwest Area Plan Policy SWAP 11.1 requires development, including future development resulting from the project, to comply with the policies in the ALUCP for French Valley Airport, as well as policies related to airport safety in the Land Use, Circulation, Safety and Noise Elements of the GPA 960 and 2003 RCIP GP. These policies would minimize safety hazards for people living within the neighborhood sites in proximity to the French Valley 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 (ALUC), 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.

Compliance with the ALUCP, along with GPA 960 and 2003 RCIP GP policies, would ensure that the increase in density/intensity potential on the neighborhood sites would not result in an airport-related safety hazard. Therefore, this impact would be considered **less than significant**.

### Mitigation Measures

None required.

## 4.6 SOUTHWEST AREA PLAN

### HYDROLOGY AND WATER QUALITY

#### Thresholds of Significance

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

Threshold	Analysis	Determination
1) Violate any water quality standards or waste discharge requirements.	<b>Impact Analysis 3.9.1 in Section 3.0</b> - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	<b>Less than Cumulatively Considerable with Mitigation Incorporated</b>
2) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted).	<b>Impact Analysis 4.6.22</b> in Utilities and Service Systems sub-section	<b>Less than Significant with Mitigation Incorporated</b>
3) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site.	<b>Impact Analysis 3.9.4 in Section 3.0</b> – Given the programmatic nature of the project, the drainage pattern of future development cannot be determined. The effects and mitigation for this impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and are therefore analyzed in Section 3.0, Countywide Impact Analysis.	<b>Less than Cumulatively Considerable with Mitigation Incorporated</b>
4) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site.	<b>Impact Analysis 3.9.4 in Section 3.0</b> – Given the programmatic nature of the project, the drainage pattern of future development cannot be determined. The effects and mitigation for this impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and are therefore analyzed in Section 3.0, Countywide Impact Analysis.	<b>Less than Cumulatively Considerable with Mitigation Incorporated</b>
5) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.	<b>Impact Analysis 3.9.5 in Section 3.0</b> – Given the programmatic nature of the project, the exact quantity of stormwater runoff of future development cannot be determined. The effects and mitigation for this impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and are therefore analyzed in Section 3.0, Countywide Impact Analysis.	<b>Less than Cumulatively Considerable with Mitigation Incorporated</b>

Threshold	Analysis	Determination
6) Otherwise substantially degrade water quality.	<b>Impact Analysis 3.9.6 in Section 3.0</b> - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	<b>Less than Cumulatively Considerable with Mitigation Incorporated</b>
7) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.	<b>Impact Analysis 4.6.10</b>	<b>Less than Significant with Mitigation Incorporated</b>
8) Place within a 100-year flood hazard area structures which would impede or redirect flood flows.	<b>Impact Analysis 4.6.10</b>	<b>Less than Significant with Mitigation Incorporated</b>
9) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam.	<b>Impact Analysis 4.6.10</b>	<b>Less than Significant with Mitigation Incorporated</b>
10) Inundation by seiche, tsunami, or mudflow.	The neighborhood sites are not located in an area susceptible to tsunami or mudflow. In terms of seiche hazards, there are no significant documented hazards for any of the waterbodies in Riverside County. Based on morphology and hydrology, only two waterbodies in Riverside County, Lake Perris and Lake Elsinore, may have the potential for seismically induced seiche (County of Riverside 2015a). The neighborhood sites are not located in the vicinity of these waterbodies.	<b>No Impact</b>

## METHODOLOGY

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

### Impact Analysis

**Impact Analysis 4.6.10** Future development facilitated by the project would result in the placement of housing and structures within a 100-year floodplain and an identified dam failure inundation area. However, the County's pre-application procedure would ensure protection of future development against flood hazards. Therefore, this is a **less than significant** impact. (Thresholds 7 through 9)

Portions of the Southwest planning area, including the neighborhood sites, are subject to hazards such as flooding and dam inundation. Indeed, the proposed neighborhood sites have been identified as being located within a 100-year floodplain, and in the event of the failure of the 43,000-acre-foot Lake Skinner Facility, flooding along Tualota and Warm Springs Creeks and

## 4.6 SOUTHWEST AREA PLAN

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eventually Murrieta Creek could occur, resulting in the flood inundation of the neighborhood sites. Many techniques may be used to address the danger of flooding, such as avoiding development in floodplains, altering water channels, applying specialized building techniques, elevating structures that are in floodplains, and enforcing setbacks.

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

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

New construction and substantial improvements of residential structures are required to have their lowest floor, including basement, located at or above the base (100-year) flood elevation. All new construction and substantial improvements of nonresidential structures must meet this standard or, together with attendant utility and sanitary facilities, be designed so that the portion of the structure below the base flood level is watertight. This means walls must be substantially impermeable to the passage of water and structural components must have the capability of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy.

In addition, mitigation measures **MM 3.9.15** through **MM 3.9.17** (see Section 3.0) require that all structures (residential, commercial, and industrial) be flood-proofed from the 100-year storm flows. The measures also require hydrological studies to show that structures are engineered to be safe from flooding and to provide evidence that structures will not adversely impact the floodplain.

The specifications, standards, and requirements contained in Ordinance No. 458 establish and implement measures that mitigate potential flood hazards in Riverside County, and mitigation measures **MM 3.9.15** through **MM 3.9.17** would ensure that structures are adequately flood-proofed so that people and property are not exposed to significant 100-year flood hazards and future development would not significantly impede or redirect flood flows. As such, this impact would be reduced to a **less than significant** impact.

### Mitigation Measures

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

## LAND USE AND PLANNING

**Thresholds of Significance**

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

Threshold	Analysis	Determination
1) Physically divide an established community.	The neighborhood sites are located on mostly vacant sites. Future development would not divide an existing community.	<b>No Impact</b>
2) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.	<b>Impact Analysis 4.6.11</b>	<b>Less than Significant Impact</b>
3) Conflict with any applicable habitat conservation plan or natural community conservation plan.	<b>Impact Analysis 4.6.8</b> in Biological Resources sub-section	<b>Less than Significant Impact</b>

## METHODOLOGY

The land use and planning analysis considers the potential for changes to the French Valley Airport neighborhood in the Southwest Area Plan to conflict with the County’s planning and policy documents.

## IMPACT ANALYSIS

**Impact Analysis 4.6.11** Changes to the French Valley Airport neighborhood in the Southwest Area Plan would not conflict with the County’s General Plan or any other plan adopted for the purpose of avoiding or mitigating an environmental effect. This would be a **less than significant** impact. (Threshold 2)

The project includes revisions to the Southwest Area Plan to articulate a more detailed vision for the future of the French Valley Airport neighborhood, as well as a change in land use designation and zone classification for 18.79 acres. These changes are intended to support the overall objective of the proposed project to bring the Housing Element into compliance with state housing law and to meet a statutory update requirement, as well as to help the County meet its state-mandated RHNA obligations. As the Southwest 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 Southwest Area Plan would not conflict with the County’s General Plan or any other

#### 4.6 SOUTHWEST AREA PLAN

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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).	<b>No Impact</b>
2) Loss of the availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan.	The neighborhood sites are not in areas of known or inferred to possess mineral resources (MRZ-2 areas), nor are they in an area designated as a mineral resource recovery site by Riverside County (County of Riverside 2015b).	<b>No Impact</b>

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### NOISE

#### Thresholds of Significance

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

Threshold	Analysis	Determination
1) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.	<b>Impact Analysis 4.6.12</b>	<b>Significant and Unavoidable</b>
2) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels.	<b>Impact Analysis 3.12.2 in Section 3.0</b> - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	<b>Less than Cumulatively Considerable with Mitigation Incorporated</b>
3) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.	<b>Impact Analysis 4.6.13</b>	<b>Significant and Unavoidable</b>
4) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project.	<b>Impact Analysis 3.12.3 in Section 3.0</b> - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	<b>Less than Cumulatively Considerable</b>
5) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, exposure of people residing or working in the project area to excessive noise levels.	<b>Impact Analysis 4.6.14</b>	<b>Less than Significant Impact</b>
6) For a project within the vicinity of a private airstrip, exposure of people residing or working in the project area to excessive noise levels.	There are no private airstrips in the vicinity of the neighborhood sites (County of Riverside 2014).	<b>No Impact</b>

#### Methodology

The neighborhood sites are designated by GPA 960 for medium-density residential uses (see Table 6 in **Appendix 2.1-2**). Similarly, 2003 RCIP GP designated all of the neighborhood sites for urban development. As such, previous environmental review for development of the neighborhood sites with urban uses was included in the Riverside County EIR No. 521 prepared for the GPA 960, as well as in EIR No. 441, which was certified for the 2003 RCIP GP. This previous analysis was considered in evaluating the noise impacts associated with the 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 4.6.12** Future development facilitated by the project could expose sensitive receptors to noise levels in excess of the Riverside County noise standards. This is a **significant** impact. (Threshold 1)

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

In addition, the neighborhood sites could expose residents to existing and/or future roadway noise. This future development could result in an increase in ambient noise levels in the vicinity, as well as exposure of sensitive receptors to noise levels in excess of the Riverside County noise standards (identified in Ordinance No. 847).

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

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

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

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

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

As described under **Impact Analysis 4.6.12**, GPA 960 Policies N 1.1 through N 1.5 and RCIP GP Policies N 1.1 through N 1.5 restrict land uses with higher levels of noise production from being located near land uses that are more sensitive to noise levels, and require acoustical studies and reports to be prepared for proposed developments that may be affected by high noise levels or are considered noise sensitive. Acoustical analysis is required to include recommendations for design mitigation. Furthermore, GPA 960 Policies N 9.3, N 9.7, and N 11.5 (RCIP GP Policies N 8.3, N 8.7, and N 10.5) require developments that will increase traffic on area roadways to provide appropriate mitigation for traffic-related noise increases; require noise monitoring for developments that propose sensitive land uses near arterial roadways; and restrict the development of sensitive land uses along railways (County of Riverside 2015a). Finally, future development projects would be required to meet the County standards regulating noise based on General Plan land use designations that are established in Ordinance No. 847.

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

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

Mitigation Measures

None feasible.

**Impact Analysis 4.6.14** Future development facilitated by the project would not result in exposure of people to excessive airport noise. Therefore, impacts are **less than significant**. (Threshold 5)

As previously discussed, the proposed neighborhood sites are located to the east of the French Valley Airport, in an undeveloped area with rural residential homes situated on large lots. According to Figure 4.15-11 of EIR No. 521, and Figure 4.13-30 of the RCIP GP EIR, the proposed neighborhood sites are outside the identified noise contours of the French Valley Airport and therefore are not subject to the exposure of significant noise levels from its operations.

In addition, implementation of the applicable General Plan policies would ensure that all future development in the Southwest Area Plan planning area, including the development of the neighborhood sites, meets applicable noise criteria for land use compatibility and includes noise attenuation features to meet applicable noise standards. For instance, GPA 960 Policy N 7.4 (RCIP GP Policy N 7.4) requires the County to check each development proposal to determine if it is located within an airport noise impact area as depicted in the applicable Area Plan's Policy Area section regarding Airport Influence Areas. Development proposals within a noise impact area must comply with applicable airport land use noise compatibility criteria. GPA 960 Policy N 1.7 (RCIP GP Policy N 1.7) requires proposed land uses affected by unacceptably high noise levels to have an acoustical specialist prepare a study of the noise problems and recommend structural and site design features that will adequately mitigate the noise problem. GPA 960 Policy N 2.2 (RCIP GP Policy N 2.2) requires a qualified acoustical specialist to prepare acoustical studies for proposed noise-sensitive projects within noise-impacted areas to mitigate existing noise. GPA 960 Policy N 19.3 (RCIP GP Policy N 18.3) requires the County to condition that prospective purchasers or end users of property be notified of overflight, sight, and sound of routine aircraft operations by all effective means, including a) requiring new residential subdivisions that are located within the 60 CNEL contour or are subject to overflight, sight, and sound of aircraft from any airport to have such information included in the State of California Final Subdivision Public Report and b) requiring that Declaration and Notification of Aircraft Noise and Environmental Impacts be recorded and made available to prospective purchasers or end users of property located within the 60 CNEL noise contour for any airport or air station or who are subject to routine aircraft overflight. GPA 960 Policy N 7.1 (RCIP GP Policy N 7.1) states that new land use development within Airport Influence Areas have to comply with airport land use noise compatibility criteria contained in the corresponding airport land use compatibility plan for the area.

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

Mitigation Measures

None required.

## 4.6 SOUTHWEST AREA PLAN

### POPULATION AND HOUSING<sup>3</sup>

#### Thresholds of Significance

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

Threshold	Analysis	Determination
1) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure).	<b>Impact Analysis 4.6.15</b>	<b>Significant and Unavoidable</b>
2) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.	The project would result in an increase in density/intensity potential on the neighborhood sites. The project would accommodate an increase in housing opportunities in the county and would therefore not displace substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere.	<b>No Impact</b>
3) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.	The project would result in an increase in density/intensity potential on the neighborhood sites. The project would accommodate an increase in housing opportunities in the county and would therefore not displace substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere.	<b>No Impact</b>

#### Methodology

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

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<sup>3</sup> An analysis of housing and population growth anticipated as a result of the overall Riverside County 2013-2021 Housing Element update as compared to regional growth forecasts from the Southern California Association of Governments (SCAG) is included in Section 3.0 of this EIR. SCAG does not provide population and housing projections at the Area Plan level.

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

### **Impact Analysis**

**Impact Analysis 4.6.15** Future development could result in an increase in population and housing growth beyond conditions anticipated for buildout of the neighborhood sites. This is a **significant** impact. (Threshold 1)

The proposed project would facilitate the future development of high-density residential development and mixed-use development incorporating high-density residential development by changing the land use designation and zone classification of the neighborhood sites to the HHDR or MUA designations/zoning classifications. This would increase the number of housing units and population assumed to result from development of the sites in comparison to assumptions under the current land use designations/zoning classifications. **Table 4.6-4** below shows the theoretical buildout projections for the Southwest 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 370 more dwelling units and 1,106 more persons in comparison to the housing and population growth that could occur under the GPA 960 Southwest Area Plan. This represents a less than 1 percent increase (0.99%).

## 4.6 SOUTHWEST AREA PLAN

**TABLE 4.6-4**  
**SOUTHWEST AREA PLAN**  
**THEORETICAL BUILD-OUT PROJECTIONS UNDER PROPOSED PROJECT**

Land Use	Project-Related Change in Acreage <sup>1</sup>	Acreage <sup>2</sup>	Dwelling Units <sup>3</sup>	Population
Agriculture Foundation Component		8,025	401	1,208
Rural Foundation Component		67,109	4,865	14,649
Rural Community Foundation Component		4,019	1,440	4,335
Open Space Foundation Component		47,327	204	614
<b>Community Development Foundation Component</b>				
Estate Density Residential (EDR)		158	50	151
Very Low Density Residential (VLDR)		99	72	216
Low Density Residential (LDR)		568	796	2,398
Medium Density Residential (MDR)	(-14.42)	5,795	18,890	56,888
Medium-High Density Residential (MHDR)		1,102	6,543	19,704
High Density Residential (HDR)		52	520	1,565
Very High Density Residential (VHDR)		136	2,120	6,383
Highest Density Residential (HHDR)	(+ 14.42)	50	1,513	4,555
Commercial Retail <sup>2</sup> (CR)		201	0	0
Commercial Tourist (CT)		242	0	0
Commercial Office (CO)		115	0	0
Light Industrial (LI)		592	0	0
Heavy Industrial (HI)		0	0	0
Business Park (BP)		345	0	0
Public Facilities (PF)		1,773	0	0
Community Center (CC)		0	0	0
Mixed Use Planning Area (MUPA)		73	212	637
<b>Proposed Project Land Use Assumptions and Calculations Totals:</b>		<b>137,780</b>	<b>37,626</b>	<b>113,303</b>
<b>Current Southwest Area Plan Land Use Assumptions and Calculations Totals:</b>		<b>137,780</b>	<b>37,256</b>	<b>112,197</b>
<b>Increase</b>		<b>-</b>	<b>370</b>	<b>1,106</b>

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

<sup>2</sup> Rounded.

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

Source: County of Riverside 2015a



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

However, the change in land use designation and zone classification would result in a 1 percent increase in population and housing growth beyond conditions anticipated for buildout of the neighborhood sites under the current land use designations. This may encourage additional growth in the French Valley Airport neighborhoods, with new nonresidential and employment development occurring to serve new residents. Future development could result in the need for additional public services and utility infrastructure, such as new or expanded roadways, schools, parks, and public safety facilities, in addition to the need for additional water, wastewater, and other utility infrastructure.

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

### Mitigation Measures

None available.

## 4.6 SOUTHWEST AREA PLAN

### PUBLIC SERVICES

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

Threshold	Analysis	Determination
<p>1) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</p> <ul style="list-style-type: none"><li>• fire protection,</li><li>• police protection,</li><li>• schools,</li><li>• parks,</li><li>• other public facilities.</li></ul> <p>Riverside County uses the following thresholds/generation factors to determine projected theoretical need for additional public service infrastructure (County of Riverside 2002; 2015b) :</p> <ul style="list-style-type: none"><li>• <b>Fire Stations:</b> One fire station per 2,000 dwelling units</li><li>• <b>Law Enforcement:</b> 1.5 sworn officers per 1,000 persons; 1 supervisor per 7 officers; 1 support staff per 7 officers; and 1 patrol vehicle per 3 officers</li></ul>	<p><u>Fire Protection</u> <b>Impact Analysis 4.6.16</b></p> <p><u>Law Enforcement</u> <b>Impact Analysis 4.6.17</b></p> <p><u>Public School Facilities</u> <b>Impact Analysis 4.6.18</b></p> <p><u>Parks</u> <b>Impact Analysis 4.6.19</b> under Recreation sub-section</p>	<p><u>Fire Protection</u> <b>Less than Significant</b></p> <p><u>Law Enforcement</u> <b>Less than Significant</b></p> <p><u>Public School Facilities</u> <b>Less Than Significant</b></p>

### Methodology

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

### Impact Analysis

#### Fire Protection and Emergency Medical Services

**Impact Analysis 4.6.16** 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 RCFD has identified the need for a future fire station located between existing RCFD stations 83 and 73. In addition, the RCFD reviewed the proposed project and noted that, dependent upon future development/planning in the area, a fire station and/or land designated on a tract map for a future fire station may be required. Any future development on the neighborhood sites would be subject to Riverside County Ordinance No. 659, which requires new development to pay fire protection mitigation fees used by the RCFD to construct new fire protection facilities or to provide facilities in lieu of the fee as approved by the RCFD. The construction of these future fire stations or other fire protection facilities could result in adverse impacts to the physical environment, which would be subject to CEQA environmental review.

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

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

As future development on the neighborhood sites would be required to contribute its fair share to fund fire facilities via fire protection mitigation fees, construction of any RCFD facilities would be subject to environmental 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 4.6.17**

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

## 4.6 SOUTHWEST AREA PLAN

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The increase in density/intensity potential on the neighborhood sites would result in the need for 2 sworn police officers, 1 supervisor, 1 support staff, and 1 patrol vehicle beyond what has been anticipated for buildout of the site under the current land use designations. **Table 4.6-5** shows personnel/equipment needs for the proposed project.

**TABLE 4.6-5**  
**LAW ENFORCEMENT GENERATION FACTORS AND**  
**THEORETICAL LAW ENFORCEMENT NEEDS UNDER PROPOSED PROJECT**

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

\* Numbers are rounded.

Source: County of Riverside 2015b

According to EIR No. 521, the RCSD's ability to support the needs of future growth is dependent upon the financial ability to hire additional deputies. 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 4.6.18** Future development resulting from the project would be required to pay TVUSD 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 TVUSD schools serving the neighborhood sites. The TVUSD uses generation rates shown in **Table 4.6-6** to represent the number of students, or portion thereof, expected to attend district schools from each new dwelling unit. Using TVUSD student generation rates, future development of the neighborhood sites under the proposed project would be expected to result in up to 236 additional students in

attendance at TVUSD schools beyond what has been anticipated for buildout of the sites under the current land use designations.

**TABLE 4.6-6**  
**SCHOOL ENROLLMENT GENERATION FACTORS AND**  
**STUDENT GENERATION OF PROPOSED PROJECT**

School	Generation Factor	Student Generation
Alamos Elementary School	0.2740	101
Bella Vista Middle School	0.1461	54
Chaparral High School	0.2194	81
<b>Total Student Generation</b>		<b>236</b>

*Source: TVUSD 2015b*

Enrollment at Bella Vista Middle School and Chaparral High School currently exceeds capacity; the TVUSD has indicated that a new middle school and new high school will be needed to serve the area currently served by Bella Vista Middle and Chaparral High. New student enrollment generated by the project would contribute to the need for these new school facilities. Expansion of an existing, or construction of a new school, will have environmental impacts that will need to be addressed once the school improvements are proposed. It is likely that growth will occur over time, which means that any one project is unlikely to result in the need to construct school improvements. Instead, each project will pay its share of future school improvement costs prior to occupancy of the building.

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

#### Mitigation Measures

None required.

### RECREATION

#### Thresholds of Significance

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

Threshold	Analysis	Determination
1) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.  Riverside County uses the thresholds/generation factor of 3 acres per 1,000 persons to determine projected theoretical need for additional parkland.	<b>Impact Analysis 4.6.19</b>	<b>Less than Significant Impact</b>
2) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.	<b>Impact Analysis 4.6.19</b>	<b>Less than Significant Impact</b>

#### Methodology

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

#### Impact Analysis

**Impact Analysis 4.6.19** Future development on the neighborhood sites would be required to provide for adequate park and recreation facilities in accordance with the Quimby Act and County Ordinance No. 460. The construction/development of these park and recreation facilities would be subject to CEQA review. For these reasons, impacts would be **less than significant**. (Thresholds 1 and 2)

Future development of the neighborhood sites under the project would result in the need for 3.31 additional acres of parkland based on the County’s parkland standard ( $1.106 \times 3 = 3.31$  acres). Riverside County Parks and the Riverside County Planning Department enforce the Quimby Act standards enacted under Riverside County Ordinance No. 460 during review of development and building plans. Development applicants are required to provide specific levels of new recreational development (parks, recreational areas, etc.) and/or pay a specific amount of in-lieu fees that are then used to construct new or expanded facilities. Trail requirements and off-site improvement contributions are also handled similarly (through mandatory Conditions of Approval). Future development on the neighborhood sites would be subject to Riverside County Ordinance No. 659,

which requires new development to pay mitigation fees used to fund public facilities, including regional parks, community centers/parks, and regional multipurpose trails. The construction of park and recreational facilities to serve future development resulting from the project could result in adverse impacts to the physical environment, which would be subject to CEQA review.

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

In addition, future development would go through the County's pre-application review procedure (required per Section 18.2.B, Pre-Application Review, of Ordinance 348), and development review process, which would ensure consistency with all County General Plan policies and regulations regarding parkland and recreational facilities, including GPA 960 Policy OS 20.5 (RCIP GP Policy OS 20.5) and OS 20.6 (RCIP GP Policy OS 20.6). Policies 20.5 require that development of recreation facilities occur concurrent with other development and Policies 20.6 requires new development to provide implementation strategies for the funding of both active and passive parks and recreational sites.

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

### Mitigation Measures

None required.

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### TRANSPORTATION/TRAFFIC

#### Thresholds of Significance

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

Threshold	Analysis	Determination
1) Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and nonmotorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit.  The County’s General Plan identifies a countywide target level of service of LOS D for Riverside County roadway facilities (Policy C.2.1). The Riverside County Congestion Management Program, administered by the Riverside County Transportation Commission, has established a minimum threshold of LOS E.	<b>Impact Analysis 4.6.20</b>	<b>Significant and Unavoidable</b>
2) Conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways.	<b>Impact Analysis 4.6.20</b>	<b>Significant and Unavoidable</b>
3) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.	The neighborhood sites 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).	<b>No Impact</b>
4) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).	<b>Impact Analysis 3.16.3 in Section 3.0</b> - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	<b>Less than Cumulatively Considerable</b>
5) Result in inadequate emergency access.	<b>Impact Analysis 3.16.4 in Section 3.0</b> - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	<b>Less than Cumulatively Considerable</b>



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

The impact analysis below considers the potential for buildout of the neighborhood sites to increase traffic and affect the transportation system in the Southwest 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 4.6.20** The proposed increase in density/intensity potential on the neighborhood sites would increase traffic volumes on one roadway segment in the Southwest Area Plan planning area that is already projected to operate at an unacceptable level under buildout of the General Plan (Clinton Keith Road). This is a **significant** impact. (Thresholds 1 and 2)

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

EIR No. 521 projected future traffic operating conditions under buildout of the GPA 960 land uses. **Table 4.6-7** summarizes traffic volumes and LOS on roadway segments in the Southwest Area Plan under buildout of existing General Plan land uses and under buildout of the proposed project. As shown, the addition of project-related traffic would increase traffic volumes on one roadway segment in the Southwest Area Plan already projected to operate at an unacceptable level (Clinton Keith Road). This is a **significant** impact.

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TABLE 4.6-7  
TRAFFIC OPERATING CONDITIONS UNDER BUILDOUT 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
Leon Road	Allen Rd to N of Borel Rd	4	Secondary	15,800	D or Better	4	Secondary	0	15,800	D or Better
Clinton Keith Road	1.6 Mi. W of Leon Rd to 0.88 Mi. E of Meadowlark Ln - Whitewood Rd	6	Urban Arterial	59,400	F	6	Urban Arterial	4,800	64,200	F

Source: Urban Crossroads 2015

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

### Mitigation Measures

None feasible.

## UTILITIES AND SERVICE SYSTEMS

**Thresholds of Significance**

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

Threshold	Analysis	Determination
1) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board.	<b>Impact Analysis 3.17.1 in Section 3.0</b> – Wastewater treatment requirements are addressed via NPDES program/permits and County requirements that are the same for all unincorporated areas of the County (regardless of the location of the neighborhood site). Therefore, this impact is analyzed in Section 3.0, Countywide Impact Analysis.	<b>Less than Cumulatively Considerable with Mitigation Incorporated</b>
2) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.	<b>Impact Analysis 4.6.21 and Impact Analysis 4.6.22</b>	<u>Wastewater</u> <b>Less than Significant Impact</b>  <u>Water</u> <b>Less than Significant with Mitigation Incorporated</b>
3) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.	<b>Impact Analysis 3.17.3 in Section 3.0</b> – Stormwater drainage is addressed via NPDES and County requirements that are the same for all unincorporated areas of the County (regardless of the location of the neighborhood site). Therefore, this impact is analyzed in Section 3.0, Countywide Impact Analysis.	<b>Less than Cumulatively Considerable</b>
4) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed.	<b>Impact Analysis 4.6.22</b>	<b>Less than Significant with Mitigation Incorporated</b>
5) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments.	<b>Impact Analysis 4.6.21</b>	<b>Less than Significant Impact</b>
6) Be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs.	<b>Impact Analysis 4.6.23</b>	<b>Less than Significant with Mitigation Incorporated</b>

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Threshold	Analysis	Determination
7) Comply with federal, state, and local statutes and regulations related to solid waste.	Impact Analysis 4.6.23	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 Southwest Area Plan planning area based on generation factors identified in Riverside County EIR No. 521.

### Impact Analysis

#### Wastewater

**Impact Analysis 4.6.21** The proposed project will slightly increase wastewater flows. However, the increase represented by the proposed project will not require any additional infrastructure or treatment capacity. Therefore, this impact is **less than significant**. (Thresholds 2 and 5)

Future development of the neighborhood sites under the project would contribute to increased generation of wastewater needing treatment. As previously described, the EMWD treats approximately 46 mgd via four RWRFs. The wastewater facility for the proposed neighborhood sites would be the Perris Valley RWRf, which currently has a capacity of 11 mgd, and is anticipated to accommodate an expanded capacity of 30 mgd in the future (County of Riverside 2015b). As discussed above, future development of the neighborhood sites under the proposed project could result in up to 370 more dwelling units and 1,106 more persons than anticipated for buildout of the sites under the adopted Southwest Area Plan. This increase in population and housing would generate an increased demand for wastewater conveyance and treatment. The average wastewater generation rate for a residential unit in Riverside County is 230 gallons per day per capita (County of Riverside 2015b). Therefore, future development would result in the generation of 85,100 gallons per day (0.0851 million gallons daily) of wastewater.

The 0.0851 MGD wastewater demand generated by the proposed project would represent approximately 0.7 percent of the current design capacity at the Perris Valley RWRf and 0.02 percent of the anticipated future design capacity planned for the Perris Valley RWRf. This increase is less than 1 percent and not considered a substantial. Furthermore, future development would be required to pay development impact fees and connection fees, which would fund any potential future expansion of the Perris Valley RWRf. Actual expansion of the Perris Valley RWRf would be subject to subsequent project-level environmental review.

Furthermore, the need for specific facilities/capacity to serve specific development proposals will be determined through the development review process with any necessary infrastructure improvements required as project conditions of approval. Additionally, Ordinance No. 659, DIF Program, is intended to mitigate growth impacts in Riverside County by ensuring fees are collected and expended to provide necessary facilities commensurate with the ongoing levels of development. This would include any potential future expansion wastewater treatment facilities. Future development would also be subject to Riverside County Ordinance No. 592, Regulating Sewer Use, Sewer Construction and Industrial Wastewater Discharges in County Service Areas. This ordinance sets various standards for sewer use, construction, and industrial wastewater discharges

to protect both water quality and the infrastructure conveying and treating wastewater by establishing construction requirements for sewers, laterals, house connections, and other sewerage facilities, and by prohibiting the discharge to any public sewer (which directly or indirectly connects to Riverside County's sewerage system) any wastes that may have an adverse or harmful effect on sewers, maintenance personnel, wastewater treatment plant personnel or equipment, treatment plant effluent quality, or public or private property or which may otherwise endanger the public or the local environment or create a public nuisance. As a result, this ordinance serves to protect water supplies, water and wastewater facilities, and water quality for both surface water and groundwater.

Because there is adequate capacity at the Perris Valley RWRP to serve future development resulting from the increase in density/intensity potential on the neighborhood sites, and future required County wastewater requirements, this impact would be **less than significant**.

#### Mitigation Measures

None required.

#### Water Supply and Service

**Impact Analysis 4.6.22** Implementation of the proposed project will increase the amount of allowable development in the Southwest Area planning area, thereby increasing demand for water supply that could result in significant effects on the physical environment. However, adequate water supply and delivery infrastructure exists to accommodate the increased demand associated with the proposed project actions. This is considered a **less than significant** impact. (Thresholds 2 and 4)

The EMWD is responsible for the water supply within the Southwest 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 Plant, Perris/Menifee Desalters, and Perris Water Filtration Plant would service the proposed 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 373.7 AFY beyond water supply demand originally anticipated ( $370 \times 1.01 \text{ AFY} = 373.7 \text{ AFY}$ ).

The 373.7 AFY represents a 0.1 percent increase from the current EMWD water supply of 213,900 AFY and a 0.1 percent increase from the 241,400 AFY water supply anticipated in 2020. This is an increase of less than 1 percent and is not considered substantial.

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

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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 370 residential units in the Southwest Area Plan is not substantial. As a result, this impact is considered **less than significant**.

### Mitigation Measures

**MM 3.9.5** (see Section 3.0)

### **Solid Waste**

**Impact Analysis 4.6.23** Adequate capacity is available at existing landfills to serve future development resulting from the increase in density/intensity potential on the neighborhood sites and future development would be required to meet County and state recycling requirements to further reduce demands on area landfill. Therefore, solid waste impacts would be **less than significant**. (Thresholds 6 and 7)

Future development would generate solid waste that would be disposed of in the Badlands and Lamb Canyon landfills, potentially hastening the end of their usable lives and contributing to the eventual need for new or expanded landfill facilities. Riverside County EIR No. 521 uses a residential solid waste generation factor of 0.41 tons per dwelling unit. Using that factor, the project would generate 151.7 tons of waste per year beyond that already planned for the sites ( $370 \text{ du} \times 0.41 \text{ tons per du} = 151.7 \text{ tons}$ ).

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

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

In addition, as discussed in **Impact 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 on the neighborhood sites and would reduce the demand on landfills serving the community.

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

### Mitigation Measures

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

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### ENERGY CONSUMPTION

#### Thresholds of Significance

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

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



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