4.8 EASTERN COACHELLA VALLEY AREA PLAN

4.8.1 PROJECT DESCRIPTION

The project consists of revisions to the Eastern Coachella Valley Area Plan, including neighborhoods designated HHDR [Highest Density Residential (20-40 DU/acre)] and Mixed-Use Areas containing some HHDR development. These revisions include text revisions as well as changes to the General Plan Land Use Map and amendments to Ordinance No. 348, the Riverside County Land Use Ordinance, to apply the new Mixed Use zone classification and R-7 zone classification to redesignated parcels. Each of these components is discussed below.

TEXT REVISIONS

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

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 Mecca Town Center, Thermal Town Center, North Shore Town Center, and the Oasis Town Center in the Eastern Coachella Valley Area Plan. The section is organized as follows:

Section 4.8 Eastern Coachella Valley Area Plan

4.8.1 Project Description

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

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

NOP Comment Letters

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

4.8.3 Project Impact Analysis

Thresholds of Significance

Methodology

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

4.8.4 References

LOCAL LAND USE POLICIES

Mixed-Use Areas/Highest Density Residential Town Centers

Mecca Town Center

Mecca Town Center (Figure 3 – Detail) is located along 66th Avenue (State Route 195) and State Route 111 and consists of approximately 766 gross acres and six neighborhood nodes. Mecca is a small agricultural community that is characterized by its traditional Mexican heritage. Mecca serves as a service center for commuters and truckers due to its location along State Route 111 and State Route 86S. These routes are major transportation corridors for goods and agricultural movement to and from Coachella Valley, Brawley, Imperial County and Mexico. Mecca is the main entrance into the Salton Sea State Recreational Park northern shoreline.

The Mecca Family and Farm Worker's Service Center is the main focal point of the community. Downtown Mecca also includes local serving commercial uses, a library, a church, school facilities, fire station, the Boys and Girls Club of the Coachella Valley and College of the Desert satellite campus. The community is surrounded by agricultural uses that serve as the residents' largest employment sector for Mecca.

The County has invested significant resources since 2003 to revitalize Mecca and improving the living conditions of existing and future residents. The Economic Development Agency (EDA) developed the 2005 Downtown Revitalization Study that provided recommendations for revitalization of central Mecca. The strategies included street landscaping and improvements for 2nd Street and 66th Avenue, infill and building projects that include the Mecca Family Care Center, Library, Police Substation, Fire Station and town plaza. EDA has also completed the Mecca Design Guidelines that provide design elements and goals for the community of Mecca. The Riverside County Transportation Department is in the process of completing the extensive Mecca Downtown Street Revitalization Project that improves basic infrastructure amenities. The project comprises construction of approximately seven miles of street, sidewalk, curb and gutter, and street light improvements for fifteen streets within the 1.3 square-mile downtown area.

Another notable community outreach engagement is the "Mecca Livable Community Planning Program". This program was developed by the Riverside County Department of Public Health in partnership with the Riverside County Planning Department, Local Government Commission and Opticos Design, Inc. and funded by an Environmental Justice: Context Sensitive Planning Grant from California Department of Transportation. The program included a design charrette that spanned through a week to produce a vision plan for the existing community. The community provided input on local transportation, land-use planning, health, safety and environmental issues. The key issues expressed by the community included safety concerns (adequate lighting, paved sidewalks, road improvements, and standing pools of water), additional resources and activities for seniors and children, and affordable housing. The program also identified key community values which include employment, cleanliness, education, safety, sense of community and services. The final report recommended design proposals for building forms and street improvement as well as implementation solutions and strategies.

The Mecca Town Center will further the revitalization momentum by stimulating growth and community services through varied residential development mixed with local serving commercial and employment uses. Buildout of these neighborhoods will expand employment and local serving commercial uses between Highway 86 through Highway 111 and into Mecca's community core, as well as provide varied housing forms for this growing community. Mecca Town Center consists of five mixed use neighborhood areas and one HHDR neighborhood area.

Highest Density Residential (HHDR) Area:

Date Palm-65th Neighborhood [Neighborhood 1]) is located northeast of the Date Palm Street and 65th Avenue and is approximately 244 gross acres (about 235 net acres). This area is supported by its close proximity to an area designated for Community Development: a Community Center and Light Industrial development, as well as existing community services such as a church and schools.

ECVAP 3.3 Date Palm-65th Neighborhood shall develop as 100% HHDR development.

Mixed-Use Areas (MUAs):

The **Lincoln-66th West Neighborhoods:** The 66th Avenue/Gateway Neighborhood [Neighborhood 2], 66th Avenue/North Neighborhood, [Neighborhood 3], and the 66th avenue/Lincoln Street West Neighborhood [Neighborhood 4] are located together along both sides of 66th Avenue, west of the Lincoln Road and 66th Avenue intersection. The existing gasoline station and retail center located on the corner of Highway 86 and 66th Avenue serves as a western anchor point for the community. Highway 86, Highway 111, and 66th Avenue (Highway 195) are major transportation corridors that will support growth and connect the mixed use community to adjacent city activity centers. These neighborhoods will extend the existing development pattern of commercial uses along 66th Avenue to provide employment opportunities and other community services for

Mecca's growing populace. All of these neighborhoods are Mixed-Use Areas, with requirements for at least 50% HHDR development in each.

The **66th Avenue/Gateway Neighborhood** [Neighborhood 2] covers about 79 gross acres (about 77 net acres) and is located along the north side of 66th Avenue, about midway between Highways 86 and 111.

Policy:

ECVAP 3.4 The 66th Avenue/Gateway Neighborhood shall contain at least 50% HHDR development (as measured in both gross and net acres).

The **66th Avenue/North Neighborhood** [Neighborhood 3] covers about 13 gross acres (about 12 net acres) and is located along the north side of 66th Avenue, just east of Neighborhood 2 (described above).

Policy:

ECVAP 3.5 The 66th Avenue/North Neighborhood shall contain at least 50% HHDR development (as measured in both gross and net acres).

The **66th Avenue/Lincoln Street West Neighborhood** [Neighborhood 4] covers about 61 gross acres (about 59 net acres) and is located along the south side of 66th Avenue, and along the west side of Lincoln Street.

Policy:

ECVAP 3.6 The 66th Avenue/Lincoln Street West Neighborhood shall contain at least 50% HHDR development (as measured in both gross and net acres).

The **Lincoln-66th East Neighborhood** [Neighborhood 5] is located east of Lincoln Road and 66th Avenue and is approximately 128 gross acres. The Lincoln-66th East Neighborhood has an existing mobile home park and vacant land. This neighborhood is ideal for mostly HHDR Development due to its close proximity to the planned 66th Avenue commercial-employment corridor.

Policy:

ECVAP 3.7 The Lincoln-66th East Neighborhood shall contain at least 75% HHDR development (as measured in both gross and net acres).

The **Hammond Road/66th Avenue Neighborhood** [Neighborhood 6] is located southeast of the Hammond Road and 66th Avenue intersection and is approximately 320 gross acres (about 252 net acres). The area currently is predominately used for agricultural purposes. This large contiguous area is a canvas for mixed use development to support the community east of Highway 111. It is also close to community health services, library, fire and police stations and town center.

Policy:

ECVAP 3.8 The Hammond-66th Neighborhood shall contain at least 25% HHDR development (as measured in both gross and net acres).

The following policies shall apply to all five of the Mecca Town Center Mixed-Use Area neighborhoods:

VAP 3.9 In addition to the required HHDR development, the remainders of the Mixed-Use Area neighborhoods may accommodate a combination of residential, commercial, employment, residential, day care centers, recreational uses, and other commercial and community uses. Existing uses located within the MUA may continue operating under legal entitlements.

ECVAP 3.10 Each neighborhood should be developed through a Specific Plan or implementation of the Mixed Use Area Zone classification.

ECVAP 3.11 Encourage vertical mixed uses for commercial and residential development, wherever feasible.

ECVAP 3.12 Prior to certificates of occupancy being issued that would result in 50% of the maximum amount of non- HHDR development allowed to be placed in use in any Mixed-Use Area neighborhood, certificates of occupancy for at least 50% of the required minimum of HHDR development in that neighborhood should have been issued.

The following policies shall apply to all six Mecca Town Center neighborhoods, whether designated as MUA or HHDR:

ECVAP 3.13 The segment of Highway 111 that starts from 66th Avenue in Mecca and extends southeasterly down towards Bombay Beach is eligible for designation as a State-Designated Scenic Highway; as such, development along Highway 111 should adhere to the Scenic Corridor policies of the Land Use, Circulation and Multipurpose Open Space Elements.

ECVAP 3.14 HHDR development should be planned to accommodate a variety of housing types and styles that are accessible to and meet the needs of a range of lifestyles, physical abilities, and income levels.

ECVAP 3.15 HHDR development should accommodate a variety of housing types and styles that are accessible to and meet the needs of a range of lifestyles, physical abilities, and income levels

ECVAP 3.16 Ensure pedestrian safety by adhering to the non-motorized transportation policies of the Circulation and Healthy Communities Elements of the General Plan, including providing defensible spaces, adequate lighting, appropriate sidewalk widths, and street visibility. Provide safe routes linking the Mecca Town Center neighborhoods east and west of Highway 111.

ECVAP 3.17 Provide connections to future extensions of the Coachella Valley Association of Government Coachella Valley Link Trails Mecca / North Shore Extension and the County trails system as shown on ECVAP Figure 8.

ECVAP 3.18 Work with local transit agencies to design acceptable bus stops close to residential uses, employment and civic centers, public services, educational facilities, and recreational opportunities. Bus stops should be located directly in front of major activities centers or within ¼ mile walking distance.

ECVAP 3.19 Residential units are encouraged to be designed as townhomes verses apartment complexes.

ECVAP 3.20 Encourage multifamily dwelling uses to incorporate a central shared courtyard to provide outdoor living spaces, and minimize needs for air conditioning and heating through shade and ventilation.

ECVAP 3.21 Protect agricultural uses in the surrounding vicinity by providing open-space buffers between residential uses and agricultural uses.

ECVAP 3.22 Orient buildings closer to streets and provide landscaped promenades that connect buildings to bus stops.

ECVAP 3.23 Residential and commercial development should adhere to the Mecca Design Guidelines and Mecca Logo Design.

ECVAP 3.24 Incorporate the "Mecca Livable Community Planning Program" recommended development design features to the extent possible.

ECVAP 3.25 Incorporate public art and safety features within the passageways to encourage use of the area as gathering places.

ECVAP 3.26 Legally existing uses may remain, or they may be converted into other land use types that are consistent with these policies.

ECVAP 3.27 Prior to the issuance of any certificates of occupancy that would result in 50% of the maximum amount of non-HHDR development to be placed in use in any Mixed-Use Area neighborhood, certificates of occupancy should have been issued for at least 50% of the required minimum amount of HHDR development required in that neighborhood.

North Shore Town Center (HHDR and Mixed-Use Area Neighborhoods)

North Shore Town Center Mixed Use Area (Figure 3 – Detail) is located along the Salton Sea's northern shoreline and includes two neighborhoods. The Vander Veer-Bay Neighborhood [Neighborhood 1] is located north of Highway 111, and Vander Veer-Hwy. 111 Neighborhood [Neighborhood 2] is located south of Highway 111.

The sea's decreased water level, increased salinity level, and exposed water bed has created economic, environmental, and public health issues for this community as well as the surrounding desert communities. Implementation of this Town Center MUA and HHDR development is largely dependent on the Salton Sea Authority Salton Sea restoration efforts.

Highest Density Residential (HHDR) Area:

The **Vander Veer-Bay Neighborhood** [Neighborhood 1] covers about 61 gross acres (about 43 net acres) and is adjacent to existing Community Development residential uses and is characterized by small lot sizes that are predominately vacant with some residential uses. Parcel mergers are encouraged in this neighborhood to support Highest Density Residential Development.

Policies:

ECVAP 3.28 The Vander Veer-Bay Neighborhood shall include 100% HHDR development (as measured in both gross and net acres).

Mixed-Use Area:

The **Vander Veer-Hwy. 111 Neighborhood** [Neighborhood 2] covers about 237 gross acres (about 198 net acres) and is predominately vacant with a small local market, fire station, residential uses, and the North Shore Beach and Yacht Club. This neighborhood is ideally situated near the California State Recreational Facility and may accommodate future residents and local-serving commercial uses, as well as the tourism trade.

The Yacht Club, built in 1959, exemplifies Albert Fry "desert modernism" architecture. The historical landmark was restored in 2010 and is now used as a community center and the Salton Sea Museum. The Salton Sea State Recreational Area is located within one mile of the MUA. The visitor center provides educational and recreational opportunities for the community, such as campgrounds, youth activities, kayaking, and ecological tours.

Policies:

ECVAP 3.29 Thirty-five % of the Vander Veer-Hwy. 111 Neighborhood shall be developed with HHDR uses (as measured in both gross and net acres).

ECVAP 3.30 A mixture of land uses, potentially including retail commercial, commercial tourist, employment, residential at varying densities, including HHDR, day care centers, educational, and recreational uses is encouraged.

ECVAP 3.31 Vertical mixed uses are encouraged for commercial and residential development.

ECVAP 3.32 Prior to certificates of occupancy being issued that would result in 50% of the maximum amount of non-HHDR development that is allowed to be placed in use in this Mixed-Use neighborhood, certificates of occupancy for at least 50% of the required minimum of HHDR development required in the neighborhood should have been issued.

The following policies apply to both North Shore neighborhoods:

ECVAP 3.33 Multifamily dwelling uses are encouraged to incorporate a central shared courtyard to provide outdoor living spaces, and minimize needs for air conditioning and heating through shade and ventilation.

ECVAP 3.34 Protect agricultural uses in the surrounding vicinity by providing open-space buffers between residential uses and agricultural uses.

ECVAP 3.35 All neighborhoods are encouraged to be developed through Specific Plans, as practical.

ECVAP 3.36 Provide connections to future extensions of the Coachella Valley Association of Government Coachella Valley Link Trails Mecca/North Shore Extension and the County trails system, as shown on ECVAP Figure 8.

ECVAP 3.37 Ensure pedestrian safety by adhering to the Non-Motorized section of the Circulation Element and the Healthy Communities Element of the General Plan. This includes providing defensible spaces, adequate lighting, appropriate sidewalk widths, and street visibility. Provide safe routes for non-motorized access between the neighborhoods north and south of Highway 111.

ECVAP 3.38 Work with local transit agencies to design convenient bus stops close to residential uses, employment and civic centers, public services, educational facilities, and recreational opportunities. Bus stops should be located directly in front of major activity centers or within ¼ mile walking distance.

ECVAP 3.39 The segment of Highway 111 that starts from 66th Avenue in Mecca and runs southeasterly toward Bombay Beach is eligible for designation as a State-Designated Scenic Highway; as such, development along Highway 111 shall adhere to the Scenic Corridor policies of the Land Use, Circulation and Multipurpose Open Space Elements.

ECVAP 3.40 HHDR development should accommodate a variety of housing types and styles that are accessible to and meet the needs of a range of lifestyles, physical abilities, and income levels.

ECVAP 3.41 Legally existing uses may remain, or they may be converted into other land use types that are consistent with these policies.

Oasis Town Center (Mixed-Use Areas)

Oasis Town Center (Figure 3 – Detail) is located 2 miles west of the Salton Sea at the Pierce Street and 76th Avenue intersection. The Oasis Town Center comprises two neighborhoods, Pierce East and Pierce West Neighborhoods, which are diagonally opposite from the Torres-Martinez Tribal Reservation. Existing uses within Oasis Town Center and its immediate vicinity include the Date Oasis Medical Farmers Center, date farms and other agricultural uses, and mobile home parks. The valley is relatively flat with a viewshed consisting of the surrounding Peninsular Ranges and agricultural landscapes. The majority of the surrounding land to the west of the Oasis Town Center is designated for agricultural uses; and the area immediately to the east is designated for community development. This Town Center will provide a sufficient number of dwelling units for future community development purposes, as well as protect the surrounding agricultural and open-space uses.

Mixed-Use Areas (MUAs):

The **Pierce East Neighborhood** [Neighborhood 1] contains about 183 gross acres (about 176 net acres) and is located on the East side of Pierce Street, and the north side of 76th Avenue.

Policy:

ECVAP 3.42 The Pierce East Neighborhood shall include at least 50% HHDR development (as measured in both gross and net acres).

The **Pierce West Neighborhood** [Neighborhood 2] is located in the core area of Oasis. It contains about 161 gross acres (about 146 net acres] and is located along the west side of Pierce street, south of 76th Avenue.

Policy:

ECVAP 3.43 The Pierce West Neighborhood shall include at least 50% HHDR development (as measured in both gross and net acres).

The following policies apply to both neighborhoods of Oasis Town Center:

ECVAP 3.44 The portion of each of Oasis' two MUA neighborhoods that is not developed as HHDR may accommodate additional residential units at varying densities, local serving commercial uses, public facilities, and other uses as appropriate.

ECVAP 3.45 HHDR development should accommodate a variety of housing types, and styles that are accessible to, and meet the needs of, a range of lifestyles, physical abilities, and income levels.

ECVAP 3.46 The two Oasis neighborhoods are encouraged to be developed through a Specific Plan application, or implementation of the Mixed Use Area Zone classification.

ECVAP 3.47 Coordinate development with the Torres-Martinez Tribal Government where development would affect tribal lands.

ECVAP 3.48 Ensure pedestrian safety by adhering to the Non-Motorized section of the Circulation Element and the Healthy Communities Element of the General Plan. This includes providing defensible spaces, adequate lighting, appropriate sidewalk widths, and street visibility.

ECVAP 3.49 Work with local transit agencies to design convenient bus stops close to residential uses, employment and civic centers, public services, educational facilities, day care centers, and recreational opportunities. Bus stops should be directly in front of major activities centers or within a quarter mile walking distance.

ECVAP 3.50 Encourage multifamily dwelling uses to incorporate a central shared courtyard to provide outdoor living spaces, and minimize needs for air conditioning and heating through shade and ventilation.

ECVAP 3.51 Protect agricultural uses in the surrounding vicinity by providing open-space buffer between residential uses and agricultural uses.

ECVAP 3.52 Vertical mixed uses are encouraged, when practical, for commercial and residential development.

ECVAP 3.53 Legally existing uses may remain, or they may be converted into other land use types consistent with these policies.

ECVAP 3.54 Prior to certificates of occupancy being issued that would result in 50% of the maximum amount of non-HHDR development that is allowed to be placed in any Mixed-Use Area neighborhood, certificates of occupancy for at least 50% of the required minimum of HHDR development required in that neighborhood should have been issued.

Thermal Town Center

Thermal Town Center (Figure 3-Detail) is located in the core area of the community of Thermal. It is bounded by Church Street on the north, Avenue 58 on the south, Polk Street on the west, and Grapefruit Boulevard and Fillmore Street on the east. Thermal Town Center covers about 239 acres, and contains two neighborhoods, Avenue 57-Polk Street Southeast Neighborhood [Neighborhood 1], with about 80 acres, and Church Street-Grapefruit Boulevard Southwest Neighborhood [Neighborhood 2], with about 159 acres. Both neighborhoods are designated as Mixed-Use Areas, each with a requirement for a minimum of 50% HHDR development.

The community of Thermal is located along Highway 86S (an Expressway), along and southward of Airport Boulevard, and southward of the City of Coachella. It extends west to Harrison Street, south to Avenue 66 (west of Whitewater River) and Avenue 62 (east of Whitewater River), and east to the All American Canal. Historically, Thermal has been an important agricultural center, and remains so, with some of its more prominent crops including dates, table grapes, grapefruit, and assorted vegetables. It is also home to a variety of important and iconic infrastructure and tourism-oriented facilities and attractions in the Coachella Valley, including Jacqueline Cochran Regional Airport, Thermal Club (automobile racing facility), HITS (Horse Shows in the Sun) facilities and events, and the new Thermal/Mecca Campus of College of the Desert. In the core area of the community, lying just to the north of Thermal Town Center, are two schools – John Kelley Elementary School, and La Familia Continuation High School.

New infrastructure and services, including a new Sheriff's station, a new fire station, and streets and sewers are being constructed as part of a major Riverside County investment in Thermal. The new infrastructure will be a catalyst for attracting businesses and further development in the community. Over the past decade and a half, the community has seen several major development proposals approved that will promote a more urban development context for future growth, and will also assist the community in expanding its infrastructure to accommodate these projects plus other growth in the community. These major projects include Kohl Ranch Specific Plan (SP 303), Panorama Specific Plan (SP 362), and Thermal 551 Specific Plan (SP 369), the latter of which directly adjoins the southern and southeastern edges of Thermal Town Center. Also, the Thermal Design Guidelines have been adopted by the County to provide community design guidance that evokes the community's agricultural heritage.

The area core of Thermal is provided with bus transit service by SunLine Transit Agency. The southeastern terminus of the proposed CVLink trans-Coachella Valley intermodal bicycle, pedestrian, and low-speed electric vehicle transportation facility would be at Airport Boulevard where it crosses the Whitewater River, about ½ mile northeast of Thermal Town Center, and a CVLink connector route would be provided to the core of Thermal, adjacent to the northern edge of Thermal Town Center.

Mixed-Use Areas (MUAs):

The **Avenue 57/Polk Street Southeast Neighborhood** [Neighborhood 1] covers about 80 gross acres (about 75 net acres), and is located along the east side of Polk Street, between Avenues 57 and 58.

Policy:

ECVAP 3.55 The Avenue 57/Polk Street Southeast Neighborhood shall include at least 50% HHDR development (as measured in both gross and net acres).

The **Church Street/Grapefruit Blvd. Southwest Neighborhood** [Neighborhood 2] covers about 159 gross acres (about 149 net acres), and is located between Church street and Avenue 58, and between Olive Street and Grapefruit Boulevard.

Policy:

ECVAP 5.56 The Church Street/Grapefruit Blvd. Southeast Neighborhood shall include at least 50% HHDR development (as measured in both gross and net acres).

The following policies apply to both of Thermal Town Center's Mixed-Use area neighborhoods:

ECVAP 3.57 At least 50% of each of Thermal Town Center's neighborhoods, Avenue 57-Polk Street Southeast Neighborhood and Church Street-Grapefruit Blvd. Southwest Neighborhood, shall be HHDR development (as measured in both gross and net acres).

ECVAP 3.58 The remainder of each of Thermal Town Center's two neighborhoods may accommodate a combination of residential, commercial, employment, day care centers, recreational uses, and other commercial and community uses. Existing uses within Thermal Town Center may continue operating under legal entitlements.

ECVAP 3.59 Development of both neighborhoods should occur pursuant to the mixed-use zone classification. Alternatively, a specific plan may be used to plan the desired mix of future uses on-site, and to provide for the phased development of uses over a period of time. Existing structures and uses may be retained if, and to the extent they are appropriate uses in an urbanized mix including high density residential development, and that they harmoniously contribute to the other uses in the mixed-use area.

ECVAP 3.60 Development of both neighborhoods shall incorporate either or both vertical mixed-uses and side-by-side development in such a manner that all land uses are conveniently positioned to ensure a high degree of interaction among the uses.

ECVAP 3.61 Development is encouraged to make frequent use of conveniently placed paseo, trail and bikeway, and pedestrian connections among the various land uses, buildings, and activity areas of each mixed-use development, and between each neighborhood and other nearby land uses, especially activity centers such as schools, parks, commercial areas, etc.

ECVAP 3.62 Development is encouraged to provide trails and provide for trail connections to existing and planned community trail systems, including the Coachella Valley Association of Governments' CVLink intermodal bicycle, pedestrian, and low-speed electric vehicle system.

ECVAP 3.63 Coordinate with local transit agencies to design acceptable bus stops close to residential uses, employment and civic centers, public services, educational facilities, and recreational opportunities. Bus stops should be located directly in front of major activities centers or within a ¼ mile walking distance.

ECVAP 3.64 Incorporate public art and safety features within the passageways to encourage the use of the areas as travel routes and gathering places.

ECVAP 3.65 All development should comply with the Thermal Design Guidelines.

EVAP 3.66 Development layouts should be planned to locate buildings near streets, to facilitate use of interior spaces for recreational and other neighborhood uses, and to render buildings convenient to neighboring streets, other neighborhoods, shopping facilities, schools, parks, and other uses where the convenience of pedestrian and bicycle access would be facilitated.

ECVAP 5.67 Legally existing uses may remain, or they may be converted into other land use types consistent with these policies.

ECVAP 3.68 Prior to certificates of occupancy being issued that would result in 50% of the maximum amount of non-HHDR development that is allowed to be placed in any Mixed-Use Area neighborhood, certificates of occupancy for at least 50% of the required minimum of HHDR development required in that neighborhood should have been issued.

Table 2: Statistical Summary of Eastern Coachella Valley Area Plan

LAND USE	AREA	STATISTICAL CALCULATIONS		
	ACREAGE	D.U.	POP.	EMPLOY.
LAND USE ASSUMPTIONS AND CALCULATIONS				
LAND USE DESIGNATIONS BY FOUNDATION COMPONENTS				
AGRICULTURE FOUNDATION COMPONENT				
Agriculture (AG)	~~42,828~~ 42,425	~~2,554~~ 2,533	~~11,936~~ 11,841	~~2,141~~ 2,121
Agriculture Foundation Component Sub-Total:	~~42,828~~ 42,425	~~2,554~~ 2,533	~~11,936~~ 11,841	~~2,141~~ 2,121
RURAL FOUNDATION COMPONENT				
Rural Residential (RR)	~~1,210~~ 1,209	181	848	NA
Rural Mountainous (RM)	0	0	0	NA
Rural Desert (RD)	~~3,879~~ 3,876	194	~~907~~ 906	NA
Rural Foundation Sub-Total:	~~5,089~~ 5,084	375	~~1,755~~ 1,754	0
RURAL COMMUNITY FOUNDATION COMPONENT				
Estate Density Residential (RC-EDR)	306	107	500	NA
Very Low Density Residential (RC-VLDR)	8	6	28	NA
Low Density Residential (RC-LDR)	160	240	1,122	NA
Rural Community Foundation Sub-Total:	474	353	1,650	0
OPEN SPACE FOUNDATION COMPONENT				
Open Space-Conservation (OS-C)	478	NA	NA	NA
Open Space-Conservation Habitat (OS-CH)	199,316	NA	NA	NA
Open Space-Water (OS-W)	50,642	NA	NA	NA
Open Space-Recreation (OS-R)	684	NA	NA	103
Open Space-Rural (OS-RUR)	93,880	2,347	10,970	NA
Open Space-Mineral Resources (OS-MIN)	737	NA	NA	22
Open Space Foundation Sub-Total:	345,737	2,347	10,970	125
COMMUNITY DEVELOPMENT FOUNDATION COMPONENT				
Estate Density Residential (EDR)	292	102	478	NA
Very Low Density Residential (VLDR)	~~482~~ 453	~~361~~ 340	~~1,689~~ 1,589	NA
Low Density Residential (LDR)	~~388~~ 367	~~581~~ 551	~~2,718~~ 2,576	NA
Medium Density Residential (MDR)	~~6,547~~ 6,435	~~23,020~~ 22,629	~~107,593~~ 105,767	NA
Medium-High Density Residential (MHDR)	~~7,511~~ 7,220	~~48,820~~ 46,931	~~228,184~~ 219,354	NA
High Density Residential (HDR)	~~1,512~~ 1,251	~~16,633~~ 13,757	~~77,740~~ 64,300	NA
Very High Density Residential (VHDR)	~~351~~ 282	~~5,964~~ 4,787	~~27,875~~ 22,374	NA
Highest Density Residential (HHDR)	~~167~~ 468	~~5,003~~ 14,041	~~23,386~~ 65,630	NA

Commercial Retail[2] (CR)	~~*1,147*~~ *1,091*	*NA*	*NA*	~~*15,004*~~ *14,173*
Commercial Tourist (CT)	~~*1,006*~~ *801*	*NA*	*NA*	~~*16,436*~~ *13,084*
Commercial Office (CO)	*75*	*NA*	*NA*	*3,568*
Light Industrial (LI)	~~*4,643*~~ *4,387*	*NA*	*NA*	~~*59,695*~~ *55,641*
Heavy Industrial (HI)	~~*496*~~ *492*	*NA*	*NA*	~~*4,324*~~ *3,568*
Business Park (BP)	~~*574*~~ *566*	*NA*	*NA*	~~*9,379*~~ *9,244*
Public Facilities (PF)	*2,551*	*NA*	*NA*	*2,551*
Community Center (CC)	*41*	*212*	*991*	*470*
Mixed Use Planning Area (MUPA)	~~*420*~~ *1,838*	~~*2,252*~~ *21,015*	~~*10,526*~~ *98,224*	~~*0*~~ *8,429*
Community Development Foundation Sub-Total:	~~*28,203*~~ *28,611*	~~*102,948*~~ *124,365*	~~*481,180*~~ *581,283*	~~*111,427*~~ *111,449*
SUB-TOTAL FOR ALL FOUNDATION COMPONENTS:	***422,331***	~~***108,577***~~ ***129,974***	~~***507,491***~~ ***607,498***	~~***113,693***~~ ***113,695***

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 1,725.59 acres within the Mecca Town Center, North Shore Town Center, Oasis Town Center, and Thermal Town Center to HHDR or MUA. The parcels identified for redesignation are separated into 12 neighborhoods as shown in **Figures 4.8-1a** through **4.8-1d**. 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 8** in **Appendix 2.1-2** of this EIR.

NOTICE OF PREPARATION COMMENT LETTERS

In response to the Notice of Preparation (NOP) the County received two letters in regard to the neighborhood sites located in the Eastern Coachella Valley Area Plan.

Dr. F. Hormozi, a property owner in the Mecca community, submitted a letter expressing support for residential development and expansion of residential zoning in the community.

Jennifer Henke with the Coachella Valley Mosquito and Vector Control requested that any future development in the Coachella Valley construct stormwater structures consistent with best management practices for mosquito control in California. This comment has been addressed in the analysis of Section 3.0, Countywide Impact Analysis, of this EIR.

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Supervisorial District 4
Eastern Coachella Valley
Area Plan

Riverside County
General Plan Housing Element

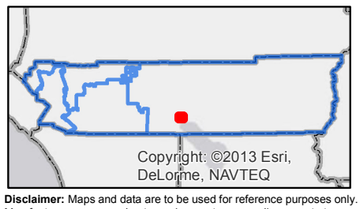
- Proposed HHDR/MUA Neighborhoods
- Supervisorial District
- Roads
- PARCELS
- Rail Roads
- Water
- Cities
- Area Plans
- Specific Plan

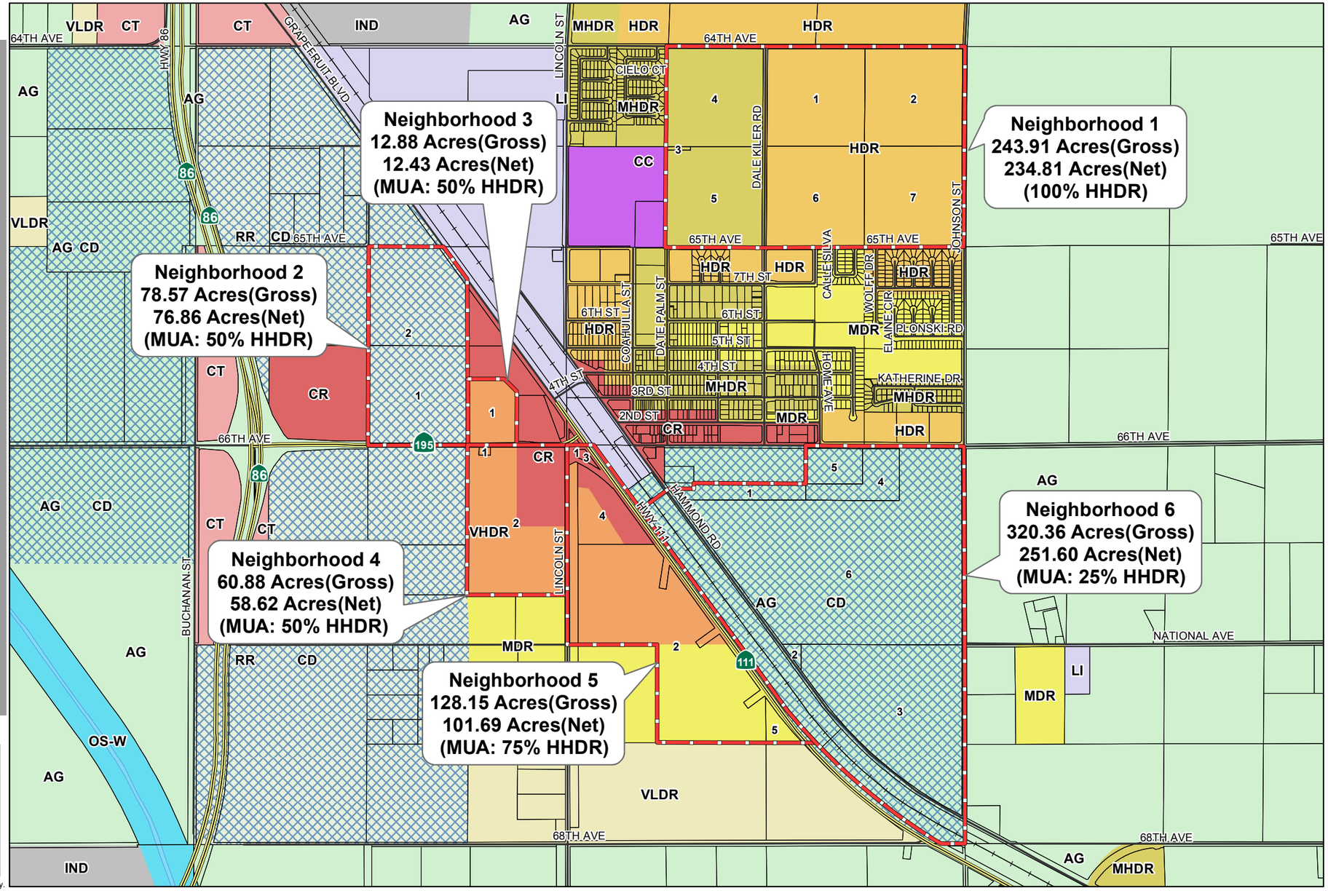
Community Development Overlay

- CD

General Plan Land Use

- Very Low Density Residential
- Medium Density Residential
- Medium High Density Residential
- High Density Residential
- Very High Density Residential
- Commercial Retail
- Commercial Tourist
- Community Center
- Light Industrial
- Rural Residential
- Agriculture
- Water
- Indian Lands





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Source: Riverside County 2015

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Figure 4.8-1a
Mecca Town Center Neighborhood Sites

Michael Baker INTERNATIONAL

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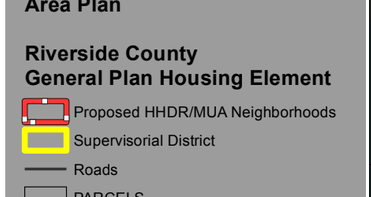
Supervisorial District 4
Eastern Coachella Valley Area Plan

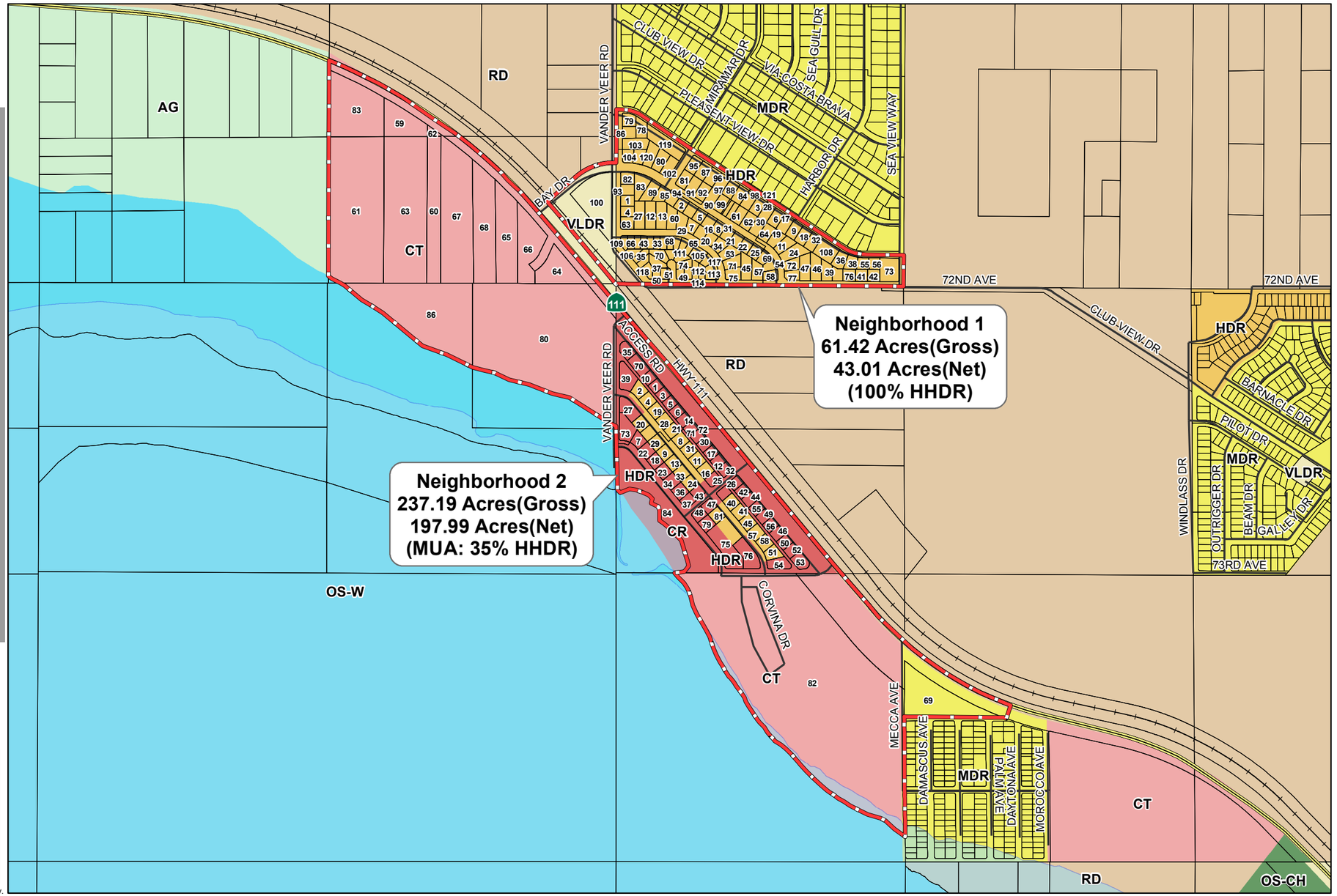
Riverside County General Plan Housing Element

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

General Plan Land Use

- Very Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial Retail
- Commercial Tourist
- Rural Desert
- Agriculture
- Conservation Habitat
- Water





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Source: Riverside County 2015

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Figure 4.8-1b
North Shore TC Neighborhood Sites

Michael Baker INTERNATIONAL

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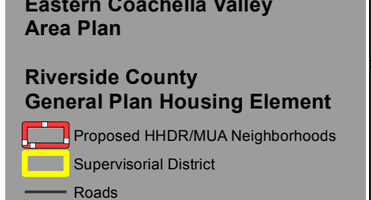
Supervisorial District 4
Eastern Coachella Valley
Area Plan

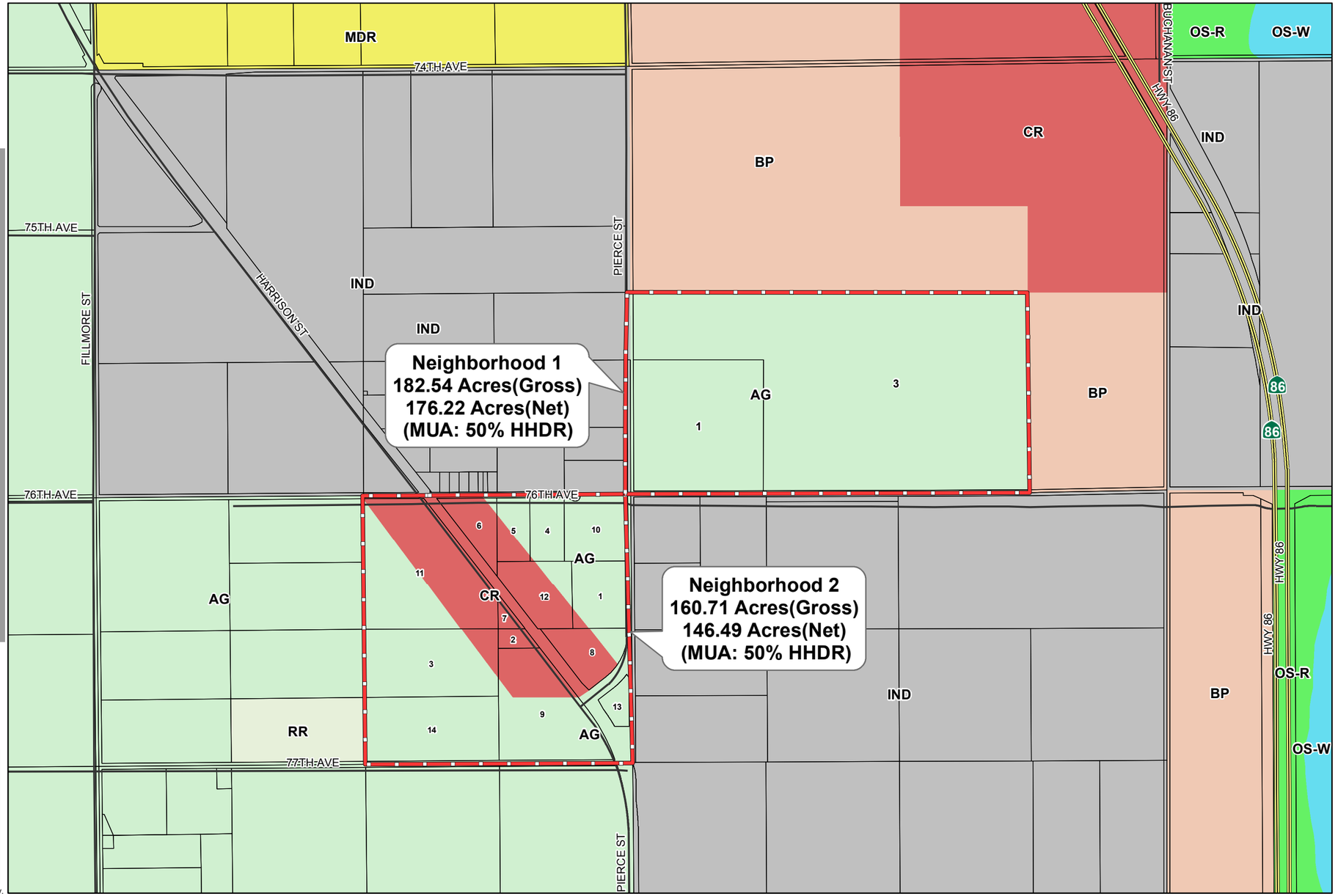
Riverside County
General Plan Housing Element

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

General Plan Land Use

- Medium Density Residential
- Commercial Retail
- Business Park
- Rural Residential
- Agriculture
- Open Space Recreation
- Water
- Indian Lands





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Source: Riverside County 2015

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Figure 4.8-1c
Oasis TC Neighborhood Sites

Michael Baker INTERNATIONAL

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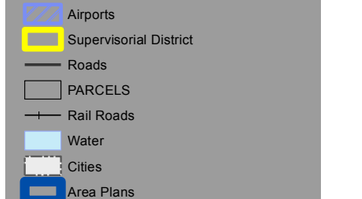
Supervisorial District 4
Eastern Coachella Valley
Area Plan

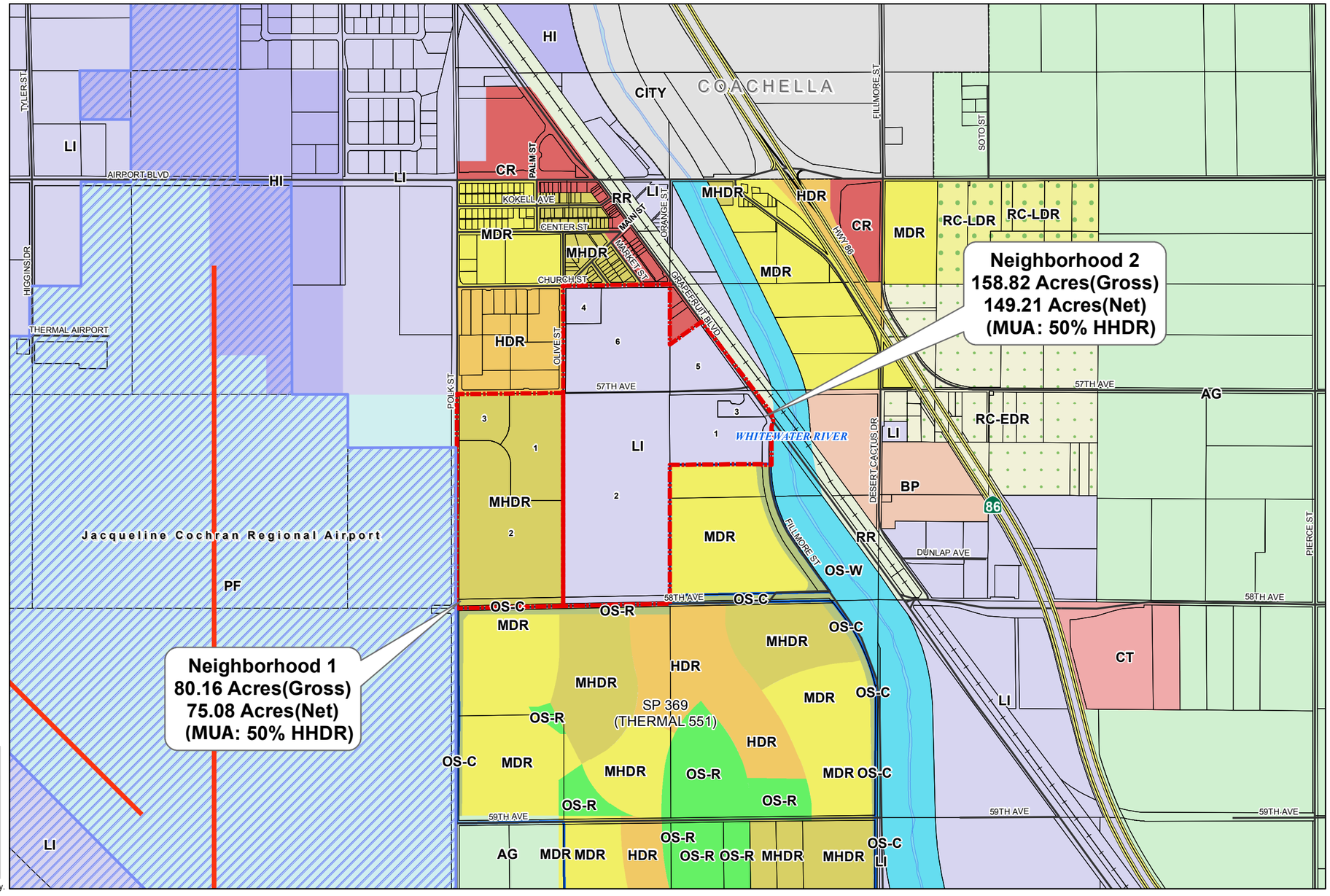
Riverside County
General Plan Housing Element

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

General Plan Land Use

- RC-EDR
- RC-LDR
- Medium Density Residential
- Medium High Density Residential
- High Density Residential
- Commercial Retail
- Commercial Tourist
- Light Industrial
- Heavy Industrial
- Business Park
- Public Facilities
- Rural Residential
- Agriculture
- Conservation
- Open Space Recreation
- Water
- CITY





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Source: Riverside County 2015

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Figure 4.8-1d
Thermal Town Center Neighborhood Sites

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4.8.2 SETTING

The Eastern Coachella Valley Area Plan planning area is within the southeastern portion of the Coachella Valley, south and east of the City of Indio, and east of the City of La Quinta and the Santa Rosa Mountains, stretching to the Imperial County line on the south (see **Figure 4.8-5**).

The proposed neighborhood sites are located in the southern portion of the Eastern Coachella Valley Area Plan planning area in the communities of Mecca, North Shore, and Oasis.

MECCA

The community of Mecca is located southeast of Thermal, east of State Route (SR) 111, and north of the Salton Sea (see **Figure 4.8-2a**). Mecca is rural in nature, characterized by agricultural uses and open space. The built environment consists of single-family residences housing permanent residents working in the valley's agricultural sector (County of Riverside 2015a). These residences are generally Spanish Mediterranean design with distinctive wrought-iron gates on grid streets with sparse streetscape amenities. The existing commercial core consists of architecture of Spanish Colonial/Mediterranean styling with extensive, molded arcades; however there is little landscaping, sidewalks, pedestrian amenities or clearly defined parking (PDS West 2009). Mecca is surrounded by agricultural land.

NORTH SHORE

The community of North Shore is located northeast of SR 111 near the north shore of the Salton Sea (see **Figure 4.8-2b**). The community is largely undeveloped, with some pockets of residential and commercial tourist uses.

OASIS

The community of Oasis is an agricultural community located along SR 86, southeast of Valerie Jean near the northeastern shore of the Salton Sea (see **Figure 4.8-2c**). The community is characterized by housing for the agricultural sector, including single-family residences and mobile homes. Oasis is surrounded by agricultural land, with Indian lands also located throughout the area in a noncontiguous checkerboard pattern.

THERMAL

The community of Thermal is an agricultural community located southeast of Palm Springs and north of the Salton Sea (see **Figure 4.8-2d**).

SALTON SEA

Roughly the northernmost quarter of the Salton Sea is located in the southern portion of the Eastern Coachella Valley Area Plan planning area, with the remainder of the sea flowing into Imperial County to the south. The Salton Sea was formed when an irrigation canal accidently erupted in 1905, filling a natural endorheic (closed) desert basin and recreating an ancient saline sea. The surface elevation of the sea is 227 feet below mean sea level, and the deepest area of the sea's bed is only 5 feet higher than the lowest point in Death Valley. The sea is home to large bird and fish populations, and is bordered by the Salton Sea State Recreation Area to the east. The Whitewater River channel runs north to south through the planning area and empties into the sea.

The water's only outlet is through evaporation and seepage resulting in the sea's salinity concentration to continually increase (County of Riverside 2015a).

The location of the 100-year floodplain is shown in **Figures 4.8-3a** through **4.8-3d**.

AGRICULTURE

The majority of the Eastern Coachella Valley area within the Salton Trough, surrounding the Salton Sea to the west and stretching north toward the City of Coachella, is devoted to agriculture and planted with such crops as date palms, grapes, citrus, and seasonal row crops. The Eastern Coachella Valley is one of California's most important agricultural producing areas. The residential uses within the area primarily provide housing for the agricultural workers in the valley (County of Riverside 2015a).

The proposed neighborhood sites include agricultural lands, including lands designated Prime Farmland, Farmland of Statewide Importance, and Farmland of Local Importance, by the California Department of Conservation (DOC) Farmland Mapping and Monitoring Program (FMMP). The FMMP rates agricultural lands in each county on their production value according to soil quality and irrigation status. These farmland categories are described briefly below (DOC 2015).

- **Prime Farmland** – Farmland with the best combination of physical and chemical features able to sustain long-term agricultural production. This land has the soil quality, growing season, and moisture supply needed to produce sustained high yields. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date.

- **Farmland of Statewide Importance** – Farmland similar to Prime Farmland but with minor shortcomings, such as greater slopes or less ability to store soil moisture. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date.

- **Farmland of Local Importance** – In Riverside County, soils that would be classified as Prime Farmland and Farmland of Statewide Importance but lack available irrigation water. Lands planted to dryland crops of barley, oats, and wheat. Lands producing major crops for Riverside County but that are not listed as unique crops. These crops are identified as returning one million or more dollars in the 1980 Riverside County Agriculture Crop Report. Crops identified are permanent pasture (irrigated), summer squash, okra, eggplant, radishes, and watermelons. Dairylands, including corrals, pasture, milking facilities, and hay and manure storage areas if accompanied with permanent pasture or hayland of 10 acres or more. Lands identified by city or county ordinance as agricultural zones or contracts, which includes Riverside City "Proposition R" lands. Lands planted to jojoba that are under cultivation and are of producing age.

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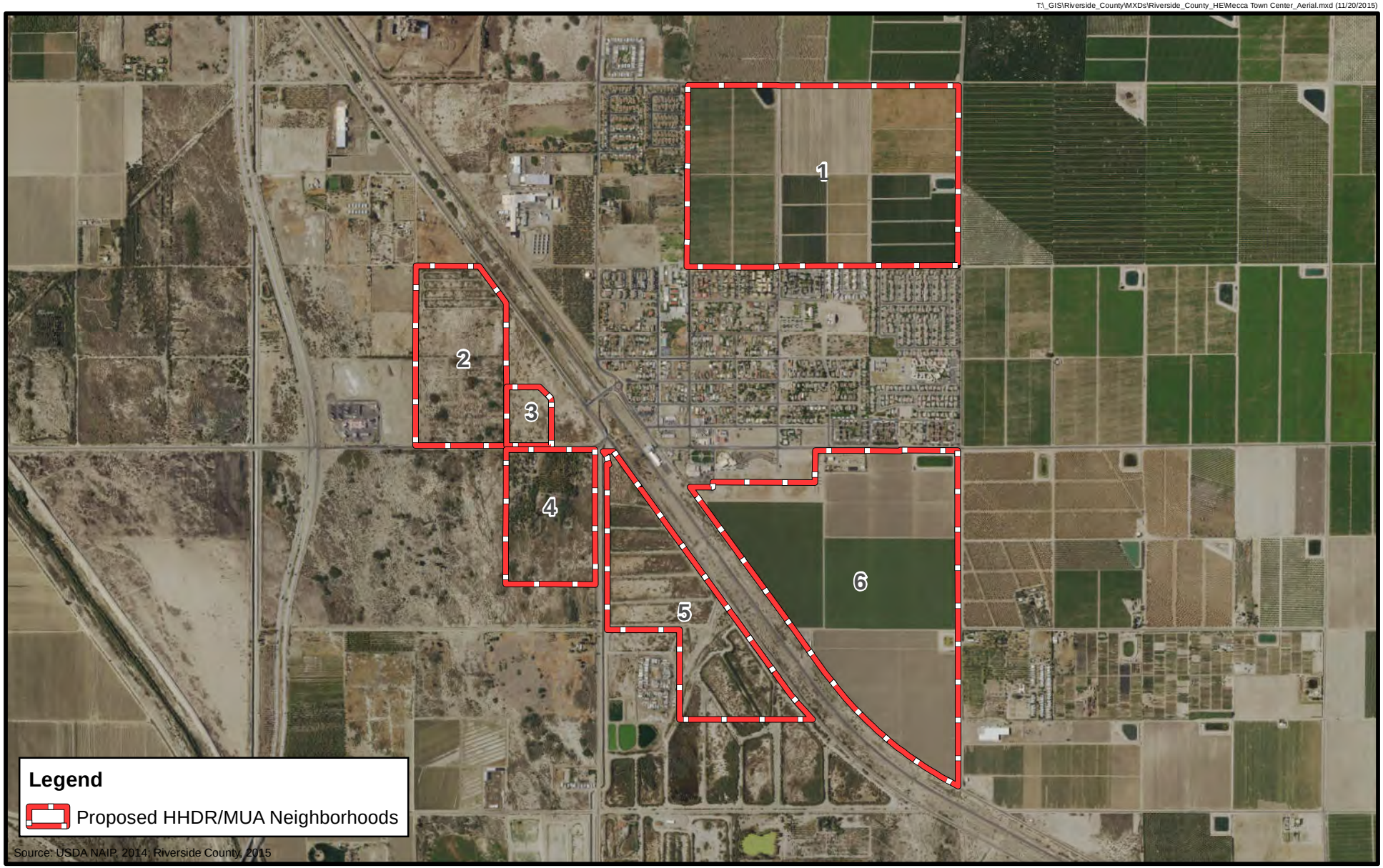

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Figure 4.8-2a
Aerial of Mecca Town Center

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Figure 4.8-2b
Aerial of North Shore Town Center

Michael Baker
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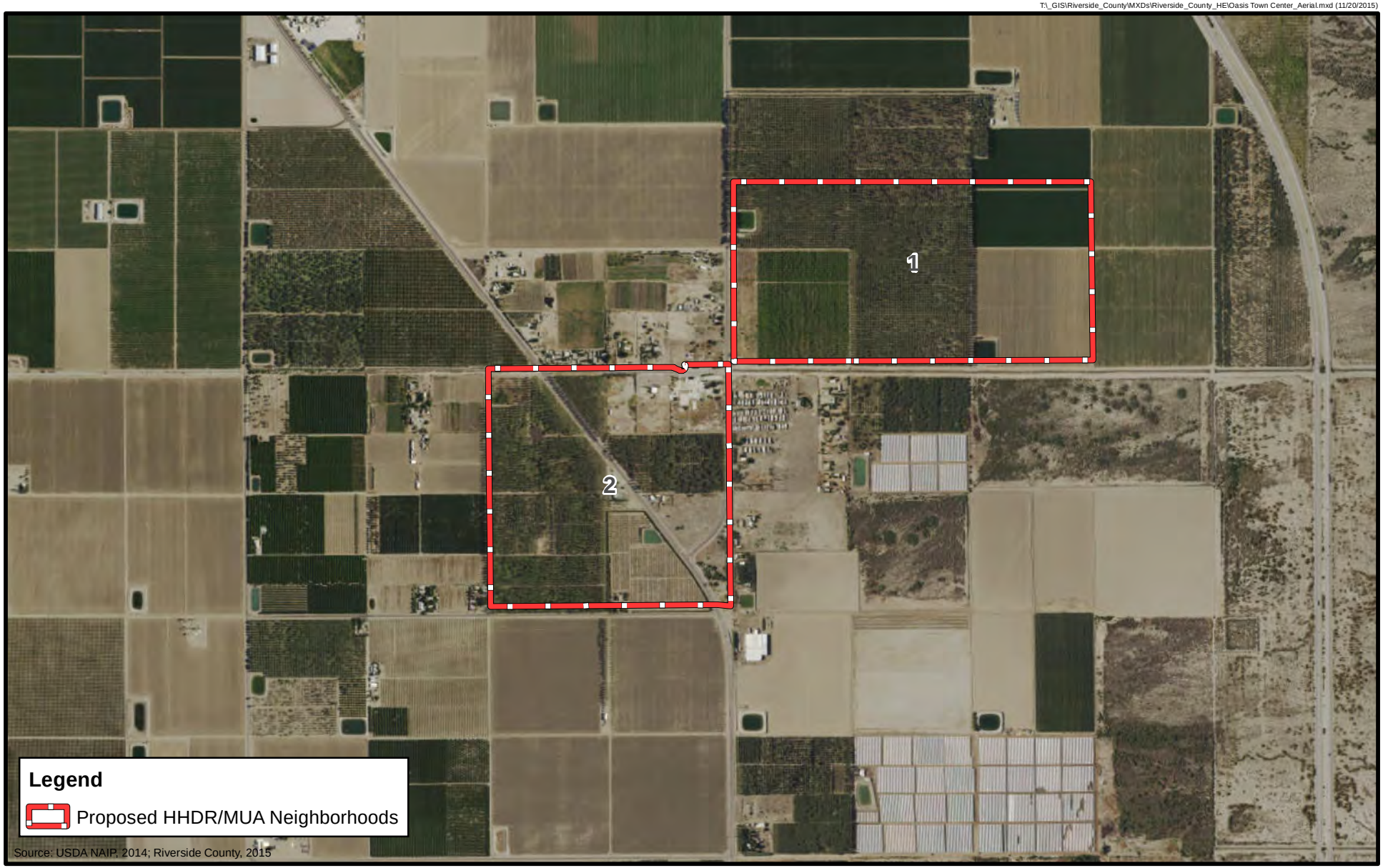

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Figure 4.8-2c
Aerial of Oasis Town Center

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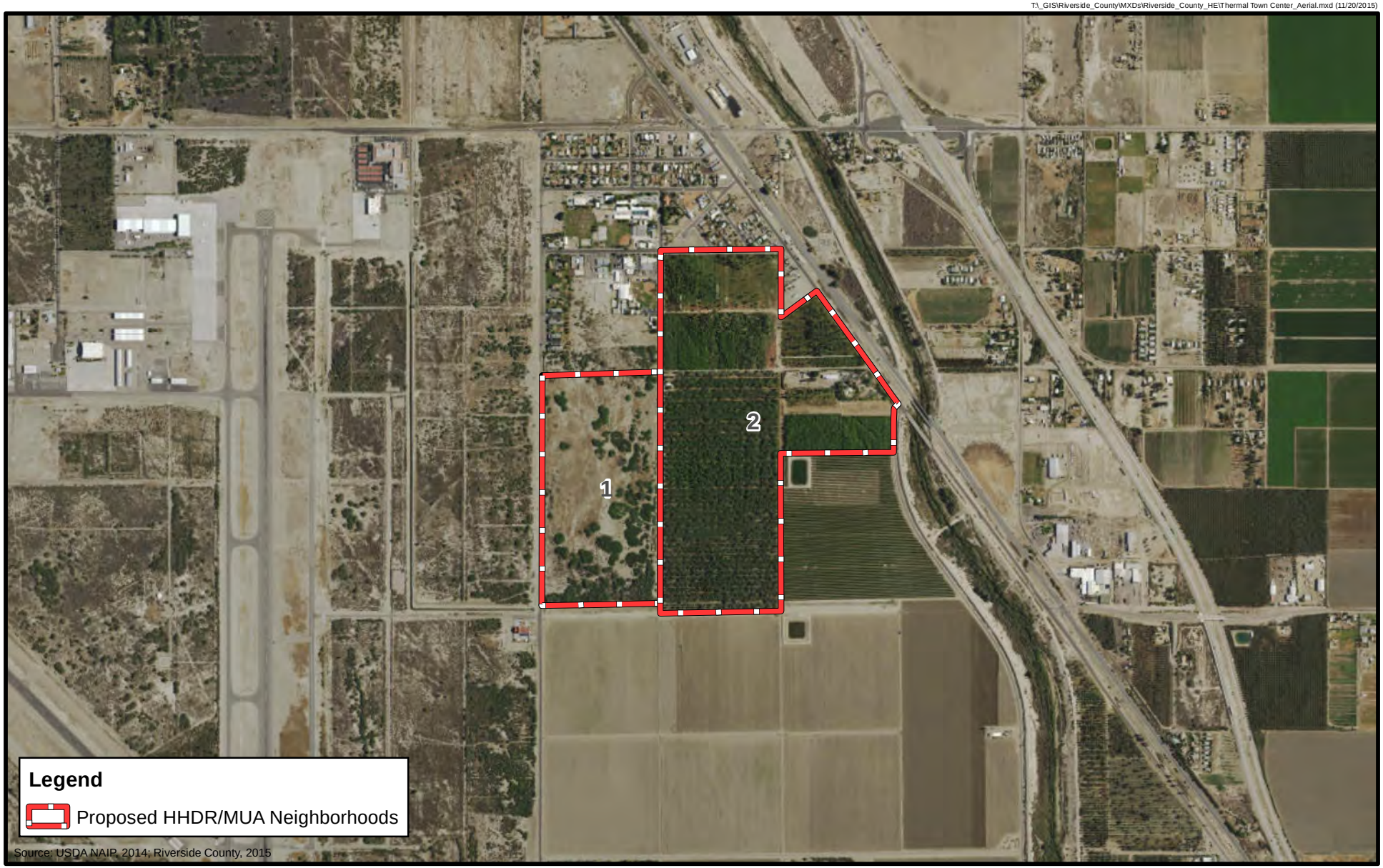

Figure 4.8-2d
Aerial of Thermal Town Center

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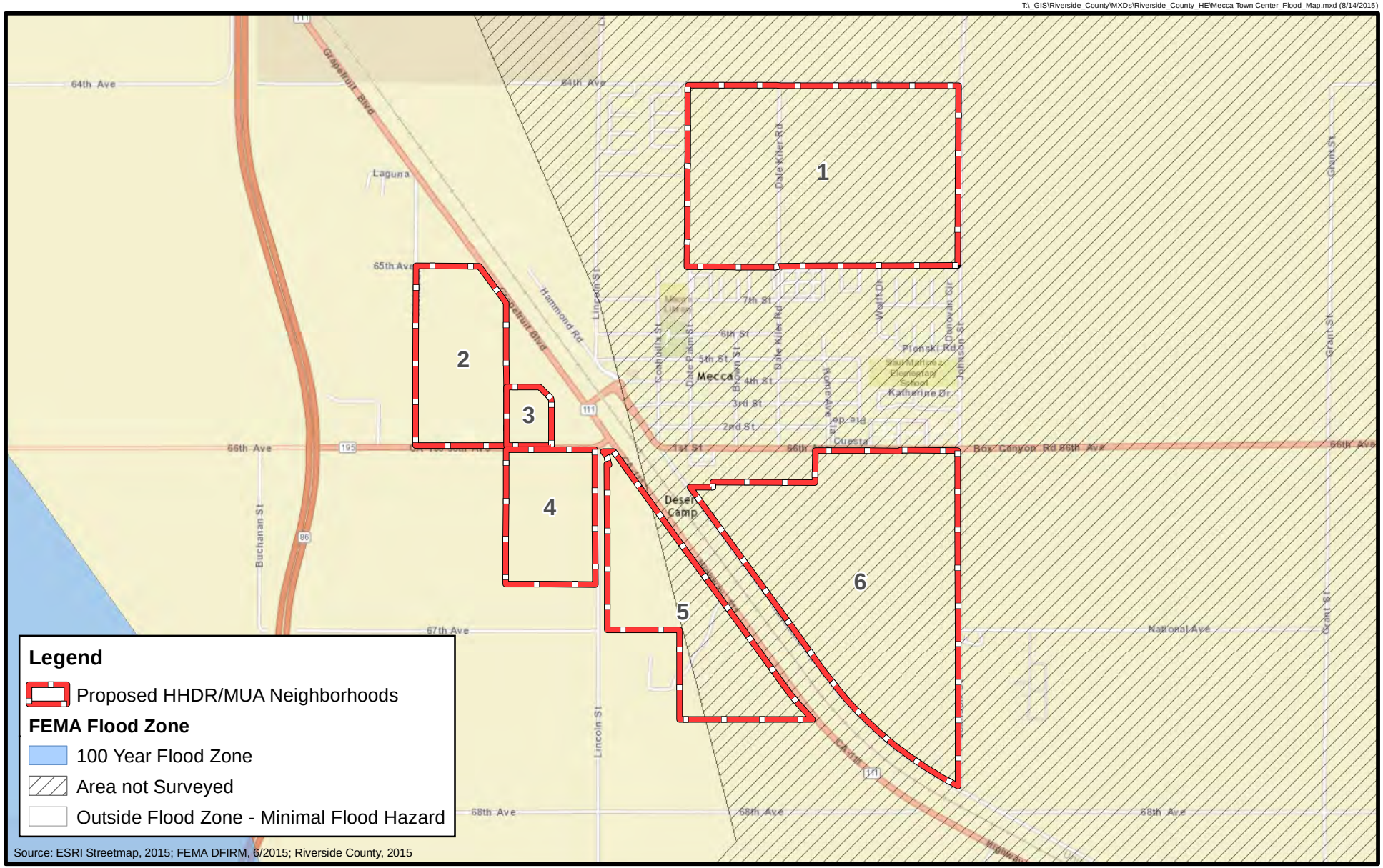

Figure 4.8-**3**a
Flood Zones in Mecca Town Center

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Figure 4.8-**3b**
Flood Zones in North Shore Town Center

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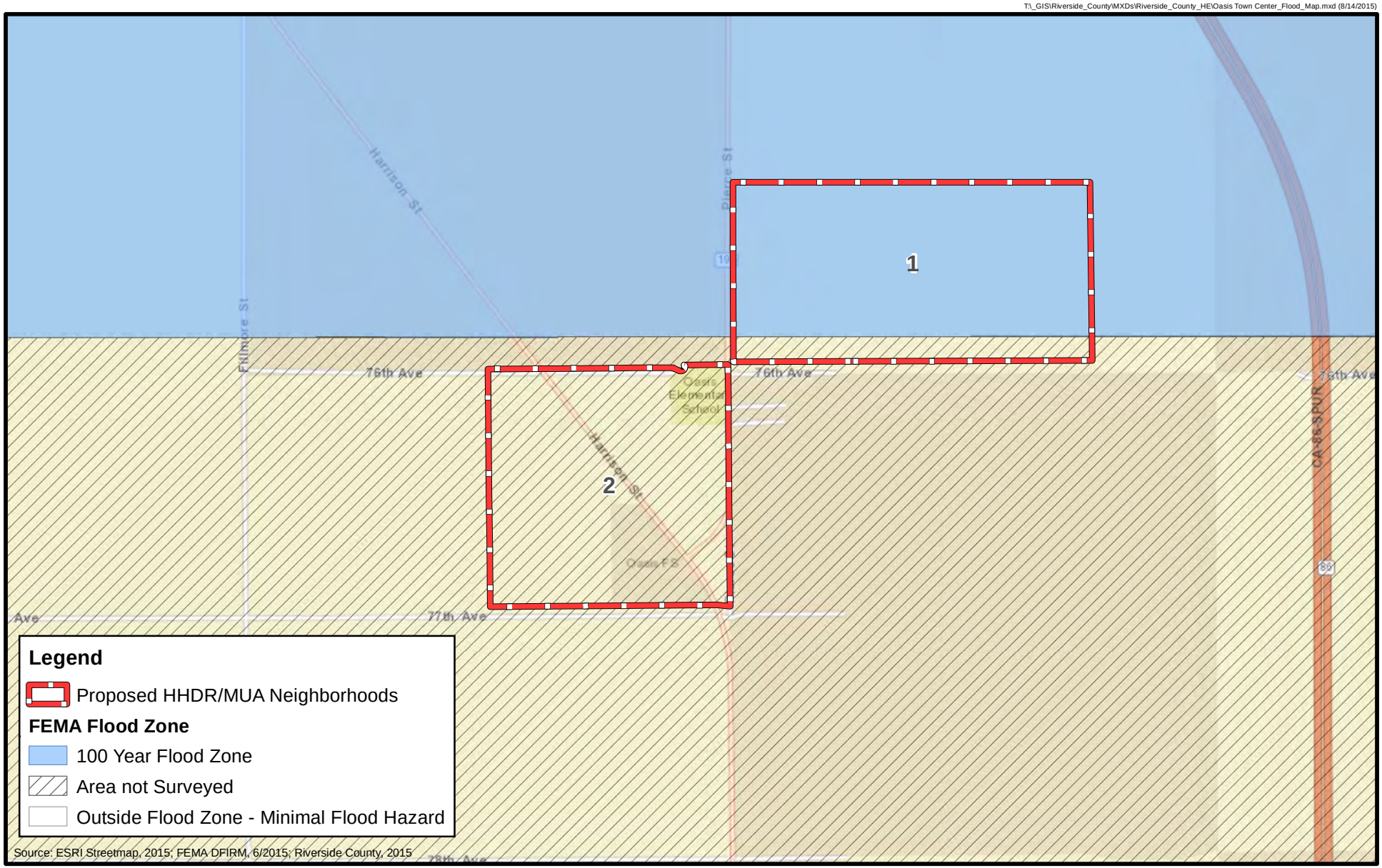

Figure 4.8-**3**c
Flood Zones in Oasis Town Center

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Figure 4.8-**3**d
Flood Zones in Thermal Town Center

Michael Baker INTERNATIONAL

PUBLIC SERVICES AND UTILITIES

Fire Protection

The California Department of Forestry and Fire Protection (CAL FIRE) stations serving the sites, along with staff, equipment, and average response time standards, are shown in **Table 4.8-1** (RCFD 2015).

TABLE 4.8-1
EASTERN COACHELLA VALLEY AREA PLAN CAL FIRE STATIONS

Community Served	Station	Address	Staff/Equipment	Average Response Time Standard
Mecca Town Center Oasis Town Center Thermal Town Center	39	86-911 Avenue 58 Thermal, CA 92274	Captain, Engineer, Firefighter (ALS) Advanced Life Support every day	8:57
Mecca Town Center Oasis Town Center North Shore Town Center	40	91-350 Avenue 66 Mecca, CA 92254	Engine 40, Captain, Engineer, Firefighter, ALS Squad 40, Engineer, Firefighter ALS every day	1:04
North Shore Town Center	41	99065 Corvina Road North Shore, CA 92254	Captain, Engineer, Firefighter, ALS every day	1:39

Source: RCFD 2015

Law Enforcement

Ten sheriff stations are located throughout Riverside County to provide area-level community service. The Thermal Station of the Riverside County Sheriff's Department (RCSD), located at 86625 Airport Boulevard in Thermal, provides policing services to the eastern half of the Coachella Valley, including the communities of Mecca, North Shore, and Oasis and the proposed neighborhood sites. The RCSD does not have a defined response time goal.

Public Schools

The neighborhood sites are within the boundaries of the Coachella Valley Unified School District (CVUSD), which includes 14 elementary schools, three middle schools, four high schools, and one adult school. The enrollment and capacity numbers for CVSD schools are shown in **Table 4.8-2**.

TABLE 4.8-2
CVUSD SCHOOL ENROLLMENT AND CAPACITY

School	2014-15 Enrollment	Capacity (2008)	Surplus/Deficit
Elementary School (K-6)	10,840	11,245	405
Middle School (7-8)	2,835	2,107	(-728)
High School (9-12)	5,203	4,639	(-564)
Totals	**18,878**	**17,991**	**(-887)**

Source: SDFA; CVUSD 2009; CDE 2015

Parks and Recreation

The Desert Recreation District (DRD) administers park facilities and provides recreation program services for the residents in the Coachella Valley area. DRD facilities in the vicinity of the neighborhood sites include the Mecca Community Center, Park & Pool at 65-250 Coahuilla Street in Mecca, the North Shore Beach & Yacht Club at 99-155 Sea View Drive in North Shore, and the Parque de Pueblo at 70-516 Miramar in North Shore. The Mecca Community Center hosts camps, martial arts classes, fitness classes, and Community Council meetings and the pool offers open swim time, lessons, and rentals. The recently renovated North Shore Beach & Yacht Club offers meeting space rental, as well as a playground, restrooms, water fountain, and fire pit. The Parque de Pueblo includes a playground, seating area, and grills (DRD 2015).

Water

The neighborhood sites are within the service area of the Coachella Valley Water District (CVWD), a multifaceted agency providing domestic water supply, treatment and distribution; wastewater collection and treatment; recycled water distribution; regional stormwater/flood protection; irrigation water importation and distribution; irrigation drainage collection; groundwater management; and promotion of water conservation to approximately 639,857 acres of Riverside County (CVWD 2014).

The principal water supplies of the Coachella Valley are local groundwater, imported Colorado River water, and imported State Water Project (SWP) water. The Coachella Canal brings in Colorado River water from the All-American Canal near the Mexico-U.S. border. The CVWD and the Desert Water Agency obtain imported water from the SWP; however, since CVWD and the Desert Water Agency do not have a direct connection to the SWP, this water is exchanged with the Metropolitan Water District for water from its Colorado River Aqueduct north of Palm Springs. This water is referred to as "SWP Exchange" water (CVWD 2011). Colorado River and SWP Exchange water are currently used only to replenish the groundwater basin; the potable water distribution system does not receive water directly from either imported water source. Similarly, recycled water is used extensively by nonpotable water customers for irrigation purposes to offset groundwater pumping, but not to offset the demand of urban potable water customers (CVWD 2011).

Therefore, the only direct water source for urban water use is local groundwater. None of the groundwater basins in the Coachella Valley are adjudicated, meaning that there are no legal agreements limiting CVWD's pumping from the basins. **Table 4.8-3** presents the projected CVWD water supplies and demand for urban water use through 2035 as determined by the most recent Urban Water Management Plan (UWMP), adopted in July 2011. As shown, the UWMP assumes total water supplies are equal to total urban water demand. Since groundwater is the principal source of water supplies and the groundwater basin is not adjudicated, actual water supply of the basin is dependent on replenishment and production by other water users of the groundwater basin (i.e., hydrologic balance of the groundwater basin and water management). Water management is discussed further below.

According to the UWMP, although the groundwater basin has been overdrafted historically, groundwater is a reliable water supply that is relatively invulnerable to seasonal or climatic variation due to the large storage volume (about 30 million acre-feet). The groundwater supply is replenished by Colorado River and SWP Exchange water. The Colorado River water supply is also considered to be relatively invulnerable to seasonal or climatic variation due to both California's and CVWD's high priority allocation. SWP Exchange water is subject to both climatic and

operational variations; however, this source is used only for groundwater replenishment. Desalinated drain water is considered to be a reliable source since it is not subject to climatic variations. Therefore, all of CVWD's future water supplies except SWP Exchange water are considered reliable and do not vary whether in an average water year, single dry water year, or multiple dry water years (CVWD 2011).

TABLE 4.8-3
PROJECTED WATER SUPPLIES – URBAN WATER USE
COACHELLA VALLEY WATER DISTRICT

	2010	2015	2020	2025	2030	2035
Projected Water Supplies – Urban Water Use						
Supplier produced groundwater	109,488	118,700	125,600	129,900	133,500	128,700
Treated Colorado River water	0	5,700	19,300	31,400	39,500	49,100
Untreated Colorado River water	0	1,300	11,100	26,300	39,000	54,800
Desalinated agricultural drain water	0	0	0	0	0	10,000
Total Supplies	**109,488**	**125,800**	**156,100**	**187,700**	**212,000**	**242,700**
Projected Water Demand – Urban Water Use						
Total urban water deliveries	104,309	121,700	151,000	181,600	205,100	234,800
Sales to other water agencies	0	0	0	0	0	0
Additional water losses and uses	5,179	4,100	5,100	6,100	6,900	7,900
Total	**109,488**	**125,800**	**156,100**	**187,700**	**212,000**	**242,700**

Source: CVWD 2011

Water Management

As actual water supply of the groundwater basin is dependent on water management activities (balance of production and replenishment to prevent overdraft), the CVWD has the legal authority to manage the groundwater basins within its service area. For purposes of water management, the CVWD divides the Coachella Valley into the West Valley and the East Valley. The proposed neighborhood sites are located in the East Valley, which includes the cities of Coachella, Indio, and La Quinta, and the unincorporated communities of Bermuda Dunes, Mecca, Oasis, Thermal, and Vista Santa Rosa. The Coachella Valley's principal groundwater basin, the Whitewater River (Indio[1]) Subbasin, extends from Whitewater in the northwest to the Salton Sea in the southeast and supplies water to the East Valley. The CVWD has prepared a water management plan for the Whitewater River Subbasin, the Coachella Valley Water Management Plan Update (2012).

[1] The California Department of Water Resources (DWR) assigned the name "Indio Subbasin" in its Bulletin 108. The CVWD and Desert Water Agency use the designation "Whitewater River Subbasin."

According to the Water Management Plan Update, groundwater levels in the East Valley have shown a steady decline since the mid-1980s, as the demand for groundwater has annually exceeded the limited natural recharge of the groundwater basin. The average annual overdraft of the basin for 2000 through 2009 was estimated to be 70,000 acre-feet per year (AFY). The plan identifies the need for additional water supplies to both meet projected supply demands and to manage current and future groundwater overdraft.

Conservation and Supply Development

Table 4.8-4 presents a summary comparison of the water conservation and potential supply sources and quantities considered in the UWMP, along with technical feasibility, reliability, potential environmental impacts, required permitting, and public acceptance.

TABLE 4.8-4
ALTERNATIVE WATER SUPPLIES FOR COACHELLA VALLEY WATER DISTRICT

Supply Element	Potential Supply (AFY)		Technical Feasibility	Reliability	Environmental	Permitting	Public Acceptance
	2020	2045					
Agricultural Conservation	40,000	23,000	Proven technology	High	No significant impacts	None	High
Golf Course Conservation	12,000	12,000	Proven technology	High	No significant impacts	None	High
Urban Conservation	33,000	43,000	Proven technology	High	No significant impacts	None	High
Additional Urban Conservation	44,000	57,000	May require significant re-landscaping	Depends on participation	No significant impacts	None	Potentially Low
Canal Water Loss Recovery	10,000	10,000	Cause of losses is unknown	High if losses can be reduced	Unknown site-specific impacts	Moderate	High
West Valley Recycled Water	0	0	Essentially all water is being recovered	High but little additional yield	Potential site-specific and water quality impacts	Moderate	High
East Valley Recycled Water-existing flows	16,000	16,000	Additional treatment and conveyance infrastructure required	High	Reduction in existing CVSC flow	Significant	Moderate
East Valley Recycled Water-growth	6,000	32,000	Additional treatment and conveyance infrastructure required	High	No significant impacts	Significant	Moderate
Fargo Canyon Area Recycled Water	0	11,000	No existing facilities	High	Unknown site-specific and water quality impacts	Significant	Moderate
Fargo Canyon Groundwater	0	9,000	Yield undetermined	Unknown	Unknown	Moderate	High
Stormwater Capture	Unknown	Unknown	Diversion, storage and recharge facilities required	Poor – highly variable flow	Unknown site-specific impacts	Unknown	Moderate

Supply Element	Potential Supply (AFY)		Technical Feasibility	Reliability	Environmental	Permitting	Public Acceptance
	2020	2045					
Water Transfers – Lease/Purchase	50,000	50,000	No significant issues	Depends on the transfer terms	Delta and/or area of origin impacts	DWR Approval	Moderate
SWP Existing Table A with Delta Conveyance	0	33,000	Significant issues with Delta conveyance	50 percent improvement	Impacts mitigated by BDCP[1]	Significant permitting by others	Unknown
Water Transfers – Lease/Purchase with Delta Conveyance	0	25,000	Significant issues with Delta conveyance	50 percent improvement	Delta and/or area of origin impacts	DWR Approval	Moderate
Desalinated Drain Water	5,000	90,000	Brine disposal issues	High	Brine disposal; energy use	Significant	Low-Moderate
Desalinated Ocean Water	0	100,000	Exchange agreements	High	Seawater intakes, brine disposal, energy use	Significant	Low - Moderate due to high cost

Source: CVWD 2012

[1] BDCP = Bay Delta Conservation Plan

Groundwater Overdraft – Source Substitution and Recharge

Table 4.8-5 presents a summary of the potential source substitution and recharge sources as identified in the UWMP. Source substitution and recharge sources are intended to offset current or future groundwater pumping.

TABLE 4.8-5
ALTERNATIVE WATER SUPPLIES FOR COACHELLA VALLEY WATER DISTRICT

Delivery Option	Potential Overdraft Reduction (AFY)		Technical Feasibility	Reliability	Environmental	Permitting	Public Acceptance
	2020	2045					
Source Substitution							
Canal Water - Increased agricultural use	41,000	6,000	No technical issues	High but may be susceptible to delivery interruptions	No significant impacts	None	Good
Canal Water - Golf course irrigation	29,000	32,000	No technical issues	High but may be susceptible to delivery interruptions	No significant impacts	None	Good
Canal Water - Urban Nonpotable for new development	16,000	90,000	Requires separate "purple pipe" system	High but may be susceptible to delivery interruptions	No significant impacts if built during development	Comply with RW distribution requirements	Good
Canal Water - New Urban Potable	30,000	90,000	No technical issues	High but may be susceptible to delivery interruptions	Brine disposal; siting	DPH approval required	Good

Delivery Option	Potential Overdraft Reduction (AFY)		Technical Feasibility	Reliability	Environmental	Permitting	Public Acceptance
	2020	2045					
Canal Water - Oasis Area	0	23,000 – 28,000	Extensive infrastructure	High but may be susceptible to delivery interruptions	Construction impacts	Minimal permitting	Good
East Valley Recycled Water - Existing Canal Delivery System	16,000 – 24,000	32,000-48,000	Requires separate "purple pipe" system	High – recycled water flow is relatively continuous	No significant impacts if built during development	Regional Board permit required	Moderate
East Valley Recycled Water - Separate Delivery System	16,000 – 24,000	32,000-48,000	Requires separate "purple pipe" system	High – recycled water flow is relatively continuous	No significant impacts if built during development	Regional Board permit required	Moderate
Mid-Valley Pipeline - Canal and RW	32,000	45,000	Requires separate "purple pipe" system	High – dual sources improves reliability	Construction impacts in developed urban area	Regional Board permit may be required	Good
West Valley Recycled Water - System Expansions	10,000[1]	16,000[1]	Requires separate "purple pipe" system	High – recycled water flow is relatively continuous	No net effect on overdraft	Regional Board permit amendment required	Good
Groundwater Recharge							
SWP Exchange - Whitewater	67,000	60,000 – 100,000	Existing facility	Depends on Metropolitan's operations	Existing program	Existing program	Good; tribal concern about salinity
Desalinated Drain Water – Whitewater	0 – 20,000	0 – 30,000	Requires transfer and exchange for Colorado River water with Metropolitan	Depends on Metropolitan's operations	Brine disposal; reduced flow to Salton Sea; CRA pumping	Minimal permitting	Good
Canal Water – LEVY – Existing	32,500	32,500	Existing facility	High but may be susceptible to delivery interruptions	Existing program	Existing program	Good; tribal concern about salinity
Canal Water – LEVY – Expansion	7,500	7,500	Requires additional pumping station and pipeline	High but may be susceptible to delivery interruptions	Expansion of existing program; construction impacts	Minimal permitting	Good; tribal concern about salinity
Canal Water - Indio	10,000	10,000	Depends on site location; may require demonstration facility	High but may be susceptible to delivery interruptions	Changes in water levels; construction impacts	Minimal permitting	Good

Delivery Option	Potential Overdraft Reduction (AFY)		Technical Feasibility	Reliability	Environmental	Permitting	Public Acceptance
	2020	2045					
Canal Water – Martinez	4,000	20,000 – 40,000	Existing demonstration facility	High but may be susceptible to delivery interruptions	Changes in water levels; construction impacts	Minimal permitting	Good; tribal concern about salinity
Canal Water – Other Surface Recharge Sites	TBD[2]	TBD[2]	Depends on suitable hydrogeologic conditions	High but may be susceptible to delivery interruptions	Changes in water levels; construction impacts	Minimal permitting	Good; tribal concern about salinity
Canal Water – Injection	TBD[2]	TBD[2]	Proven technology; requires potable water treatment	High but may be susceptible to delivery interruptions	Changes in water levels; construction impacts	May require DPH[3] approval	Good
Recycled Water - Indirect Potable Reuse	TBD[2]	TBD[2]	Extensive treatment requirements including reverse osmosis	Potentially high – recycled water flow is relatively continuous	Siting; energy use; brine disposal	Extensive permitting – DPH[3] and Regional Board approval required	May have significant issues

[1] *Option offsets pumping but does not reduce overdraft since unused recycled water is percolated.*
[2] *TBD – To be determined. This is a future option that requires additional investigation to evaluate feasibility.*
[3] *DPH – California Department of Public Health.*
Source: CVWD 2012

Wastewater

Most CVWD domestic water customers also receive sewer services from the water district. The CVWD provides wastewater service to more than 91,000 home and business accounts. The CVWD operates 6 water reclamation plants, maintains more than 1,000 miles of sewer pipelines, and maintains 37 lift stations that collect and transport wastewater to the nearest water reclamation facility. The current and planned treatment capacity at each reclamation plant is shown in **Table 4.8-6**.

TABLE 4.8-6
COACHELLA VALLEY WATER DISTRICT WASTEWATER TREATMENT FACILITIES

Plant #	Current		Planned		Total Capacity (mgd)
	Treatment	Capacity / Ave. (mgd)	Additional Capacity (mgd)	Treatment	
1	WRP-1 Secondary	0.15	-	-	0.15
2	WRP-2 Secondary	0.18 / 0.03 ave	-	-	0.18
3	WRP-4 Secondary	9.9 / 4.75 ave	Tertiary	-	9.90
4	WRP-7 Secondary and Tertiary	5.0 and 2.5 / 3.0 ave	Tertiary	5.0 additional	7.50
5	WRP-9 Secondary	0.40 / 0.33	-	-	0.40
6	WRP-10 Secondary and Tertiary	18.0 and 10.8 / 10.8 ave	-	-	18.50
Totals		**31.63**	**-**	**5.0**	**36.63**

Source: Riverside County 2015b

Solid Waste

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

Oasis Landfill

The Oasis Landfill is located at 84-505 84th Avenue in Oasis. The Oasis Landfill is open twice a week (Wednesdays and Saturdays) and encompasses approximately 165.36 acres, of which 23.3 acres encompass the current disposal area. The landfill is currently permitted to receive 400 tons of refuse and 50 tons of beneficial use material per day and had an estimated remaining refuse capacity of approximately 117,000 cubic yards or 57,400 tons as of April 2015. The current landfill remaining disposal capacity is estimated to last, at a minimum, until landfill closure in the year 2051. During 2014, the Oasis Landfill accepted a daily average volume of 301 tons and a period total of approximately 31,921 tons. The site no longer receives refuse from the Coachella Valley Transfer Station and as a result currently receives an average of 10 tons of refuse per day (Merlan 2015).

Mecca II Landfill

The Mecca II Sanitary Landfill is located at 95250 66th Avenue in Mecca, in unincorporated Riverside County. The Mecca II Sanitary Landfill accepts waste two days per year and had an estimated 228,108 tons of waste in place as of December 31, 2014. The landfill property is approximately 80 acres, with approximately 19 acres designated as the disposal area. As of 2015, the net remaining disposal capacity (refuse only) was approximately 6,371 cubic yards (2,867

tons), which would allow for landfill closure in the year 2098. This estimated closure date is based on an assumed annual growth rate of 4 percent (Merlan 2015).

4.8.3 PROJECT IMPACT ANALYSIS

AESTHETICS, LIGHT, AND GLARE

Thresholds of Significance

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

Threshold	Analysis	Determination
1) Have a substantial adverse effect on a scenic vista.	**Impact Analysis 4.8.1**	**Less than Significant with Mitigation Incorporated**
2) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.	**Impact Analysis 4.8.2**	**Less than Significant Impact**
3) Substantially degrade the existing visual character or quality of the site and its surroundings.	**Impact Analysis 4.8.3**	**Less than Significant with Mitigation Incorporated**
4) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.	**Impact Analysis 4.8.4**	**Less than Significant Impact**

Methodology

Previous environmental review 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 was considered in evaluating the impacts associated with the proposed project. EIR No. 521 determined that mitigation and regulatory compliance measures would reduce impacts associated with aesthetic resources resulting from buildout of GPA 960 to a less than significant level (County of Riverside 2015). EIR No. 441 identified that implementation of mitigation and regulatory compliance measures would reduce aesthetic resource and light/glare impacts resulting from buildout of the 2003 RCIP GP to a less than significant level.

Impact Analysis

Impact Analysis 4.8.1 Future development facilitated by the project would represent an increase in density, massing, and height beyond that originally considered for the neighborhood sites and could thus have adverse effects to scenic vistas. This impact would be reduced to a **less than significant** level. (Threshold 1)

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

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

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

Mitigation Measures

MM 3.1.1 (see Section 3.0)

Impact Analysis 4.8.2 Future development of the neighborhood sites could affect the area's scenic qualities as viewed from State Route 111, a state-eligible scenic highway. This impact would be reduced to a **less than significant** level. (Threshold 2)

SR 111, from Bombay Beach on the Salton Sea to SR 195 near Mecca, is a state-eligible scenic highway, providing views of the Salton Sea and the surrounding mountainous wilderness. All of the neighborhood sites within the Mecca Town Center and North Shore Town Center communities are either adjacent to or visible from this segment of SR 111; future development of these neighborhood sites could affect the area's scenic qualities as viewed from the highway.

Future development of the neighborhood sites would be subject to General Plan policies governing the visual impact of new development, 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. In addition, General Plan GPA 960 Policies OS 22.1 and OS 22.4 (RCIP GP Policies OS 22.1 and OS 22.4) directly regulate development within scenic highway corridors, requiring that developments within designated scenic highway corridors be designed to balance the objectives of maintaining scenic resources with accommodating compatible land uses and that conditions be placed on development within scenic highway corridors requiring dedication of scenic easements when necessary to preserve unique or special

visual features. GPA 960 Policy LU 14.3 (RCIP GP Policy 13.4) requires that the design and appearance of new landscaping, structures, equipment, signs, or grading within designated and eligible state and County scenic highway corridors are compatible with the surrounding scenic setting or environment, and GPA 960 Policy LU 14.4 (RCIP GP Policy 13.3) requires a 50-foot setback from the edge of the right-of-way for new development adjacent to designated and eligible state and County scenic highways. Compliance with these policies would ensure that future development would preserve scenic resources along SR 111 and would not detract from the area's scenic qualities as viewed from the highway.

In addition, **MM 3.1.1** (see Section 3.0) would be required as a condition of approval for future development projects and would ensure that potential effects to identified aesthetic resources, including those within a scenic highway corridor, would be addressed during the County's development review process.

Compliance with mitigation measure **MM 3.1.1**, as well as County General Plan policies, would ensure that scenic resources within the County's scenic highway corridors would be protected during future development activities. Therefore, this impact would be reduced to a **less than significant** level.

Mitigation Measures

MM 3.1.1 (see Section 3.0)

Impact Analysis 4.8.3 Future development of the neighborhood sites under the HHDR or MUA designations/zoning classifications would permanently alter the existing visual character of the neighborhood sites and the surrounding area. This impact would be reduced to a **less than significant** level. (Threshold 3)

Future development of the neighborhood sites under the HHDR or MUA designations/zoning classifications would result in the development of apartments and condominiums, including multi-story structures, as well as mixed-use development (physically/functionally integrated combination of residential, commercial, office, entertainment, educational, recreational, cultural, institutional, or industrial uses). This would permanently alter the existing visual character of the neighborhood sites and the surrounding area.

The existing character of the Eastern Coachella Valley Area Plan planning area is largely rural and agricultural in nature, with large areas of open space, although several existing communities are developed with small-town urban uses along SR 111 and SR 86. As described in **Table 4.8-7**, the neighborhood sites in the Mecca Town Center and Oasis Town Center communities are currently vacant or in agricultural use while the neighborhood sites in the North Shore Town Center are a mix of vacant land and single-family residences with views of the Salton Sea.

TABLE 4.8-7
VISUAL CHARACTER AND LAND USES
EASTERN COACHELLA VALLEY AREA PLAN POTENTIAL HHDR OR MUA SITES

	Existing Land Uses/Visual Character	
	On the Site	**Surrounding Area**
Mecca Town Center		
Neighborhood Site #1	Agriculture/row crops	Single-family residential to the south; mix of vacant land and single-family residential to the west; agricultural lands to the north, east, and southeast
Neighborhood Sites #2 and #3	Vacant	Mostly vacant land with the exception of one small commercial development to the southwest; residential, small-town commercial, and other low-intensity urban uses east of SR 111
Neighborhood Site #4	Vacant	Mostly vacant land with the exception of one small commercial development to the northwest; residential, small-town commercial, and other low-intensity urban uses east of SR 111
Neighborhood Site #5	Vacant	Mostly vacant land with the exception of one residential development west (east of Lincoln Street); agricultural uses east of SR 111
Neighborhood Site #6	Agriculture/row crops	Mostly vacant land to the west of SR 111; agricultural lands to the east and south; residential, small-town commercial, and other low-intensity urban uses to the north
North Shore Town Center		
Neighborhood Site #1	Mix of vacant land and single-family residences	Mostly vacant land with some single-family residences
Neighborhood Site #2	Mostly vacant land with some single-family residences; vacant North Shore Beach and Yacht Club Building located along eastern boundary of site; entire site adjacent to Salton Sea	Salton Sea to the west/southwest and mostly vacant land to the east of SR 111
Oasis Town Center		
Neighborhood Site #1	Agriculture/row crops	Agricultural lands with the exception of a mobile home park to the east and some rural residences to the north
Neighborhood Site #2	Agriculture/row crops	Agricultural lands with the exception of a mobile home park to the south and some rural residences to the east
Thermal Town Center		
Neighborhood Site #1	Agriculture/row crops	Agricultural lands with the exception of the Jacqueline Cochran Regional Airport to the west and an elementary school, residential, small-town commercial, and other low-intensity urban uses to the north
Neighborhood Site #2	Agriculture/row crops	Agricultural lands with the exception of the Jacqueline Cochran Regional Airport to the west and an elementary school, residential, small-town commercial, and other low-intensity urban uses to the north

The County's General Plan anticipated development of the neighborhood sites with urban uses; however, the land uses facilitated by the HHDR and MUA designations/zoning classifications would result in an increase in density and massing beyond that originally considered. Furthermore, approximately 131 acres of land in the Mecca Town Center and Oasis Town Center communities are currently designated for agriculture and, as such, were anticipated in the General Plan to remain rural and open in nature.

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 Eastern Coachella Valley Area Plan planning are, such as GPA 960 Policy LU 4.1 (RCIP GP Policy LU 4.1), which requires that new developments be located and designed to visually enhance and not degrade the character of the surrounding area, and GPA 960 Policy LU 14.8 (RCIP GP Policy LU 13.8), which prohibits the blocking of public views by solid walls. The Countywide Design Standards and Guidelines include requirements that address scale, intensity, architectural design, landscaping, sidewalks, trails, community logo, signage, and other visual design features, as well as standards for backlighting and indirect lighting to promote "night skies." Typical design modifications would include stepped setbacks for multistory buildings, increased landscaping, decorative walls and roof design, and themed signage. In addition, neighborhood sites in the Mecca Town Center community are also subject to the Mecca Design Guidelines, which include guidelines for development intended to create a more consistent visual identity. Future developments on these sites would be reviewed for consistency with the design guidelines for streetscape and road improvements, landscape design, and architectural guidelines. The architectural guidelines ensure new development would reflect the Mexican Casa, Spanish Colonial, Mediterranean, Monterey, and Mission styles of the community and that designs would be attractive and contextual. Landscape design guidelines ensure that new development would focus on desert landscaping that would be both regionally appropriate and attractive.

Moreover, mitigation measure **MM 3.1.1** (see Section 3.0) requires future development to consider various aesthetic factors addressing the existing visual character of the neighborhood sites and the surrounding area, 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, including materials, coatings, and landscaping; the interim and/or final use of the development; 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 vista or aesthetic resource.

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

Mitigation Measures

MM 3.1.1 (see Section 3.0)

Impact Analysis 4.8.4 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. Increased nighttime lighting could adversely affect the Palomar Observatory. This impact would be **less than significant**. (Threshold 4)

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

Eastern Coachella Valley Area Plan (ECVAP) Policy ECVAP 4.2 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.

Compliance with these County regulations would ensure that new light sources would not adversely affect day or nighttime views in the area or operations at the Palomar Observatory. Therefore, this impact would be **less than significant**.

Mitigation Measures

None required.

AGRICULTURAL AND FORESTRY RESOURCES

Thresholds of Significance

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

Threshold	Analysis	Determination
1) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resource Agency, to nonagricultural use.	**Impact Analysis 4.8.5**	**Significant and Unavoidable**
2) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve.	**Impact Analysis 4.8.6**	**Significant and Unavoidable**
3) Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code [PRC] Section 12220(g)), timberland (as defined by PRC Section 4526), or timberland zoned timberland production (as defined by California Government Code Section 51104(g)).	The zoning classifications of the neighborhood sites include various agricultural, residential, commercial, and industrial/manufacturing classifications. There is no forestland present on the neighborhood sites and the project would not conflict with forestland zoning or result in the loss of forestland (County of Riverside 2015b).	**No Impact**
4) Result in the loss of forestland or conversion of forestland to non-forest use.	The zoning classifications of the neighborhood sites include various agricultural, residential, commercial, and industrial/manufacturing classifications. There is no forestland present on the neighborhood sites and the project would not conflict with forestland zoning or result in the loss of forestland (County of Riverside 2015b).	**No Impact**
5) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to nonagricultural use or conversion of forestland to non-forest use.	**Impact Analysis 4.8.5**	**Significant and Unavoidable**

Impact Analysis 4.8.5 The project would facilitate future development that could directly and indirectly convert Prime Farmland, Farmland of Statewide Importance, and Farmland of Local Importance to nonagricultural use. This is a **significant** impact. (Thresholds 1 and 5)

The proposed neighborhood sites include approximately 472 acres of Prime Farmland and 52 acres of existing agricultural land that is a mixture of Prime Farmland, Farmland of Statewide Importance, Farmland of Local Importance, Urban and Built-Up Land, and lands designated as "Other" lands. Descriptions of these DOC farmland categories are described briefly under the Setting sub-section above. Although the proposed project does not include site-specific development proposals or entitlements, changing the land use designations and zone classifications would result in increased development potential and would facilitate the future development of residential and mixed-use development on the sites. In addition, the project could encourage additional conversion of adjacent farmland via the extension of roadways or public service/utility infrastructure into an undeveloped area. This is a **significant** impact.

All future development facilitated by the proposed project would be required to comply with Riverside County Ordinance No. 625, Right-to-Farm Ordinance, the intent of which is to reduce the loss (conversion) of agricultural resources by limiting the circumstances under which agricultural operations may be deemed to constitute a nuisance. The ordinance protects existing agricultural uses from nuisance complaints often generated by encroaching nonagricultural uses and reduces legal nuisance liabilities by requiring new properties within 300 feet of any land zoned primarily for agricultural purposes to be given notice of the preexisting use and its rights to continue.

Given that full buildout of the neighborhood sites would result in the direct conversion of over 472 acres of Important Farmland within the Eastern Coachella Valley Area Plan planning area, there is no mitigation feasible to reduce this impact to a less than significant level. Therefore, this impact would be **significant and unavoidable**.

Mitigation Measures

None feasible.

Impact Analysis 4.8.6 The proposed project would rezone approximately 525 acres of land in the Mecca Town Center and Oasis Town Center communities that are currently designated/zoned for agriculture uses. This is a **significant** impact. (Threshold 2)

The proposed project would rezone approximately 525 acres of land in the Mecca Town Center and Oasis Town Center communities that are currently designated/zoned for agriculture uses. Of those, approximately 472 acres are Prime Farmland, with the remaining 52 acres being a mixture of Prime Farmland, Farmland of Statewide Importance, Farmland of Local Importance, Urban and Built-Up Land, and lands designated as Other.

As described under **Impact Analysis 4.8.5**, all future development facilitated by the proposed project would be required to comply with Riverside County Ordinance No. 625, Right-to-Farm Ordinance, the intent of which is to reduce the loss (conversion) of agricultural resources by limiting the circumstances under which agricultural operations may be deemed to constitute a nuisance.

While Ordinance No. 625 would ensure that future development would mitigate impacts to surrounding farmland to the greatest extent feasible, the loss of agriculturally zoned lands under the proposed project would still result in impacts due to conflicts with existing agricultural zoning. This impact is considered to be a **significant and unavoidable** impact.

Mitigation Measures

None feasible.

AIR QUALITY

Thresholds of Significance

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

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

BIOLOGICAL RESOURCES

Thresholds of Significance

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

Threshold	Analysis	Determination
1) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies or regulations, or by the CDFW or the US Fish and Wildlife Service (USFWS).	**Impact Analysis 4.8.7**	**Less than Significant Impact**
2) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the CDFW or USFWS.	**Impact Analysis 4.8.8**	**Less than Significant with Mitigation Incorporated**
3) Have a substantial adverse effect on federally protected wetlands, as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal wetlands, etc.), through direct removal, filling, hydrological interruption, or other means.	**Impact Analysis 4.8.8**	**Less than Significant with Mitigation Incorporated**
4) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.	**Impact Analysis 4.8.9**	**Less than Significant Impact**
5) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.	**Impact Analysis 3.4.5 in Section 3.0** – All local policies/ordinances pertaining to biological resources apply to all unincorporated areas of the County (regardless of the location of the neighborhood site). This impact is therefore analyzed in Section 3.0, Countywide Impact Analysis.	**No Impact**
6) Conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan.	**Impact Analysis 4.8.10**	**Less than Significant Impact**

Methodology

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

Impact Analysis

Impact Analysis 4.8.7 Impacts to covered species (candidate, sensitive, or special-status species) and their habitats resulting from future development projects that are consistent with the CV-MSHCP would be deemed **less than significant** because of their MSHCP compliance. (Threshold 1)

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

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

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

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

Mitigation Measures

None required.

Impact Analysis 4.8.8 Impacts on riparian habitats, sensitive natural communities, and/or federally protected wetlands resulting from development accommodated by the proposed project would be reduced to a **less than significant** level. (Thresholds 2 and 3)

As described above, all of the neighborhood sites are located within the boundaries of the CV-MSHCP, which is designed to ensure conservation of covered species as well as the natural communities on which they depend, including riparian habitat and other sensitive habitats. In addition, as discussed further in Section 3.0, Countywide Impact Analysis, future development under the project would be required to comply with regulatory actions governing riparian and wetland resources, including jurisdictional delineation of waters of the United States and wetlands pursuant to the Clean Water Act (CWA) and US Army Corps of Engineers protocol (CWA Section 404 permit) and delineation of streams and vegetation within drainages and native vegetation of use to wildlife pursuant to the California Department of Fish and Wildlife (CDFW) and California Fish and Game Code Section 1600 et seq. (Section 1601 or 1603 permit and a Streambed Alteration Agreement). In addition, mitigation measures **MM 3.4.3** and **MM 3.4.5** (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 3.4.3** and **MM 3.4.5**, 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 3.4.3 and **MM 3.4.5** (see Section 3.0)

Impact Analysis 4.8.9 Future development accommodated by the proposed project could adversely affect movement, migration, wildlife corridors, and the use of native wildlife nursery sites within the CV-MSHCP. Compliance with existing laws and regulatory programs would ensure that this impact is **less than significant**. (Threshold 4)

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

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

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

Mitigation Measures

None *required*.

Impact Analysis 4.8.10 Future development accommodated by the proposed project would be located in an area covered by the CV-MSHCP. Future development would be required to comply with the policy provisions of the CV-MSHCP. This impact is **less than significant**. (Threshold 6)

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

Mitigation Measures

None required.

CULTURAL RESOURCES

Thresholds of Significance

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

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

GEOLOGY AND SOILS

Thresholds of Significance

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

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

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

GREENHOUSE GAS EMISSIONS

Thresholds of Significance

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

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

HAZARDS AND HAZARDOUS MATERIALS

Thresholds of Significance

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

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

Threshold	Analysis	Determination
8) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands.	The neighborhood sites are not located in a wildfire hazard severity zone (County of Riverside 2015a).	**No Impact**

HYDROLOGY AND WATER QUALITY

Thresholds of Significance

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

Threshold	Analysis	Determination
1) Violate any water quality standards or waste discharge requirements.	**Impact Analysis 3.9.1 in Section 3.0** - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	**Less than Cumulatively Considerable with Mitigation Incorporated**
2) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted).	**Impact Analysis 4.8.22** in Utilities and Service Systems sub-section	**Less than Significant with Mitigation Incorporated**
3) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site.	**Impact Analysis 3.9.4 in Section 3.0** – Given the programmatic nature of the project, the drainage pattern of future development cannot be determined. The effects and mitigation for this impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and are therefore analyzed in Section 3.0, Countywide Impact Analysis.	**Less than Cumulatively Considerable with Mitigation Incorporated**
4) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site.	**Impact Analysis 3.9.4 in Section 3.0** – Given the programmatic nature of the project, the drainage pattern of future development cannot be determined. The effects and mitigation for this impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and are therefore analyzed in Section 3.0, Countywide Impact Analysis.	**Less than Cumulatively Considerable with Mitigation Incorporated**
5) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.	**Impact Analysis 3.9.5 in Section 3.0** – Given the programmatic nature of the project, the exact quantity of stormwater runoff of future development cannot be determined. The effects and mitigation for this impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and are therefore analyzed in Section 3.0, Countywide Impact Analysis.	**Less than Cumulatively Considerable with Mitigation Incorporated**

Threshold	Analysis	Determination
6) Otherwise substantially degrade water quality.	**Impact Analysis 3.9.6 in Section 3.0** - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	**Less than Cumulatively Considerable with Mitigation Incorporated**
7) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.	**Impact Analysis 4.8.11**	**Less than Significant Impact**
8) Place within a 100-year flood hazard area structures which would impede or redirect flood flows.	**Impact Analysis 4.8.11**	**Less than Significant Impact**
9) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam.	The neighborhood sites are not located in an area susceptible to levee or dam failure (County of Riverside 2015a).	**No Impact**
10) Inundation by seiche, tsunami, or mudflow.	The neighborhood sites are not located in an area susceptible to tsunami or mudflow. The neighborhood site of the North Shore Town Center is located near the Salton Sea. However, in terms of seiche hazards, there are no significant documented hazards for any of the waterbodies in Riverside County. Based on morphology and hydrology, there are only two waterbodies in Riverside County, Lake Perris and Lake Elsinore, that may have the potential for seismically induced seiche (County of Riverside 2015a). The neighborhood sites are not located in the vicinity of these waterbodies.	**No Impact**

Methodology

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

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

Impact Analysis

Impact Analysis 4.8.11 Future development facilitated by the project could result in the development of HHDR and mixed-use development in the 100-year floodplain, exposing additional people to flooding risks and potentially impeding or redirecting flood flows. This impact would be reduced to a **less than significant** level. (Thresholds 7 and 8)

As shown in Figures **4.8-4b** and **4.8-4c**, portions of the neighborhood sites in both the North Shore Town Center and Oasis Town Center communities are located in the 100-year floodplain. Future development facilitated by the project could therefore result in the development of HHDR and mixed-use development in the 100-year floodplain, exposing additional people to flooding risks and potentially impeding or redirecting flood flows.

All future development would be required to comply with Eastern Coachella Valley Area Plan and County General Plan policies and regulations intended to protect against flood hazards as discussed in more detail in Section 2.2, Regulatory Framework. ECVAP Policy 18.1 seeks to protect life and property from the hazards of flood events through adherence to the Flood and Inundation Hazards section of the General Plan Safety Element, and ECVAP Policy 18.2 requires adherence to the flood proofing, flood protection requirements, and Flood Management Review requirements of the Riverside County Ordinance No. 458, Regulating Flood Hazard Areas and Implementing the National Flood Insurance Program. Riverside County Ordinance No. 458 requires new construction in the floodplain 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. GPA 960 Policy S 4.1 (RCIP GP S4.1) requires new construction proposals for residential and nonresidential development in 100-year floodplains to apply a minimum level of acceptable risk, and requires the County to disapprove projects that cannot mitigate the hazard to the satisfaction of the Building Official or another responsible agency. GPA 960 Policy S 4.2 (RCIP GP S4.2) requires all residential, commercial, and industrial structures to be flood-proofed from the mapped 100-year storm flow. GPA 960 Policy S 4.3 (RCIP GP S 4.3) prohibits the construction of permanent structures for human housing or employment to the extent necessary to convey floodwaters without property damage or risk to public safety. GPA 960 Policy S 4.4 (RCIP GP S 4.4) prohibits alteration of floodways and channelization unless alternative methods of flood control are not technically feasible or unless alternative methods are utilized to the maximum extent practicable.

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 to ensure people and property are not exposed to significant 100-year flood hazards and that future development would not significantly impede or redirect flood flows. 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 a mix of vacant sites and agricultural land. Future development would not divide an established community.	**No Impact**
2) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.	**Impact Analysis 4.8.12**	**Less than Significant**
3) Conflict with any applicable habitat conservation plan or natural community conservation plan.	**Impact Analysis 4.8.10** in Biological Resources sub-section	**Less than Significant**

METHODOLOGY

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

IMPACT ANALYSIS

Impact Analysis 4.8.12 Changes to the Eastern Coachella Valley Area Plan would not conflict with the County's General Plan or any other plan adopted for the purpose of avoiding or mitigating an environmental effect. This would be a **less than significant** impact. (Threshold 2)

The project includes revisions to the Eastern Coachella Valley Area Plan to articulate a more detailed vision for the area's future, as well as a change in land use designation and zone classification for approximately 1,725.59 acres within the Mecca Town Center, North Shore Town Center, Oasis Town Center, and Thermal Town Center to HHDR or MUA. These changes are intended to support the overall objective of the proposed project to bring the Housing Element into compliance with state housing law and to meet a statutory update requirement, as well as to help the County meet its state-mandated RHNA obligations. As the Eastern Coachella Valley Area Plan is an extension of the County of Riverside General Plan, and the proposed project would

implement and enhance, rather than conflict with, the land use plans, policies, and programs of the remainder of the General Plan, changes to the Eastern Coachella Valley Area Plan would not conflict with the County's General Plan or any other plan adopted for the purpose of avoiding or mitigating an environmental effect. Therefore, this would be a **less than significant** impact.

Mitigation Measures

None required.

MINERAL RESOURCES

Thresholds of Significance

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

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

NOISE

Thresholds of Significance

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

Threshold	Analysis	Determination
1) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.	**Impact Analysis 4.8.13**	**Significant and Unavoidable**
2) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels.	**Impact Analysis 3.12.2 in Section 3.0** - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	**Less than Cumulatively Considerable with Mitigation Incorporated**
3) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.	**Impact Analysis 4.8.14**	**Significant and Unavoidable**
4) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project.	**Impact Analysis 3.12.3 in Section 3.0** - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	**Less than Cumulatively Considerable**
5) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, exposure of people residing or working in the project area to excessive noise levels.	The neighborhood sites are not located within an airport land use plan (County of Riverside 2015a).	**No Impact**
6) For a project within the vicinity of a private airstrip, exposure of people residing or working in the project area to excessive noise levels.	There are no private airstrips in the vicinity of the neighborhood sites (County of Riverside 2014).	**No Impact**

Methodology

Previous environmental review 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 was considered in evaluating the 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 4.8.13 Future development facilitated by the project could expose sensitive receptors to noise levels in excess of the Riverside County noise standards. This is a **significant** impact. (Threshold 1)

The proposed project would result in an increase in density/intensity potential on the neighborhood sites, facilitating the future development of high-density residential development and mixed-use development incorporating high-density residential development. The noise setting in the vicinity of the neighborhood sites is currently agricultural and rural in nature with little roadway or development-related noise, with the exception of the North Shore community, which is in the vicinity of some small-town urban uses. Future development accommodated by the project could expose residents to roadway noise from additional traffic on area roadways, as well as noise from surrounding agricultural activities and equipment (discing, sowing, harvesting, etc.). Construction of new projects may also expose existing residents (sensitive receptors) to noise levels in excess of the Riverside County noise standards (identified in General Plan Table N-1 and in Ordinance No. 847). GPA 960 and RCIP GP policies restrict land uses with higher levels of noise production from being located near land uses that are more sensitive to noise levels, and require acoustical studies and reports to be prepared for proposed developments that may be affected by high noise levels or are considered noise sensitive (GPA 960 Policy N 1.1 through N 1.5 and RCIP GP Policy N 1.1 through N 1.5). Acoustical analysis is required to include recommendations for design mitigation. Furthermore, GPA 960 Policies N 9.3, N 9.7, and N 11.5 (RCIP GP Policies N 8.3, N 8.7, and N 10.5) require developments that will increase traffic on area roadways to provide appropriate mitigation for traffic-related noise increases; require noise monitoring for developments that propose sensitive land uses near arterial roadways; and restrict the development of sensitive land uses along railways (County of Riverside 2015a). Finally, future development projects would be required to meet the County standards regulating noise based on General Plan land use designations that are established in Ordinance No. 847.

In addition, mitigation measure **MM 3.12.1** (see Section 3.0) requires all new residential developments to conform to a noise exposure standard of 65 dBA L_{dn} for outdoor noise in noise-sensitive outdoor activity areas and 45 dBA Ldn for indoor noise in bedrooms and living/family rooms. New development that does not and cannot be made to conform to this standard shall not be permitted. Mitigation measure **MM 3.12.2** (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 Ldn. 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 that effective mitigation measures be implemented to reduce noise exposure to or below the allowable levels of the zoning code/noise control ordinance.

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

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

Mitigation Measures

MM 3.12.1, MM 3.12, MM 3.12.3 and **MM 3.12.4**

Impact Analysis 4.8.14 Future development facilitated by the project could result in an increase in ambient noise levels in the vicinity. This is a **significant** impact. (Threshold 3)

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

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.

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

during times when windows would remain open for passive cooling. As noise mitigation practices/design cannot be guaranteed for reducing project-related noise exposure to existing uses, particularly from roadway noise or other noises generated outside of the neighborhood sites, noise impacts are considered **significant and unavoidable**.

Mitigation Measures

None feasible.

POPULATION AND HOUSING[2]

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	Impact Analysis	Determination
1) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure).	**Impact Analysis 4.8.15**	**Significant and Unavoidable**
2) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.	The project would result in an increase in density/intensity potential on the neighborhood sites. The project would accommodate an increase in housing opportunities in the County and would therefore not displace substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere.	**No Impact**
3) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.	The project would result in an increase in density/intensity potential on the neighborhood sites. The project would accommodate an increase in housing opportunities in the County and would therefore not displace substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere.	**No Impact**

Methodology

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

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

such, the environmental effects and determinations below would not differ substantially regardless of baseline projections.

Impact Analysis

Impact Analysis 4.8.15 Future development could result in an increase in population and housing growth beyond conditions anticipated for buildout of the neighborhood sites under the current land use designations. This is a **significant** impact. (Threshold 1)

The existing population of Coachella Valley communities is approximately 443,401 (CVEP 2014). The proposed project would result in an increase in density/intensity potential on the neighborhood sites and would therefore have the potential to result in more housing units and population. **Table 4.8-8** shows the theoretical buildout projections for the Eastern Coachella Valley 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 15,645 more dwelling units and 73,131 more persons in comparison to the housing and population growth that could occur under the adopted Eastern Coachella Valley Area Plan and General Plan. This represents an 18 percent increase in buildout potential for the area.

TABLE 4.8-8
EASTERN COACHELLA VALLEY AREA PLAN
THEORETICAL BUILD-OUT PROJECTIONS UNDER PROPOSED PROJECT

Land Use	Project-Related Change in Acreage	Acreage	Dwelling Units	Population
Agriculture (AG) Foundation Component	(-525.91)	44,887	2,244	10,490
Rural Foundation Component				
Rural Residential (RR)	(-38.43)	1,172	176	821
Rural Mountainous (RM)		0	0	0
Rural Desert (RD)		3,879	194	907
Rural Community Foundation Component		474	353	1,650
Open Space Foundation Component		345,178	2,347	10,970
Community Development Foundation Component				
Estate Density Residential (EDR)		292	102	478
Very Low Density Residential (VLDR)	(-42.49)	440	330	1,541
Low Density Residential (LDR)		388	581	2,718
Medium Density Residential (MDR)	(-32.98)	5,371	18,799	87,865
Medium-High Density Residential (MHDR)	(-78.26)	6,327	41,124	192,213
High Density Residential (HDR)	(-159.47)	961	10,566	49,385
Very High Density Residential (VHDR)	(-66.03)	285	4,844	22,643
Highest Density Residential (HHDR)	(+652.87)	768	23,036	107,671
Commercial Retail2 (CR)	(-46.75)	1,077	0	0
Commercial Tourist (CT)	(-56.99)	934	0	0
Commercial Office (CO)		75	0	0

Land Use	Project-Related Change in Acreage	Acreage	Dwelling Units	Population
Light Industrial (LI)		4,643	0	0
Heavy Industrial (HI)		496	0	0
Business Park (BP)		574	0	0
Public Facilities (PF)		2,596	0	0
Community Center (CC)		41	212	991
Mixed Use Area (MUA)	(+394.43)	394.43	20	92
Proposed Project Land Use Assumptions and Calculations Totals:		**421,252**	**104,927**	**490,434**
Current Eastern Coachella Valley Area Plan Land Use Assumptions and Calculations Totals:		**421,252**	**89,282**	**417,303**
Increase		**-**	**15,645**	**73,131**

Source: County of Riverside 2015a

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

[2] *Rounded*

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

Most of the neighborhood sites are currently designated/classified for urban development and located in the vicinity of small-town urban uses along SR 111 and SR 86 where existing public service and utility infrastructure is either in place or planned. Although approximately 131 acres of land in the Mecca Town Center and Oasis Town Center communities are currently designated/classified for agricultural uses and, as such, were not anticipated for development with housing or public service and utility infrastructure, these neighborhood sites are also along SR 111 and SR 86 near existing or planned urban uses. The extension of public service/utility infrastructure to these sites would be logical in the sense that it would be contiguous to other HHDR/MUA neighborhood sites/development and existing urban uses and transportation corridors. Improvements would be limited in the development approval process to those necessary to serve subsequent site-specific development projects and would not extend infrastructure into an undeveloped area in a way that would encourage or accommodate additional growth beyond that identified for the proposed project.

The direct and indirect environmental effects of growth on the neighborhood sites, such as aesthetic impacts, increased noise, demand for public services and utilities, and traffic, are discussed in the relevant sections of this EIR.

As shown in **Table 4.8-8**, at full buildout of both the General Plan and the proposed project, there is a potential for an approximately 18 percent increase in population. While there are no adopted population growth projections for Eastern Coachella Valley and full buildout conditions are unlikely because of market limitations and property-specific constraints, the potential for population increase in the surrounding Eastern Coachella Valley area as a result of the project is considered substantial. There are no mitigation measures that would address the potential increase in population and still meet the objectives of the project; therefore, this impact remains **significant and unavoidable**.

Mitigation Measures

None feasible.

PUBLIC SERVICES

Thresholds of Significance

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

Threshold	Analysis	Determination
1) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: • fire protection, • police protection, • schools, • parks, • other public facilities. Riverside County uses the following thresholds/generation factors to determine projected theoretical need for additional public service infrastructure (County of Riverside 2002; 2015b) : • **Fire Stations:** One fire station per 2,000 dwelling units • **Law Enforcement:** 1.5 sworn officers per 1,000 persons; 1 supervisor per 7 officers; 1 support staff per 7 officers; and 1 patrol vehicle per 3 officers	Fire Protection **Impact Analysis 4.8.16** Law Enforcement **Impact Analysis 4.8.17** Public School Facilities **Impact Analysis 4.8.18** Parks **Impact Analysis 4.8.19** under Recreation sub-section	Fire Protection **Less than Significant** Law Enforcement **Less than Significant** Public School Facilities **Less Than Significant**

Methodology

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

Impact Analysis

Fire Protection and Emergency Medical Services

Impact Analysis 4.8.16 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)

Fire protection and emergency medical services for future development on the neighborhood sites would be provided by existing RCFD stations 39, 40, and 41 (see Setting sub-section). The proposed project would result in the need for two new fire stations (4,813 du/2,000 du = 2.4 stations) beyond those already anticipated for buildout of the neighborhood sites under the current land use designations (15,645 du/2,000 du = 7.8 stations).

The RCFD reviewed the proposed project and confirmed that, dependent upon future development/planning in the area, a fire station and/or land designated on a tract map for a future fire station may be required of future development projects. Any future development on the neighborhood sites would be subject to Riverside County Ordinance No. 659, which requires new development to pay fire protection mitigation fees used by the RCFD to construct new fire protection facilities or to provide facilities in lieu of the fee as approved by the RCFD. The construction of these future fire stations or other fire protection facilities could result in adverse impacts to the physical environment, which would be subject to CEQA review.

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

The California Building and Fire Codes require new development to meet minimum standards for access, fire flow, building ignition and fire resistance, fire protection systems and equipment, defensible space, and setback requirements. County Ordinance 787 includes requirements for high-occupancy structures to further protect people and structures from fire risks, including requirements that buildings not impede emergency egress for fire safety personnel and that equipment and apparatus not hinder evacuation from fire, such as potentially blocking 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 support the ability of the RCFD to suppress fires.

As future development on the neighborhood sites would be required to contribute its fair share to fund fire facilities via fire protection mitigation fees, construction of any RCFD facilities would be subject to CEQA review, and compliance with existing regulations would reduce the impacts of providing fire protection services, the increase in density/intensity potential on the neighborhood sites would result in **less than significant** impacts associated with the provision of fire protection and emergency services.

Mitigation Measures

None required.

Law Enforcement Services

Impact Analysis 4.8.17 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)

The increase in density/intensity potential on the neighborhood sites would result in the need for 110 sworn police officers, 16 supervisors, 16 support staff, and 37 patrol vehicles beyond what has been anticipated for buildout of the sites under the current land use designations, as shown in **Table 4.8-9**.

TABLE 4.8-9
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	110 sworn officers
Supervisors	1 per 7 officers	16 supervisors
Support Staff	1 per 7 officers	16 support staff
Patrol Vehicles	1 per 3 officers	37 patrol vehicles

**Numbers are rounded.*
Source: County of Riverside 2015b

The RCSD's ability to support the needs of future growth is dependent upon the financial ability to hire additional deputies. As previously discussed, future development on the neighborhood sites would be subject to Riverside County Ordinance No. 659, which requires new development to pay mitigation fees used to fund public facilities, including law enforcement facilities. In addition, the costs associated with the hiring of additional officers would be funded through the general fund.

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

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

Mitigation Measures

None required.

Public School Facilities

Impact Analysis 4.8.18 Future development resulting from the project would be required to pay CVUSD development fees to fund school construction. This is a **less than significant** impact. (Threshold 1)

The CVUSD uses the generation rates shown in **Table 4.8-10** to represent the number of students, or portion thereof, expected to attend district schools from each new dwelling unit. Using CVUSD student generation rates, the potential for 15,645 additional dwelling units would be expected to result in up to approximately 11,708 additional students in attendance at CVUSD schools, as shown.

TABLE 4.8-10
SCHOOL ENROLLMENT GENERATION FACTORS AND STUDENT GENERATION OF PROPOSED PROJECT

School Type	Generation Rate	Student Generation
Elementary School (K-6)	0.4357	6,816.53
Middle School (7-8)	0.1107	1,731.90
High School (9-12)	0.2019	3,158.73
	Total Student Generation	**11,708**

Source: SDFA 2009

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

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

Mitigation Measures

None required.

RECREATION

Thresholds of Significance

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

Threshold	Analysis	Determination
1) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. Riverside County uses the thresholds/generation factor of 3 acres per 1,000 persons to determine projected theoretical need for additional parkland.	**Impact Analysis 4.8.19**	**Less than Significant**
1) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.	**Impact Analysis 4.8.19**	**Less than Significant**

Methodology

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

Impact Analysis

Impact Analysis 4.8.19 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 219 additional acres of parkland based on the County's parkland standard (73.131 x 3 = 219.39 acres). New housing projects are required to provide specific levels of new recreational development (parks, recreational areas, etc.) and/or pay a specific amount of in-lieu fees which are then used to construct new or expanded facilities. Trail requirements and off-site improvement contributions are also handled similarly (through mandatory Conditions of Approval). Future development on the neighborhood sites would be subject to Riverside County Ordinance No. 659, which requires new development to pay mitigation fees used to fund public facilities, including regional parks, community centers/parks, and regional multipurpose trails.

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

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

Mitigation Measures

None required.

TRANSPORTATION/TRAFFIC

Thresholds of Significance

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

Threshold	Analysis	Determination
1) Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and nonmotorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit. The County's General Plan identifies a countywide target level of service of LOS D for Riverside County roadway facilities (Policy C.2.1). The Riverside County Congestion Management Program, administered by the Riverside County Transportation Commission, has established a minimum threshold of LOS E.	**Impact Analysis 4.8.20**	**Significant and Unavoidable**
2) Conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways.	**Impact Analysis 4.8.20**	**Significant and Unavoidable**
3) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.	The neighborhood sites are not located within an airport land use plan and would not increase air traffic levels or change air travel locations. Therefore, the project would not result in a change in air traffic patterns (County of Riverside 2015a).	**No Impact**
4) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).	**Impact Analysis 3.16.3 in Section 3.0** - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	**Less than Cumulatively Considerable**
5) Result in inadequate emergency access.	**Impact Analysis 3.16.4 in Section 3.0** - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	**Less than Cumulatively Considerable**

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

Methodology

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

Impact Analysis

Impact Analysis 4.8.20 The proposed increase in density/intensity potential on the neighborhood sites would result in three roadway segments within the Eastern Coachella Valley Area Plan planning area operating at LOS E or F as a result of project-related traffic volumes. This is a **significant** impact. (Thresholds 1 and 2)

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

EIR No. 521 projected future traffic operating conditions under buildout of the existing General Plan land uses. **Table 4.8-11** summarizes traffic volumes and LOS on roadway segments under buildout of existing General Plan and the proposed project. As shown, traffic volumes would be reduced on several roadway segments under buildout of the proposed project. However, the addition of project-related traffic would result in the LOS of three roadway segments within the Eastern Coachella Valley Area Plan planning area to degrade to LOS E or F (Lincoln Street from 66th Avenue to 67th Avenue; SR 111 from 65th Avenue to 68th Avenue; and SR 195 from 75th Avenue to SR 86). This is a **significant** impact.

TABLE 4.8-11
TRAFFIC OPERATING CONDITIONS UNDER BUILD-OUT OF GPA 960 AND PROPOSED PROJECT

Roadway Segment	Limits	GPA 960 (Build-Out)				Housing Element Update (Build-Out)				
		No. of Lanes	Future Facility Type	Daily Volume	LOS	No. of Lanes	Future Facility Type	Added Daily Volume	Daily Volume	LOS
66th Ave	Cricket Ln to Johnson St	6	Urban Arterial	24,000	D or Better	6	Urban Arterial	11000	35,000	D or Better
72nd Ave	Vander Veer Rd to Sea View Wy	4	Secondary	2,900	D or Better	4	Secondary	300	3,200	D or Better
Hammond Rd	66th Ave to Johnson St	4	Secondary	9,100	D or Better	4	Secondary	(1000)	8,100	D or Better

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
Lincoln St	66th Ave to 67th Ave	4	Secondary	25,500	E	4	Secondary	8500	34,000	F
SR-86	76th Ave to 77th Ave	6	Urban Arterial	44,500	D or Better	6	Urban Arterial	(1600)	42,900	D or Better
SR-111	65th Ave to 68th Ave	6	Urban Arterial	2,900	D or Better	6	Urban Arterial	49800	52,700	E
SR-111	1.6 Mi. N of Bay Dr to S of Mecca Ave	6	Urban Arterial	18,600	D or Better	6	Urban Arterial	2700	21,300	D or Better
SR-195	75th Ave to SR-86	4	Arterial	25,500	D or Better	4	Arterial	8200	33,700	E
Vander Veer Rd	Coral Reef Rd to 72nd Ave	4	Secondary	4,400	D or Better	4	Secondary	1400	5,800	D or Better

Source: Urban Crossroads 2015

GPA 960 Policies C 2.2 and C 2.3 require new development projects to prepare a traffic impact analysis consistent with the Riverside County Traffic Impact Analysis Preparation Guidelines and to determine the significance of transportation impacts in compliance with the Riverside County Congestion Management Program Requirements. GPA 960 Policy C 2.4 (RCIP GP Policy C 2.4) requires development projects to mitigate direct project-related traffic impacts via conditions of approval requiring the construction of any improvements identified as necessary to meet LOS targets, and GPA 960 Policy C 2.5 (RCIP GP Policy C 2.5) allows cumulative and indirect traffic impacts of development to be mitigated through the payment of various impact mitigation fees. As part of its review of land development proposals, the County requires project proponents to either construct specific system improvements, or make a "fair share" contribution to required intersection and/or roadway improvements consistent with this policy.

As future development projects on the neighborhood sites would be required to prepare focused traffic impact analyses which would address site- and project-specific traffic impacts and 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, one roadway segment with project-related traffic volumes is already projected to operate at LOS E under buildout of existing General Plan land use designations (Lincoln Street) and the addition of project-related traffic would further degrade the service LOS to F. In addition, on SR 111 and SR 195, the LOS would be degraded from LOS D or better to LOS E. Without project details, it is not possible to know if physical improvements could be made that would result in less of an impact for these facilities. It is also not possible to know if other development in the vicinity would occur and help fund necessary system improvements. Therefore, the added increase in traffic volume resulting from future development associated with the increase in density/intensity potential on the neighborhood sites would be **significant and unavoidable**.

Mitigation Measures

None feasible.

UTILITIES AND SERVICE SYSTEMS

Thresholds of Significance

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

Threshold	Analysis	Determination
1) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board.	**Impact Analysis 3.17.1 in Section 3.0** – Wastewater treatment requirements are addressed via NPDES program/permits and County requirements that are the same for all unincorporated areas of the County (regardless of the location of the neighborhood site). Therefore, this impact is analyzed in Section 3.0, Countywide Impact Analysis.	**Less than Cumulatively Considerable with Mitigation Incorporated**
2) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.	**Impact Analysis 4.8.21 and Impact Analysis 4.8.22**	Wastewater **Less than Significant Impact** Water **Less than Significant with Mitigation Incorporated**
3) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.	**Impact Analysis 3.17.3 in Section 3.0** – Stormwater drainage is addressed via NPDES and County requirements that are the same for all unincorporated areas of the County (regardless of the location of the neighborhood site). Therefore, this impact is analyzed in Section 3.0, Countywide Impact Analysis.	**Less than Cumulatively Considerable with Mitigation Incorporated**
4) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed.	**Impact Analysis 4.8.22**	**Less than Significant with Mitigation Incorporated**
5) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments.	**Impact Analysis 4.8.21**	**Less than Significant Impact**
6) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs.	**Impact Analysis 4.8.23**	**Less than Significant with Mitigation Incorporated**

Threshold	Analysis	Determination
7) Comply with federal, state, and local statutes and regulations related to solid waste.	**Impact Analysis 4.8.23**	**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 Eastern Coachella Valley planning area based on generation factors identified by Riverside County.

Impact Analysis

Wastewater

Impact Analysis 4.8.21 Existing County regulations would ensure both adequate capacity for wastewater treatment and the protection of water quality consistent with all applicable wastewater treatment requirements. This impact would be **less than significant**. (Thresholds 2 and 5)

The potential for 73,131 additional residents 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, which could result in the generation of 3.598 million gallons per day (mgd) of wastewater.

Wastewater treatment services would be provided to future development on the neighborhood sites by the CVWD, which would continue to expand treatment capacities consistent with growth projections and associated increased demand. Water conservation methods (as discussed under **Impact Analysis 4.8.22**) and the increased use of reclaimed water would help decrease the need for treatment and storage capacity, and provide a beneficial reuse of water (County of Riverside 2015b).

GPA 960 Policy LU 22.2 requires that adequate and available septic facilities and capacity exist to meet the demands of the proposed land use (no similar RCIP GP Policy). The need for specific facilities/capacity is determined during the development review process. These measures are implemented, enforced, and verified through their inclusion into 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 of CVWD 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. Ordinance No. 592 sets various standards for sewer use, construction, and industrial wastewater discharges to protect both water quality and the infrastructure conveying and treating these wastewaters 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, public or private property or may otherwise endanger the public, the local environment, or create a public nuisance. As a result, this ordinance serves to protect water

supplies, water and wastewater facilities, and water quality for both surface water and groundwater.

These existing County wastewater treatment requirements would ensure that adequate sewer capacity would be available to serve future development and that future development would not exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board. Therefore, this impact would be **less than significant**.

Mitigation Measures

None required.

Water Supply and Service

Impact Analysis 4.8.22 Compliance with these existing regulations and CVWD review will ensure that future development is not approved without adequate water supplies. Additionally, the CVWD UWMP has identified adequate water supplies and is actively managing the groundwater basin to ensure long-term hydrologic sustainability. As a result, this impact is considered to be **less than significant**. (Thresholds 2 and 4)

Potable water would be provided to future development on the neighborhood sites by the CVWD with groundwater from the Whitewater River basin. Using a residential generation factor of 1.01 AFY per dwelling units to determine projected theoretical water supply needs, the project-related increase of 15,645 dwelling units would result in the need for approximately 15,801 AFY beyond water supply demand originally anticipated (15,645 du x 1.01 AFY = 15,801.45 AFY).

Water agencies in the County generally operate on a 'will serve' capacity by planning and constructing infrastructure and hiring staff based on demand projections for their service areas. The County's pre-application review procedure (required per Section 18.2.B, Pre-Application Review, of Ordinance 348) and development review process include a determination regarding the availability of water and sewer service. Therefore, the availability of adequate water service, including water supplies, would need to be confirmed by the CVWD prior to the approval of any future development on the neighborhood sites. In addition, GPA 960 Policy LU 22.2, requires proposed development projects to demonstrate adequate and available water facilities and capacity exist to meet the demands of the proposed land use. The need for specific measures is determined during the development review process. These measures are implemented, enforced, and verified through their inclusion into 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 of CWD water supply facilities.

As discussed under the Setting sub-section above, the CVWD's UWMP demonstrates that the total projected water supplies available to CVWD will be sufficient to meet the total projected water demands of their customers during normal, single-dry, and multiple dry-year periods; however, actual water supply of the basin is dependent on replenishment and production by other water users of the groundwater basin (i.e. hydrologic balance of the groundwater basin and water management) as the basin is not adjudicated. The CVWD is currently implementing the Coachella Valley Water Management Plan Update (2012), which identifies a variety of alternative sources and strategies to meet the need for additional water supplies to both meet projected supply

demands and to manage current and future groundwater overdraft in the Whitewater River Subbasin (see **Tables 4.8-4** and **4.8-5**). Implementation of these planning efforts is projected to result in a 10 percent supply buffer by the year 2045.

Furthermore, compliance with County- and state-required water management and conservation regulations would assist in reducing the amount of water supplies required by future development on the neighborhood sites. These regulations are discussed in more detail in Section 2.3, Regulatory Framework. For example, GPA 960 Policy OS 2.2 (RCIP GP Policy OS 2.1) encourages the installation of water-conserving systems, such as dry wells and graywater systems, in new developments. The County's pre-application review procedure (required per Section 18.2.B, Pre-Application Review, of Ordinance 348) and development review process would ensure consistency with these County General Plan policies. Additionally, Ordinance No. 859, Water-Efficient Landscape Requirements requires new development projects to install water-efficient landscapes, thus limiting water applications and minimizing water runoff and water erosion in landscaped areas. Mitigation measure **MM 3.9.5** (see Section 3.0) ensures that applicants for future development would submit evidence to Riverside County that all applicable water conservation measures have been met.

Compliance with these regulations, mitigation measure **MM 3.9.5**, and CVWD review will ensure that future development is not approved without adequate water supplies and that the development would incorporate water conservation features consistent with County and CVWD standards. In addition, the CVWD UWMP has identified adequate water supplies and is actively managing the groundwater basin to ensure long-term hydrologic sustainability. As a result, this impact is considered to be **less than significant**.

Mitigation Measures

MM 3.9.5 (see Section 3.0)

Solid Waste

Impact Analysis 4.8.23 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)

Riverside County uses a residential solid waste generation factor of 0.41 tons per dwelling unit. Using that factor, the potential 15,645 dwelling units would generate 6,414.45 tons of waste beyond that already planned for the sites (15,645 du x 0.41 tons per du = 6,414.45 tons).

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

In addition, as discussed in **Impact 3.17.5** 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. In Section 3.0, mitigation measure **MM 3.17.3** requires all future commercial, industrial, and multifamily residential development to provide adequate areas for the collection and loading of recyclable materials and **MM 3.17.4** requires all development projects to coordinate with appropriate County departments and/or agencies to ensure that there is adequate waste disposal capacity to meet the waste disposal requirements of the project. These requirements would apply to future development in the Eastern Coachella Valley Area Plan planning area 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 3.17.3 and **MM 3.17.4** (see Section 3.0)

ENERGY CONSUMPTION

Thresholds of Significance

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

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

4.8.4 REFERENCES

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