
4.9 LAKEVIEW NUEVO AREA PLAN

4.9.1 PROJECT DESCRIPTION

The project consists of revisions to the Lakeview/Nuevo Area Plan to articulate a more detailed vision for Lakeview and Nuevo's future, as well as a change in land use designation and zone classification for 1,028 acres within the Lakeview/Nuevo Policy Area to Highest Density Residential (HHDR [20-40 DU/acre]) or Mixed-Use Area (MUA). Each of these components is discussed below.

TEXT REVISIONS

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

Lakeview Town Center

Lakeview Town Center (Figure 3 – Detail), which includes seven HHDR and Mixed-Use Area neighborhoods, will assist in establishing balanced, mixed-use development patterns in the community of Lakeview. These neighborhoods are located in Lakeview's historic core, southerly of Ramona Expressway, and near and along both sides of the San Jacinto River. Specific policies are provided herein relating to the envisioned land use objectives for the neighborhoods of Lakeview Town Center. Since Lakeview is envisioned to continue providing for rural lifestyles, as well as more urban development, in the future, policies have been provided to promote compatibility between major land use types.

The Mixed Use Areas described below will provide landowners with the opportunity to develop their properties for either all residential development (at varying urban densities) or a mixture of residential and nonresidential development. Those who choose to develop mixed uses on their properties will be able to utilize either side-by-side or vertically integrated designs.

Potential nonresidential uses include those traditionally found in a "downtown/Main Street" setting, including, for example, retail uses, eating and drinking establishments, personal services such as barber shops, beauty shops, and dry cleaners, professional offices, and public facilities including schools, together with places of assembly and recreational, cultural, and spiritual community facilities, integrated with small parks, plazas, and pathways or paseos. Together these

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 Lakeview/Nuevo Area Plan. The section is organized as follows:

Section 4.9 Lakeview/Nuevo Area Plan

4.9.1 Project Description

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

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

NOP Comment Letters – Summary of the letters received in response to the Notice of Preparation pertaining to the Lakeview/Nuevo Area Plan.

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

4.9.3 Project Impact Analysis

Thresholds of Significance

Methodology

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

4.9.4 References

4.9 LAKEVIEW/NUEVO AREA PLAN

designated Mixed Use Areas will provide a balanced mix of jobs, housing, and services within compact, walkable neighborhoods that feature pedestrian and bicycle linkages (walking paths, paseos, and trails) between residential uses and activity nodes such as grocery stores, pharmacies, places of assembly, schools, parks, and community or senior centers.

The County envisions that the future development of the community of Lakeview will be focused on the following three neighborhood groupings:

Lakeview Downtown Neighborhoods: (Lakeview/Reservoir Avenues West, Lakeview/Reservoir Avenues East, and Hansen/Palm Avenues Neighborhood (Neighborhoods 5, 6, and 7, respectively, as shown on Figure 3 – Detail), are located in the historic core of the community where Lakeview, Hansen, and Reservoir Avenues come together adjacent to the south side of Ramona Expressway, and north of Palm Avenue. The Lakeview/Reservoir Avenues East Neighborhood, located in the middle of these three neighborhoods, would be well suited for potential implementation of a “downtown/Main Street” style development that would allow for vertical integration of land uses, with residential dwelling units above retail establishments, or integrated side-by-side mixed use development. Nonresidential development in this area should maintain and enhance the walkability of this area. The Lakeview/Reservoir Avenues West Neighborhood is located nearby to the west. The Hansen/Palm Avenues Neighborhood is located toward the east, where it adjoins (across Hansen Avenue) a community park with a Little League baseball field. The policies pertaining to these three neighborhoods are described below:

Highest Density Residential (HHDR) areas:

The **Lakeview/Reservoir Avenues West Neighborhood** [Neighborhood 5] contains about 11 gross acres (about nine net acres) and is designated HHDR.

Policy:

LNAP 6.2 The Lakeview/Reservoir Avenues Neighborhood shall include 100% HHDR development.

The **Hansen/Palm Avenues Neighborhood** [Neighborhood 7] contains about eight gross acres (about nine net acres) and is designated HHDR.

Policy:

LNAP 6.3 The Hansen/Palm Avenues Neighborhood shall include 100% HHDR development.

Mixed-Use Area (MUA) area:

The **Lakeview/Reservoir Avenues East Neighborhood** [Neighborhood 6] contains about 16 gross acres (about 10 net acres) and is designated as a Mixed-Use area, with a minimum of 50% HHDR development required.

Policies:

LNAP 6.4 The Lakeview/Reservoir Avenues East Neighborhood shall include at least 50% HHDR development (as measured in both gross and net acres).

- LNAP 6.5 Nonresidential uses should include a variety of other uses, potentially including, for example, retail activities serving the local population, office uses, services, and public facilities.
- LNAP 6.6 Nonresidential uses in this neighborhood should be designed in a manner that would provide pedestrian linkages to maintain the walkable nature of this area.
- LNAP 6.7 Prior to any certificates of occupancy being issued that would result in 50% of the maximum amount of non-HHDR development allowed in this neighborhood, certificates of occupancy should have been issued for at least 50% of the required minimum amount of HHDR development required in the neighborhood.

The following policies apply to all three Lakeview Downtown Neighborhoods:

- LNAP 6.8 Residential uses in HHDR neighborhoods shall incorporate transitional buffers from other, adjacent land use types and intensities, including the use of such site design and use features as varied building heights and spacing, park and recreational areas, trails, and landscaping.
- LNAP 6.9 All HHDR sites shall be designed to facilitate convenient pedestrian, bicycle, and other non-motorized vehicle access to the community's schools, jobs, retail and office commercial uses, park and open space areas, trails, and other community amenities and land uses that support the community needs on a daily basis.
- LNAP 6.10 Legally existing uses may remain, or may be converted into other land use types consistent with these policies.

East of the River Mixed Use Neighborhoods: [River/Northeast Neighborhood and River/Southeast Neighborhood (Neighborhoods 3 and 4, respectively, as shown on Figure 3 – Detail)]. These neighborhoods are located southerly of Ramona Expressway, easterly of the San Jacinto River, northerly of 11th Street, and westerly of the historic core of the Lakeview community. The rural communities to the east of River/Southeast Neighborhood, which is located southerly of the Metropolitan Water District aqueduct, will be buffered from this higher density area by an approximately 1,000 foot wide area easterly of A Avenue, that is designated MDR.

Mixed-Use Areas (MUAs):

The **River/Northeast Neighborhood** [Neighborhood 3] contains about 200 gross acres (about 188 net acres) and is designated as a Mixed-Use Area, with a minimum of 50% HHDR development required.

Policy:

- LNAP 6.11 The River/Northeast Neighborhood shall include at least 50% HHDR development (as measured in both gross and net acres).
- LNAP 6.12 Commercial uses serving the highway traveler may be appropriate in the vicinity of Ramona Expressway.

The **River/Southeast Neighborhood** [Neighborhood 4] contains about 181 gross acres (about 169 net acres) and is designated as a Mixed-Use Area, with a minimum of 50% HHDR development required.

4.9 LAKEVIEW/NUEVO AREA PLAN

Policy:

LNAP 6.13 The River/Southeast Neighborhood shall include at least 50% HHDR development (as measured in both gross and net acres).

The following policies apply to both East of the River Mixed-Use Area neighborhoods:

LNAP 6.14 Highest Density Residential uses should be concentrated near (and ideally with a view of) the San Jacinto River, with access to potential trails along the river, but outside the boundaries of the 100-year floodplain.

LNAP 6.15 For residential development other than HHDR, a mix of higher density residential land uses is encouraged, generally ranging from 8 dwelling units per acre (HDR) up to VHDR (Very High Density Residential).

LNAP 6.16 Nonresidential uses should include a variety of other uses, potentially including, for example, commercial retail uses such as grocery stores and pharmacies, office uses such as professional services and financial institutions, public facilities, and recreational facilities. Southerly of the aqueduct, some land may be conserved as open space.

LNAP 6.17 Provisions should be made for community trails outside, but along or near, the east side of the San Jacinto River floodplain and along either or both sides of the Metropolitan Water District aqueduct property.

LNAP 6.18 Legally existing uses may remain, or may be converted into other land use types that are consistent with these policies.

LNAP 6.19 Prior to any certificates of occupancy being issued that would result in 50% of the maximum amount of non-HHDR development allowed in either neighborhood, certificates of occupancy should have been issued for at least 50% of the required minimum amount of HHDR development required in that neighborhood.

West of the River Mixed-Use Neighborhoods: [River/Northwest Neighborhood and River/Southwest Neighborhoods (Neighborhoods 1 and 2, respectively, as shown on Figure 3 – Detail)]. These neighborhoods are located southerly of Ramona Expressway and westerly of the San Jacinto River. The neighborhoods are separated by the east-west oriented Metropolitan Water District aqueduct property.

Mixed-Use Areas (MUAs):

The **River/Northwest Neighborhood** [Neighborhood 1] contains about 285 gross acres (about 265 net acres) and is designated as a Mixed-Use area, with a minimum of 25% HHDR development required.

LNAP 6.20 The River/Northwest Neighborhood shall include at least 25% HHDR development (as measured in both gross and net acres).

LNAP 6.21 Commercial uses serving the highway traveler may be appropriate in the vicinity of Ramona Expressway.

The **River/Southwest Neighborhood** [Neighborhood 2] contains about 235 gross acres (about 235 net acres) and is designated as a Mixed-Use Area, with a minimum of 25% HHDR development required.

LNAP 6.22 The River/Southwest Neighborhood shall include at least 25% HHDR development (as measured in both gross and net acres).

The following policies apply to both West of the River Mixed-Use Area neighborhoods:

LNAP 6.23 Highest Density Residential uses should be concentrated near (and ideally with a view of) the San Jacinto River, with access to potential trails along the river, but outside the boundaries of the 100-year floodplain.

LNAP 6.24 For residential development other than HHDR, a mix of residential densities is encouraged, generally ranging from 5 dwelling units per acre up to VHDR (Very High Density Residential).

LNAP 6.25 Nonresidential uses should include a variety of other uses, potentially including but not limited to commercial retail uses such as grocery stores and pharmacies, office uses such as professional services and financial institutions, public facilities, and recreational facilities.

LNAP 6.26 Provisions should be made for community trails outside, but along or near, the west side of the San Jacinto River floodplain and along either or both sides of the Metropolitan Water District aqueduct easement.

LNAP 6.27 Legally existing uses may remain, or may be converted into other land use types that are consistent with these policies.

LNAP 6.28 Prior to any certificates of occupancy being issued that would result in 50% of the maximum amount of non-HHDR development allowed in either neighborhood, certificates of occupancy should have been issued for at least 50% of the required minimum amount of HHDR development required in that neighborhood.

Nuevo Community (Western Area)

Nuevo Community (Western Area) (Figure 3 – Detail) includes two distinct neighborhoods located easterly of Dunlap Drive (a Secondary Highway) and its northerly extension (also the easterly boundary of the City of Perris), both of which are designated as Mixed Use Areas (MUA). Specific policies are included relating to the envisioned land use objectives for each Mixed Use Area. These Mixed Use Areas will provide landowners with the opportunity to develop their properties for either all residential development (at varying urban densities) or a mixture of residential and nonresidential development. Those who choose to develop mixed uses on their properties will be able to utilize either side-by-side or vertically integrated designs. Together these areas will provide a balanced mix of jobs, housing, and services within compact, walkable neighborhoods that feature pedestrian and bicycle linkages (walking paths, paseos, and trails) between residential uses and activity nodes such as grocery stores, pharmacies, places of worship, schools, parks, and community or senior centers.

4.9 LAKEVIEW/NUEVO AREA PLAN

Mixed-Use Areas (MUAs):

The **Lemon-Dunlap Northeast Neighborhood** [Neighborhood 1] consists of about 71 gross acres (about 67 net acres) located easterly of Dunlap Drive, southerly of Orange Avenue (an Arterial), and northerly of Lemon Avenue. Much of this area was formerly an active poultry ranch. A new high school (under construction) adjoins the site to the west, within the City of Perris. The McCanna Hills Specific Plan is located to the north and east of this neighborhood, where areas within the specific plan located northerly of Orange Avenue are designated for residential development at a density of 5 to 8 dwelling units per acre.

Policies:

LNAP 6.29 The Lemon-Dunlap Northeast Neighborhood shall include at least 50% HHDR development (as measured in both gross and net acres).

LNAP 6.30 In addition to HHDR development, a mix of residential densities is encouraged, ranging from 5 dwelling units per acre up to VHDR (Very Highest Density Residential). Nonresidential uses should include, but are not limited to a variety of other uses, such as public facilities, recreational facilities, and neighborhood-serving uses such as grocery stores and pharmacies.

The **Nuevo Road East of Dunlap Corridor Neighborhood** [Neighborhood 2] consists of about 84 gross acres (about 78 net acres) located east of Dunlap Avenue, both northerly and southerly of Nuevo Road, an Arterial. Northerly of Nuevo Road, this area extends north approximately half the distance to Sunset Avenue and easterly about three-quarters of the distance to Foothill Avenue, a Secondary Highway (land within the adopted Lake Nuevo Village Specific Plan No. 251 is excluded); southerly of Nuevo Road, this neighborhood extends easterly about one-eighth mile beyond Foothill Avenue.

Policies:

LNAP 6.31 The Nuevo Road East of Dunlap Corridor Neighborhood shall include at least 75% HHDR development (as measured in both gross and net acres).

LNAP 6.32 In addition to HHDR development, a mix of residential densities is encouraged, ranging from 5 dwelling units per acre in areas set back from Nuevo Road up to VHDR (Very High Density Residential) uses. Nonresidential uses should include a variety of other uses, potentially including but not limited to commercial retail uses (both those serving motorists such as restaurants and those serving the community such as grocery stores and pharmacies), office uses such as professional services and financial institutions, public facilities, places of worship, and recreational facilities.

The following policies apply to both Nuevo Community (Western Area) Mixed-Use Area neighborhoods:

LNAP 6.33 Paseos and pedestrian/bicycle connections should be provided between the Highest Density Residential uses and those nonresidential uses that would serve the local population. Nonresidential uses in this area should be designed in a manner that would provide pedestrian linkages so as to create a walkable area.

- LNAP 6.34 Legally existing uses may remain, or may be converted into other land use types consistent with these policies.
- LNAP 6.35 Prior to any certificates of occupancy being issued that would result in 50% of the maximum amount of non-HHDR development allowed in either neighborhood, certificates of occupancy should have been issued for at least 50% of the required minimum amount of HHDR development required in that neighborhood.

4.9 LAKEVIEW/NUEVO AREA PLAN

Table 2: Statistical Summary of Lakeview/Nuevo 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)	1,802	90	275	90
Agriculture Foundation Component Sub-Total:	1,802	90	275	90
RURAL FOUNDATION COMPONENT				
Rural Residential (RR)	4,829	724	2,209	NA
Rural Mountainous (RM)	4,028	201	614	NA
Rural Desert (RD)	0	0	0	NA
Rural Foundation Sub-Total:	8,857	925	2,823	0
RURAL COMMUNITY FOUNDATION COMPONENT				
Estate Density Residential (RC-EDR)	1,450	508	1,548	NA
Very Low Density Residential (RC-VLDR)	2,091	1,568	4,782	NA
Low Density Residential (RC-LDR)	3,009	4,514	13,765	NA
Rural Community Foundation Sub-Total:	6,550	6,590	20,095	0
OPEN SPACE FOUNDATION COMPONENT				
Open Space-Conservation (OS-C)	786	NA	NA	NA
Open Space-Conservation Habitat (OS-CH)	1,083	NA	NA	NA
Open Space-Water (OS-W)	212	NA	NA	NA
Open Space-Recreation (OS-R)	101	NA	NA	13
Open Space-Rural (OS-RUR)	0	0	0	NA
Open Space-Mineral Resources (OS-MIN)	148	NA	NA	4
Open Space Foundation Sub-Total:	2,330	0	0	17
COMMUNITY DEVELOPMENT FOUNDATION COMPONENT				
Estate Density Residential (EDR)	0	0	0	NA
Very Low Density Residential (VLDR)	492	369	1,124	NA
Low Density Residential (LDR)	1,021	1,531	4,670	NA
Medium Density Residential (MDR)	4,359 3,381	14,348 12,798	43,756 39,028	NA
Medium-High Density Residential (MHDR)	370 327	2,408 2,214	7,344 6,478	NA
High Density Residential (HDR)	0	0	0	NA
Very High Density Residential (VHDR)	66	1,127	3,437	NA
Highest Density Residential (HHDR)	0 19	0 581	0 1,771	NA
Commercial Retail (CR)	180 129	NA	NA	2,699 1,497
Commercial Tourist (CT)	8	NA	NA	137
Commercial Office (CO)	0	NA	NA	0
Light Industrial (LI)	1,140	NA	NA	14,655

LAND USE	AREA	STATISTICAL CALCULATIONS		
	ACREAGE	D.U.	POP.	EMPLOY.
LAND USE ASSUMPTIONS AND CALCULATIONS				
LAND USE DESIGNATIONS BY FOUNDATION COMPONENTS				
Heavy Industrial (HI)	8	NA	NA	73
Business Park (BP)	258	NA	NA	4,209
Public Facilities (PF)	174 70	NA	NA	174 170
Community Center (CC)	131	681	2,078	1,497
Mixed Use Planning Area (MUPA)	0 <u>1,056</u>	0 <u>12,700</u>	0 <u>44,399</u>	0 <u>761</u>
Community Development Foundation Sub-Total:	8,207 <u>8,206</u>	20,464 <u>31,911</u>	62,409 <u>102,985</u>	23,444 <u>23,443</u>
SUB-TOTAL FOR ALL FOUNDATION COMPONENTS:	<u>27,746</u> <u>27,745</u>	<u>28,069</u> <u>39,516</u>	<u>85,602</u> <u>126,178</u>	<u>23,551</u> <u>23,550</u>

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 1,028 acres of land within the Lakeview/Nuevo Area Plan to HHDR or MUA. The parcels identified for redesignation are separated into nine neighborhoods as shown in **Figures 4.9-1a** and **4.9-1b**. To implement the change in land use designation, the zoning classifications for these neighborhoods will be changed to the new Mixed Use zone classification (areas designated MUA) or the new R-7 zone classification (areas designated HHDR). Detailed information regarding specific parcels identified for changes in land use designation and zone classification are detailed in **Table 9** in **Appendix 2.1-2** of this EIR.

NOTICE OF PREPARATION COMMENTS

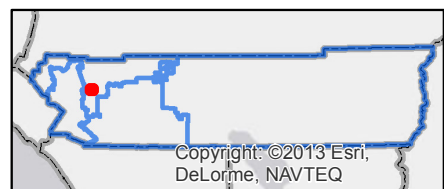
On July 7, 2015, a letter was received from Eric Flodine from the Strata Equity Group, Inc. stating the group's support for the land use designations but stressing the importance of the aesthetics, land use/planning, population and housing, noise, recreation, and traffic portions of the EIR. All of these sections are addressed in this EIR.

On August 17, 2015, a comment letter was received from Jay Eastman from the Riverside Public Utilities. The Riverside Public Utilities acknowledges that Nuevo and Lakeview are outside of its sphere of influence but states that the updated Housing Element will result in an abundance of new houses.

On August 17, 2015, George Hauge, a Lakeview and Nuevo resident, sent a letter about traffic in the community and the impact that the updated Housing Element would have. His concern is how the EIR will address Senate Bills (SB) 30-18 and 375, and Assembly Bill 32. The commenter was also concerned about horse trails and how Villages of Nuevo will be impacted from this development.

On August 17, 2015, a letter from Michelle Hasson with the Airport Land Use Commission for Riverside County requested analysis of the March Air Base Reserve impacts from the proposed project.

This page intentionally left blank



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

Source: Riverside County 2015

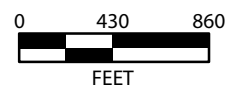


Figure 4.9-1a

Nuevo Community Neighborhood Sites

Supervisorial District 5
Lakeview/Nuevo Area Plan

Riverside County
General Plan Housing Element

Proposed HHDR/MUA Neighborhoods

Supervisorial District

Roads

PARCELS

Water

Area Plans

Specific Plan

General Plan Land Use

Very Low Density Residential

RC-VLDR

Low Density Residential

RC-LDR

Medium Density Residential

Medium High Density Residential

Very High Density Residential

Commercial Retail

Community Center

Light Industrial

Public Facilities

Rural Residential

Agriculture

Conservation

Conservation Habitat

Open Space Recreation

Water

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

Source: Riverside County 2015

Neighborhood 1
284.72 Acres(Gross)
265.19 Acres(Net)
(MUA: 25% HHDR)

Neighborhood 2
235.18 Acres(Gross)
235.18 Acres(Net)
(MUA: 25% HHDR)

Neighborhood 3
200.49 Acres(Gross)
188.20 Acres(Net)
(MUA: 50% HHDR)

Neighborhood 4
181.08 Acres(Gross)
169.46 Acres(Net)
(MUA: 50% HHDR)

Neighborhood 5
11.48 Acres(Gross)
9.46 Acres(Net)
(100% HHDR)

Neighborhood 6
16.34 Acres(Gross)
10.21 Acres(Net)
(MUA: 50% HHDR)

Neighborhood 7
7.88 Acres(Gross)
5.24 Acres(Net)
(100% HHDR)

Figure 4.9-1b
Lakeview TC Neighborhood Sites

Michael Baker
INTERNATIONAL

4.9.2 SETTING

The Lakeview/Nuevo Area Plan planning area is a broad valley lying between the Bernasconi Hills (to the west and northwest) and the Lakeview Mountains (to the east and southeast). The character of the area is rural with highly visible topography including sweeping vistas, rugged hills, and distinct rock outcroppings in all directions. This creates a visual contrast between the dry, brown hills and mountains and the green expanses of open fields and flatland trees. Traversing the valley is the San Jacinto River which, although dry much of the year, is one of the County's major watersheds. The river, in sections both semi-natural and channelized, runs northeast to southwest through the Lakeview/Nuevo Area Plan planning area (County of Riverside 2006).

The existing character of the Lakeview/Nuevo Plan Area planning area is that of a rural, rustic, and ranch area with single-story architecture, abundant open space, and small, informal commercial areas. Major land uses consist of a range of rural and low-density residential uses, agricultural uses and open fields, and a large thoroughbred horse ranch. Existing streetscapes have a definite rural character with few curbs, large setbacks, and a wide variety of fencing and wall types. Most of the existing residential lots are fenced. In general, both residential and commercial areas lack unifying streetscape amenities, creating an often incoherent and eclectic appearance (County of Riverside 2006).

NUEVO

The community of Nuevo is located between the San Jacinto River on the west and the foothills of the Lakeview Mountains on the east (see **Figure 4.9-2a**). Nuevo is a rural community with an equestrian focus. While there are some smaller parcels, the vast majority of lots are typically between .5 and 2 acres in size. The community of Nuevo is anchored by a small neighborhood village located at the intersection of Lakeview Avenue and Nuevo Road. This village includes local serving commercial uses, a school, a ball field, and a church. Surrounding the village are some of the smaller residential lots in the area. Community facilities, including a fire station, post office, and school, and a number of private equestrian facilities, are located in the area north of Nuevo Road. Nuevo Road and Lakeview Avenue are the major streets in Nuevo (County of Riverside 2015a).

LAKEVIEW

The community of Lakeview is located in the northeast corner of the Lakeview/Nuevo Area Plan planning area (see **Figure 4.9-2b**). Lakeview is characterized by predominantly residential and agricultural uses, with dairies and agricultural uses dominating the land north of Ramona Expressway and residential/equestrian uses south of the expressway. The residential uses in Lakeview are rural in nature and typically are located on lots between .5 and 2 acres in size. There is a small cluster of commercial uses at the intersection of Ramona Expressway and Hansen Avenue, and a prominent warehouse distribution center located on the eastern edge of the community. Hansen Avenue, which runs north-south, is the major roadway in Lakeview (County of Riverside 2015a).

SAN JACINTO RIVER

The San Jacinto River flows through the central portion of the Lakeview/Nuevo Plan Area planning area, westward from Lake Hemet in the Santa Rosa Mountains, through Canyon Lake, and then to Lake Elsinore. Currently, the San Jacinto River is a semi-natural watercourse that is normally dry; through some parts of the Lakeview/Nuevo planning area, the river is partially channelized with earthen levees. The lands adjacent to the river are currently vacant or agricultural in nature. The location of the 100-year floodplain is shown in **Figures 4.9-3a** and **4.9-3b**.

This page intentionally left blank

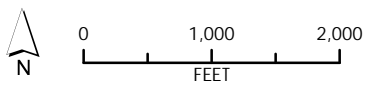
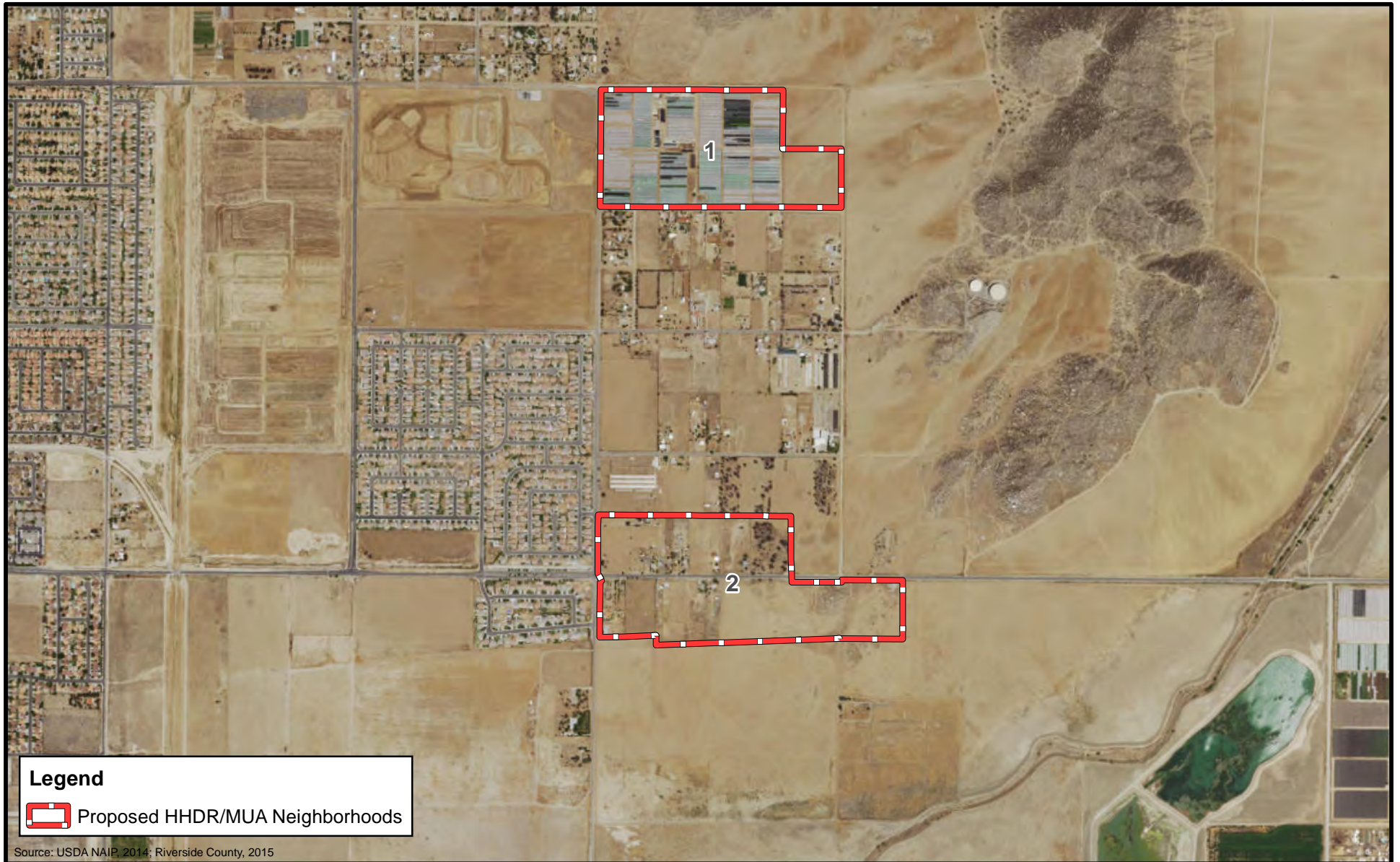


Figure 4.9-2a
Aerial of Nuevo Community, Western Area

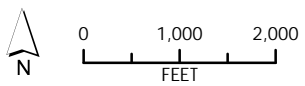
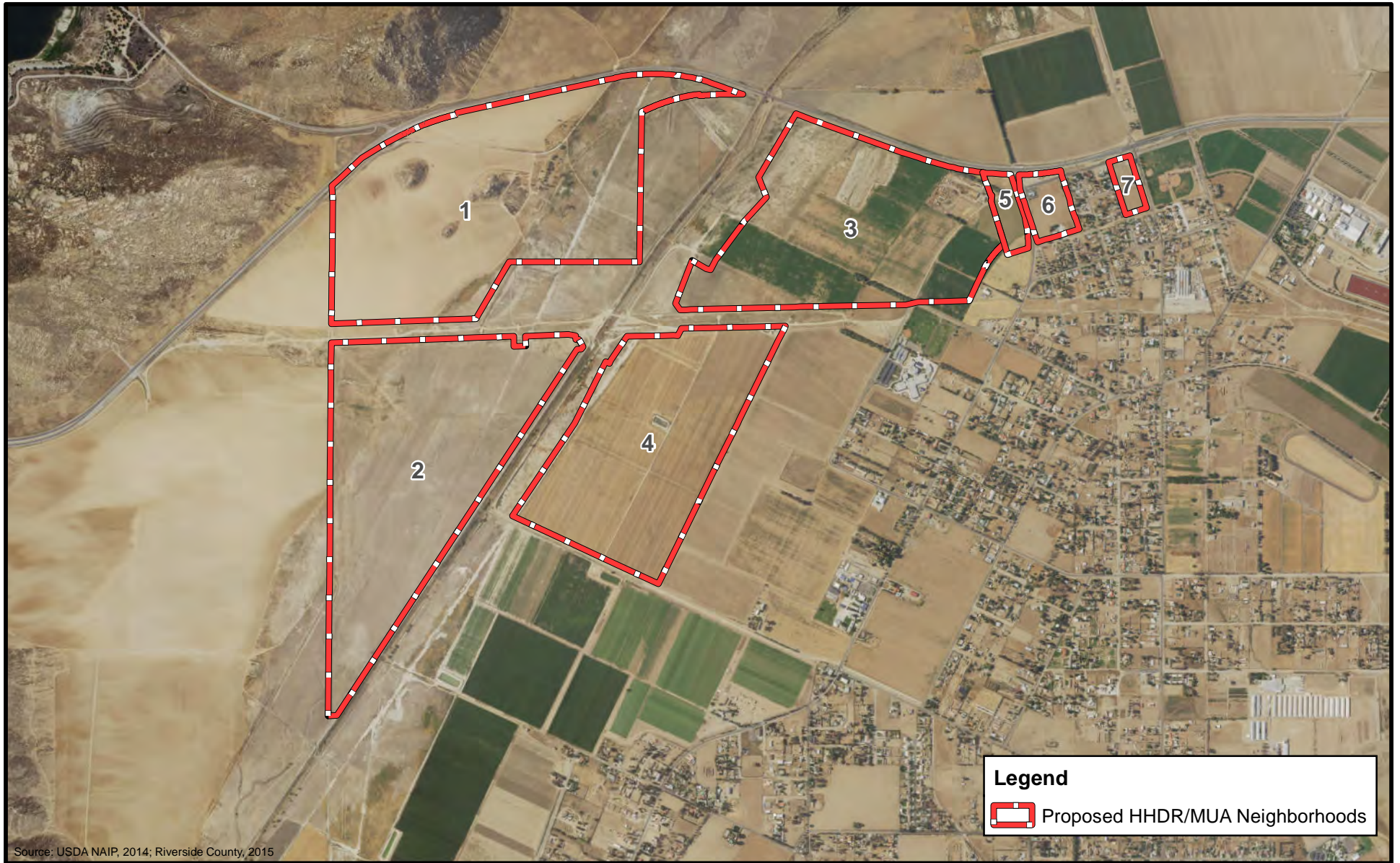


Figure 4.9-2b
Aerial of Lakeview Town Center

MARCH JOINT AIR RESERVE BASE

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

The majority of neighborhood site #2 within the Nuevo Community (Western Area) is located in Compatibility Zone D of the March Joint Air Reserve Base Airport Influence Area (RCALUC 2014).

PUBLIC SERVICES AND UTILITIES

Fire Protection

Three Riverside County Fire Department (RCFD) stations would serve the proposed neighborhood sites: Station 90 at 333 Placentia Avenue in Perris; Station 101 at 105 S. F Street in Perris; and Station 3 at 30515 10th Street in Nuevo. Station 90 is staffed by one captain, one engineer, and one firefighter/Advanced Life Support (ALS) every day; Station 101 is staffed by one captain and/or engineer, and two firefighters/ALS every day; and Station 3 is staffed by one captain and/or engineer, and two firefighters/ALS every day. The average response time standards to the project areas are 5:15 minutes for Station 90; 5:43 minutes for Station 101; and 0:35 minutes for Station 3. All of the stations strive to meet these standards 90 percent of the time (RCFD 2015).

Law Enforcement

The Riverside County Sheriff's Department (RCSD) Perris Station, located at 137 N. Perris Blvd., Suite A in Perris, provides services to Lakeview, Nuevo, Canyon Lake, Gavilan Hills, Glen Valley, Homeland, Juniper Flats, Lake Matthews, Mead Valley, Menifee, Perris, Romoland, Winchester, and Woodcrest (RCSD 2015). The Forensic Services section, which is responsible for the collection, preservation, and identification of evidence for all sheriff stations in the western end of the County, also operates out of the Perris Station. The RCSD also operates five adult correction or detention centers and the Riverside County Probation Department operates the juvenile detention facilities (County of Riverside 2015b).

Public Schools

The project sites are within the boundaries of the Nuview Union School District (NUSD), which operates two K-5 schools, one 6-8 middle school and one charter high school. Schools serving the proposed neighborhood sites, along with the current enrollment and capacity numbers, are shown in **Table 4.9-1** below.

4.9 LAKEVIEW/NUEVO AREA PLAN

TABLE 4.9-1
NUSD SCHOOLS SERVING PROPOSED PROJECT

School	Address	Enrollment*	Capacity*	Existing Surplus/Deficit
Nuview Elementary School	29680 Lakeview Avenue, Nuevo, CA 92567	1,280	1,190	-90
Valley View Elementary	21220 Maurice Street, Nuevo, CA 92567			
Mountain Shadows Middle School	30401 Reservoir Avenue, Nuevo, CA 92567	376	848	472
Nuview Bridge Early College High School	30401 Reservoir Avenue, Nuevo, CA 92567	594	800	206
Totals		2,250	2,838	588

*2012-13

Source: SDFA 2012; NUSD 2015.

Parks and Recreation

The Bernasconi Hills are located within the Lake Perris State Recreation Area. A portion of these hills are located in the northwest corner of the Lakeview/Nuevo planning area. The Bernasconi Hills are barren, steep, and rugged peaks that are a stark contrast to Lake Perris, which is located immediately north of this planning area. The hills and lake offer opportunities for such outdoor recreational activities as camping, hunting, water sports, fishing, picnicking, and biking.

Water and Wastewater

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

The EMWD treats approximately 46 million gallons of wastewater per day (mgd) via four active regional water reclamation facilities (RWRF) (EMWD 2015). The wastewater facility for the proposed neighborhood sites would be the Perris Valley RWRF, which has a current capacity of approximately 11 mgd (County of Riverside 2015b). According to the Riverside County General Plan EIR No. 521, the Perris Valley RWRF is anticipated to accommodate an expanded capacity of 30 mgd.

Solid Waste

The Riverside County Department of Waste Resources (RCDWR) operates six active landfills and contract services at one private landfill in the County; all private haulers 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 Lakeview and Nuevo communities, including the neighborhood sites, are within the service areas of the Badlands, Lamb Canyon, and El Sobrante Landfills.

Badlands Landfill

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

Lamb Canyon Landfill

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

El Sobrante Landfill

The El Sobrante Landfill is located east of Interstate 15 and Temescal Canyon Road to the south of the City of Corona and Cajalco Road at 10910 Dawson Canyon Road. The landfill is owned and operated by USA Waste of California, a subsidiary of Waste Management, Inc., and encompasses 1,322 acres, of which 645 acres are permitted for landfill operation. According to Solid Waste Facility Permit # AA-33-0217 issued on September 9, 2009, the El Sobrante Landfill has a total disposal capacity of approximately 209.91 million cubic yards and can receive up to 70,000 tons of refuse per week, with 28,000 tons per week allotted for County refuse. The permit allows a maximum of 16,054 tons per day (tpd) of waste to be accepted into the landfill, due to the limits on vehicle trips. Of this, 5,000 tpd must be reserved for County waste, leaving the maximum commitment of non-County waste at 11,054 tpd. In 2014, the El Sobrante Landfill accepted a total of 584,719 tons of waste generated within Riverside County, and the daily average for in-County waste was 1,905 tons. As of January 1, 2015, the landfill had a remaining in-County disposal capacity of approximately 50.1 million tons. The landfill is expected to reach capacity in approximately 2045 (Merlan 2015).

4.9 LAKEVIEW/NUEVO AREA PLAN

4.9.3 PROJECT IMPACT ANALYSIS

As discussed in Section 2.2 of this EIR, at the time of the writing of this Draft EIR, the County had recently adopted GPA 960¹. Therefore, the project impact analysis below uses projections from, and references to, GPA 960. However, GPA 960 is currently in active litigation with an unknown outcome.

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

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

AESTHETICS, LIGHT, AND GLARE

Thresholds of Significance

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

Threshold	Analysis	Determination
1) Have a substantial adverse effect on a scenic vista.	Impact Analysis 4.9.1	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 4.9.2	Less than Significant Impact
3) Substantially degrade the existing visual character or quality of the site and its surroundings.	Impact Analysis 4.9.3	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 4.9.4	Less than Significant Impact

¹ December 8, 2015

Methodology

All of the neighborhood sites in the Lakeview/Nuevo community are designated by GPA 960 and classified for varying levels of urban development, including medium-density and medium-high density residential, public facilities, and commercial uses (see Table 9 in **Appendix 2.1-2**). Similarly, 2003 RCIP GP designated all of the neighborhood sites in the Lakeview/Nuevo community for urban development. As such, previous environmental review for development of the neighborhood sites with urban uses was included in the Riverside County EIR No. 521 (State Clearinghouse Number [SCH] 2009041065) prepared for the GPA 960, as well as in EIR No. 441 (SCH 2002051143), which was certified for the 2003 RCIP GP. This previous analysis was considered in evaluating the impacts associated with the proposed project. EIR No. 521 determined that mitigation and regulatory compliance measures would reduce impacts associated with aesthetic resources resulting from buildout of GPA 960 to a less than significant level (County of Riverside 2015, pp. 4.4-39 and -40). 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 4.9.1 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 to more urban, higher-density development with views partially obscured by structures.

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

4.9 LAKEVIEW/NUEVO AREA PLAN

Mitigation Measures

MM 3.1.1 (see Section 3.0)

Impact Analysis 4.9.2

Compliance with existing County policies would ensure that trees, rock outcroppings, and historical buildings within a state scenic highway are not adversely impacted by this project or future development. As a result, impacts would be considered **less than significant**. (Threshold 2)

The Ramona Expressway is a County-eligible scenic highway in the Lakeview/Nuevo Area Plan planning area; all of the neighborhood sites within the Lakeview Town Center community are either adjacent to or visible from Ramona Expressway. Lakeview/Nuevo Area Plan Policy LNAF 11.1 requires the scenic highways in the Lakeview/Nuevo planning area to be protected from change that would diminish the aesthetic value of views of the Bernasconi Hills, the San Jacinto River, the Mystic Lake Corridor, and the San Jacinto Wildlife Area in accordance with the Scenic Highways section of the General Plan Land Use, Multipurpose Open Space, and Circulation Elements. GPA 960 Policy LU 14.3 (RCIP GP Policy LU 15.3) 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 LU 15.4) 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. These design requirements would be reviewed for each project during consideration of future development projects. Compliance with these policies would ensure that future development would preserve scenic resources along Ramona Expressway and would not detract from the area's scenic qualities as viewed from the expressway. As a result, impacts would be considered **less than significant**.

Mitigation Measures

None required.

Impact Analysis 4.9.3

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 from small-town urban uses with open views of the surrounding Bernasconi Hills, the San Jacinto River, and other features to more urban, higher-density development with views partially obscured by structures. The County's General Plan anticipated development of the neighborhood sites with urban uses; however, the land uses facilitated by the HHDR and MUA designations/zoning classifications would result in an increase in density and massing beyond that originally considered.

As discussed in **Impact Analysis 3.1.1** in Section 3.0, the General Plan has policies that govern visual impact of all new development, including future development in the Lakeview/Nuevo Area Plan, such as GPA 960 Policy LU 4.1 (RCIP GP Policy LU 4.1), which requires that new developments be located and designed to visually enhance and not degrade the character of the surrounding area, and GPA 960 Policy LU 14.8 (RCIP GP Policy LU 13.8), which prohibits the blocking of public views by solid walls. The Countywide Design Standards and Guidelines include requirements that address scale, intensity, architectural design, landscaping, sidewalks, trails, community logo, signage, and other visual design features, as well as standards for backlighting and indirect lighting to promote “night skies.” Typical design modifications would include stepped setbacks for multi-story buildings, increased landscaping, decorative walls and roof design, and themed signage.

In addition, neighborhood sites 5, 6, and 7 in the Nuevo Community (Western Area) are located in the rural area where the Lakeview/Nuevo Design Guidelines apply. Future developments on these sites would be reviewed by the Riverside County Planning Department for consistency with the Design Guidelines for streetscape improvements, architectural details, fences and walls, and landscaping, as well as for buffer and transition areas along community edges and transition areas. Buffers preserve the character of existing rural areas by preventing abrupt visual and functional transitions and the architectural guidelines ensure new development reflects the rural and rustic nature of the community.

Existing County policies, implementation of **MM 3.1.1**, and the Lakeview/Nuevo Design Guidelines 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 4.9.4

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 reduced to a **less than significant** level. (Threshold 4)

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

Lakeview/Nuevo Area Plan Policy LNAP 8.1 requires development to adhere to the lighting requirements of County ordinances for standards intended to limit light leakage and spillage that may interfere with the operations of the Palomar Observatory. County Ordinance No. 655 addresses standards for development within 15 to 45 miles of the Palomar Observatory by requiring, among other things, the use of low-pressure sodium lamps for outdoor lighting fixtures and regulating the hours of operation for commercial/industrial uses in order to reduce lighting impacts on the observatory. Therefore, Ordinance No. 655 Observatory Restriction Zone B standards would apply to future development under the project.

4.9 LAKEVIEW/NUEVO AREA PLAN

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

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

Mitigation Measures

None required.

AGRICULTURAL AND FORESTRY RESOURCES

Thresholds of Significance

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

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

AIR QUALITY**Thresholds of Significance**

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

Threshold	Analysis	Determination
1) Conflict with or obstruct implementation of the applicable air quality plan.	Impact Analysis 3.3.1 in Section 3.0 - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, County-wide 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, County-wide 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, County-wide 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, County-wide 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, County-wide 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 4.9.5	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 4.9.6	Less Than Significant With Mitigation Incorporated
3) Have a substantial adverse effect on federally protected wetlands, as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal wetlands, etc.), through direct removal, filling, hydrological interruption, or other means.	Impact Analysis 4.9.6	Less Than Significant With Mitigation Incorporated
4) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.	Impact Analysis 4.9.7	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 4.9.8	Less than Significant Impact

Methodology

The impact analysis below utilized data from the two multiple species habitat conservation plans (MSHCPs) in Riverside County (WRC-MSHCP and CV-MSHCP), as well as the biological resources analysis conducted for the General Plan EIR No. 521 and EIR No. 441 to determine whether the

proposed increase in density/intensity potential resulting from the project would result in a significant impact. General Plan EIR No. 521 determined that existing mitigation and regulatory compliance measures would reduce to below the level of significance adverse impacts to biological resources resulting from buildout of land uses currently designated in the General Plan (County of Riverside 2015). EIR No. 441 identified that buildout of the 2003 RCIP GP would result in significant and unavoidable impacts to biological resources (County of Riverside 2002).

Impact Analysis

Impact Analysis 4.9.5 Impacts to covered species (candidate, sensitive, or special-status species) and their habitats resulting from future development projects that are consistent with the WRC-MSHCP would be deemed **less than significant** because of their MSHCP compliance. (Threshold 1)

All of the neighborhood sites are located within the boundaries of the WRC-MSHCP, which provides for the protection of sensitive species by designating a contiguous system of habitat to be added to existing public/quasi-public lands (Conservation Area). The WRC-MSHCP defines two distinct processes to determine a development project's consistency, dependent on whether the project is located within or outside of a Criteria Area. Criteria Areas consist of 160-acre 'cells' with specific conservation objectives. The majority of the neighborhood sites are located partially or fully within Criteria Areas. The Cell numbers and Cell Groups² for the parcels within the neighborhood sites are shown in **Appendix 4.0-1**. The Criteria Area does not impose land use restrictions; however, development projects inside Criteria Areas are subject to the Habitat Acquisition and Negotiation Strategy (HANS), a consistency analysis based on an examination of the MSHCP reserve assembly, other plan requirements, and the Joint Project Review process and permittee MSHCP findings.

Depending on the location of a development project, certain biological studies may also be required for WRC-MSHCP compliance. These studies may identify the need for specific measures to avoid, minimize, and reduce impacts to covered species and their habitat. As shown in **Appendix 4.0-1**, depending on site conditions, surveys could be required on the neighborhood sites for a variety of animal and plant species, including: burrowing owl, San Jacinto Valley crowscale, Parish's brittlescale, Davidson's saltscale, thread-leaved brodiaea, smooth tarplant, round-leaved filaree, Coulter's goldfields, little mouseltail, mud nama, L.A. pocket mouse, Munz's onion, San Diego ambrosia, many-stemmed dudleya, spreading navarretia, California orcutt grass, and Wright's trichocoronis.

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

Development of property outside of the MSHCP Conservation Area (both within and outside of the Criteria Area) receive Take Authorization for Covered Species Adequately Conserved, provided payment of a mitigation fee is made (or any credit for land conveyed is obtained) and compliance with the HANS Process (as outlined in Section 6.0 of the MSHCP) occurs. Payment of the mitigation fee and compliance with the requirements of Section 6.0 are intended to provide

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

full mitigation under CEQA, the National Environmental Policy Act (NEPA), the federal Endangered Species Act (ESA), and the California Endangered Species Act (CESA) for impacts to the species and habitats covered by the MSHCP pursuant to agreements with the US Fish and Wildlife Service, the California Department of Fish and Wildlife (CDFW), and/or any other appropriate participating regulatory agencies and as set forth in the Implementing Agreement for the MSHCP (WRCRCA 2003).

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

Mitigation Measures

None required.

Impact Analysis 4.9.6 Impacts on riparian habitats, sensitive natural communities, and/or federally protected wetlands resulting from development accommodated by the proposed project would be reduced to a **less than significant** level. (Thresholds 2 and 3)

As described above, all of the neighborhood sites are located within the boundaries of the WRC-MSHCP, which is designed to ensure conservation of covered species as well as the natural communities on which they depend, including riparian habitat and other sensitive habitats. In addition, as discussed further in Section 3.0, Countywide Impact Analysis, future development under the project would be required to comply with regulatory actions governing riparian and wetland resources, including jurisdictional delineation of waters of the United States and wetlands pursuant to the Clean Water Act and US Army Corps of Engineers protocol (Clean Water Act Section 404 permit) and delineation of streams and vegetation within drainages and native vegetation of use to wildlife pursuant to the CDFW and California Fish and Game Code Section 1600 et seq. (Section 1601 or 1603 permit and a Streambed Alteration Agreement). In addition, mitigation measures **MM 3.4.3** 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 3.4.5 and **MM 3.4.6** (see Section 3.0)

Impact Analysis 4.9.7 Future development accommodated by the proposed project could adversely affect movement, migration, wildlife corridors, and the use of native wildlife nursery sites within the WRC-MSHCP. However, compliance with existing laws and regulatory programs would ensure that this impact is **less than significant**. (Threshold 4)

4.9 LAKEVIEW/NUEVO AREA PLAN

Residential development has the potential to result in the creation of new barriers to animal movement in the urbanizing areas. However, impacts to wildlife movement associated with development in the western Riverside County are mitigated due to corridors and linkages established by the WRC-MSHCP. The WRC-MSHCP establishes conservation areas and articulates objectives and measures for the preservation of core habitat and the biological corridors and linkages needed to maintain essential ecological processes in the plan area. In addition, the WRC-MSHCP protects native wildlife nursery sites by conserving large blocks of representative native habitats suitable for supporting species' life-cycle requirements and the essential ecological processes of species that depend on such habitats. The EIR for the WRC-MSHCP concluded that the plan provides for the movement of species through established wildlife corridors and protects the use of native wildlife nursery sites (County of Riverside 2015b). The proposed neighborhood sites are not within a WRC-MSHCP Conservation Area and are in an area planned for urban development. As previously described, review for site-specific requirements under the WRC-MSHCP, as well as payment of the development mitigation fee, would occur at the time future development of the neighborhood sites is proposed. With payment of the mitigation fee and compliance with the requirements of the WRC-MSHCP, a project may be deemed compliant with CEQA, NEPA, CESA, and ESA, and impacts to covered species and their habitat would be deemed less than significant.

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

Mitigation Measures

None required.

Impact Analysis 4.9.8

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

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

Mitigation Measures

None required.

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

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

GREENHOUSE GAS EMISSIONS

Thresholds of Significance

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

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

HAZARDS AND HAZARDOUS MATERIALS

Thresholds of Significance

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

Threshold	Analysis	Determination
1) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.	Impact Analysis 3.8.1 in Section 3.0 - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	Less than Cumulatively Considerable
2) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.	Impact Analysis 3.8.1 in Section 3.0 - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	Less than Cumulatively Considerable
3) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.	Impact Analysis 3.8.2 in Section 3.0 - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	Less than Cumulatively Considerable
4) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or the environment.	The DTSC EnviroStor database was reviewed and compared to the neighborhood sites. No open/active hazardous materials sites are located on the neighborhood sites. Therefore, the project would not create a significant hazard to the public or the environment as a result of being located on an existing hazardous materials site (DTSC 2015).	No Impact
5) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	Impact Analysis 4.9.9	Less than Significant Impact
6) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	There are no private airstrips in the vicinity of the neighborhood sites (County of Riverside 2014).	No Impact
7) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.	Impact Analysis 3.8.4 in Section 3.0 - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	Less than Cumulatively Considerable

4.9 LAKEVIEW/NUEVO AREA PLAN

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
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------	------------------

Methodology

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

Impact Analysis

Impact Analysis 4.9.9

Future development resulting from the project would be required to comply with the March Joint Air Reserve Base Airport Compatibility Plan, along with policies related to airports in the Land Use, Circulation, Safety, and Noise Elements of the Riverside County General Plan. Therefore, the project will not result in an airport-related safety hazard for people residing or working in the project area. This is a **less than significant** impact. (Threshold 5)

The majority of Neighborhood site 2 in the Nuevo Community (Western Area) is located in Compatibility Zone D of the March Joint Air Reserve Base Airport Influence Area (County of Riverside 2015a). The proposed project would result in an increase in density/intensity potential on Neighborhood site 2, facilitating the future development of mixed-use development incorporating high-density residential development. According to Airport Land Use Compatibility Criteria (County of Riverside 2015a), residential density greater than 5.0 dwelling units per acre (i.e., an average parcel size less than 0.2 gross acres) is permitted in Zone D. However, it should be noted that building height limit in Zone D is set at a maximum of 100 feet. Furthermore, according to the Airport Land Use Compatibility Plan's (ALUCP) Compatibility Guidelines for Specific Land Uses, high-density residential development (greater than 15 dwelling units per acre) is generally compatible in Zone D (RCALUC 2004). Similarly, commercial and industrial uses, which could be included within future mixed-use developments under the project, are either generally compatible or potentially compatible within restrictions in Zone D (RCALUC 2004).

March Air Reserve Base / Inland Port Airport Land Use Compatibility Plan

Lakeview and Nuevo Area Plan Policy LNAP 3.1 requires development, including future development resulting from the project, to comply with the policies in the ALUCP for the March Air Reserve Base, as well as with policies related to airport safety in the Land Use, Circulation, Safety and Noise Elements of the Riverside County General Plan (see Section 2.2, Regulatory Framework). These policies would ensure that future development proposals on the neighborhood sites would be subject to review by the Riverside County Airport Land Use Commission (ALUC), which seeks to ensure safety and minimize risks both to people and property in the vicinity of airports. Adopted ALUCP policies include compatibility criteria and conditions of approval for development with regulations governing such issues as development intensity, density, and height of structures. General Plan Policy LU 1.8 mitigates airport-related safety hazards by requiring review of land use proposals around airports to ensure that potential safety concerns are addressed. Policy LU 15.1 mitigates airport-related safety hazards by allowing airports to continue to operate while an operator addresses safety impacts, which in turn, reduces risks to surrounding land uses by providing

an incentive to encourage airport operators to maintain adequate safety systems. Policies LU 15.1, 15.2, 15.7–15.9, and 31.2 mitigate airport-related safety hazards by requiring that development proposals located within the boundaries of an airport land use plan be consistent with said plan prior to approval in an effort to prevent land use conflicts and reduce potential impacts.

March Joint Powers Authority policies also include compatibility criteria and conditions of approval for development with regulations governing such issues as development intensity, density, and height of structures. General Plan Policy LU 2.21 mitigates airport-related safety hazards by allowing airports to continue to operate while an operator addresses safety impacts, which in turn, reduces risks to surrounding land uses by providing an incentive to encourage airport operators to maintain adequate safety systems. Policies LU 2.1. through 2.6 mitigate airport-related safety hazards by requiring that development proposals located within the boundaries of an airport land use plan be consistent with said plan prior to approval in an effort to prevent land use conflicts and reduce potential impacts.

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

Mitigation Measures

None required.

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 4.9.22 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 is therefore analyzed in Section 3.0, Countywide Impact Analysis.	Less than Cumulatively Considerable with Mitigation Incorporated
4) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site.	Impact Analysis 3.9.4 in Section 3.0 – Given the programmatic nature of the project, the drainage pattern of future development cannot be determined. The effects and mitigation for this impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	Less than Cumulatively Considerable with Mitigation Incorporated
5) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.	Impact Analysis 3.9.5 in Section 3.0 – Given the programmatic nature of the project, the exact quantity of stormwater runoff of future development cannot be	Less than Cumulatively Considerable with Mitigation Incorporated

	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 is therefore analyzed in Section 3.0, Countywide Impact Analysis.	
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 4.9.10	Less than Significant with Mitigation Incorporated
8) Place within a 100-year flood hazard area structures which would impede or redirect flood flows.	Impact Analysis 4.9.10	Less than Significant with Mitigation Incorporated
9) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	Impact Analysis 4.9.10	Less than Significant with Mitigation Incorporated
10) Inundation by seiche, tsunami, or mudflow.	The neighborhood sites are not located in an area susceptible to seiche, tsunami, or mudflow (County of Riverside 2015a).	No Impact

METHODOLOGY

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

Impact Analysis

Impact Analysis 4.9.10 Future development facilitated by the project would result in the placement of housing and structures within a 100-year floodplain and an identified dam failure inundation area. However, the County's preapplication procedure would ensure protection of future development against flood hazards. Therefore, this is a **less than significant** impact. (Thresholds 7 through 9)

Portions of the neighborhood sites in the Lakeview Town Center are within the 100-year floodplain area as shown by FEMA (**Figures 4.9-3a and 3b**). In addition, failure of the Lake Perris Dam may cause flooding along the 100-year floodplain and into developed areas.

All future development would go through the County's preapplication review procedure (required per Section 18.2.B, Pre-Application Review, of Ordinance 348), and development review process, which would ensure consistency with all County General Plan policies and regulations

4.9 LAKEVIEW/NUEVO AREA PLAN

intended to protect against flood hazards. For example, GPA 960 Policy S 4.1 (RCIP GP Policy S 4.1) states that new construction within 100-year floodplains must mitigate the flood hazard to the satisfaction of the Building Official or other responsible agency. In the case that the flood hazard cannot be mitigated, the project proposal would not be approved. GPA 960 Policy S 4.2 (RCIP GP Policy S 4.2) requires the County to enforce provisions of the Building Code, including the requirement that all residential structures be flood-proofed from the mapped 100-year stormflow. To the extent that residential structures cannot meet these standards, they shall not be approved. GPA 960 Policy S 4.4 (RCIP GP Policy S 4.4) prohibits the construction, location, or substantial improvement of structures in areas designated as floodways, except upon approval of a plan which provides that the proposed development will not result in any significant increase in flood levels during the occurrence of a 100-year flood discharge.

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

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

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

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

Mitigation Measures

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

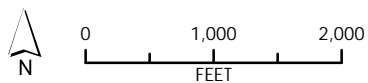


Figure 4.9-3a
Flood Zones in Nuevo Community, Western Area

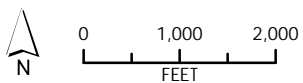
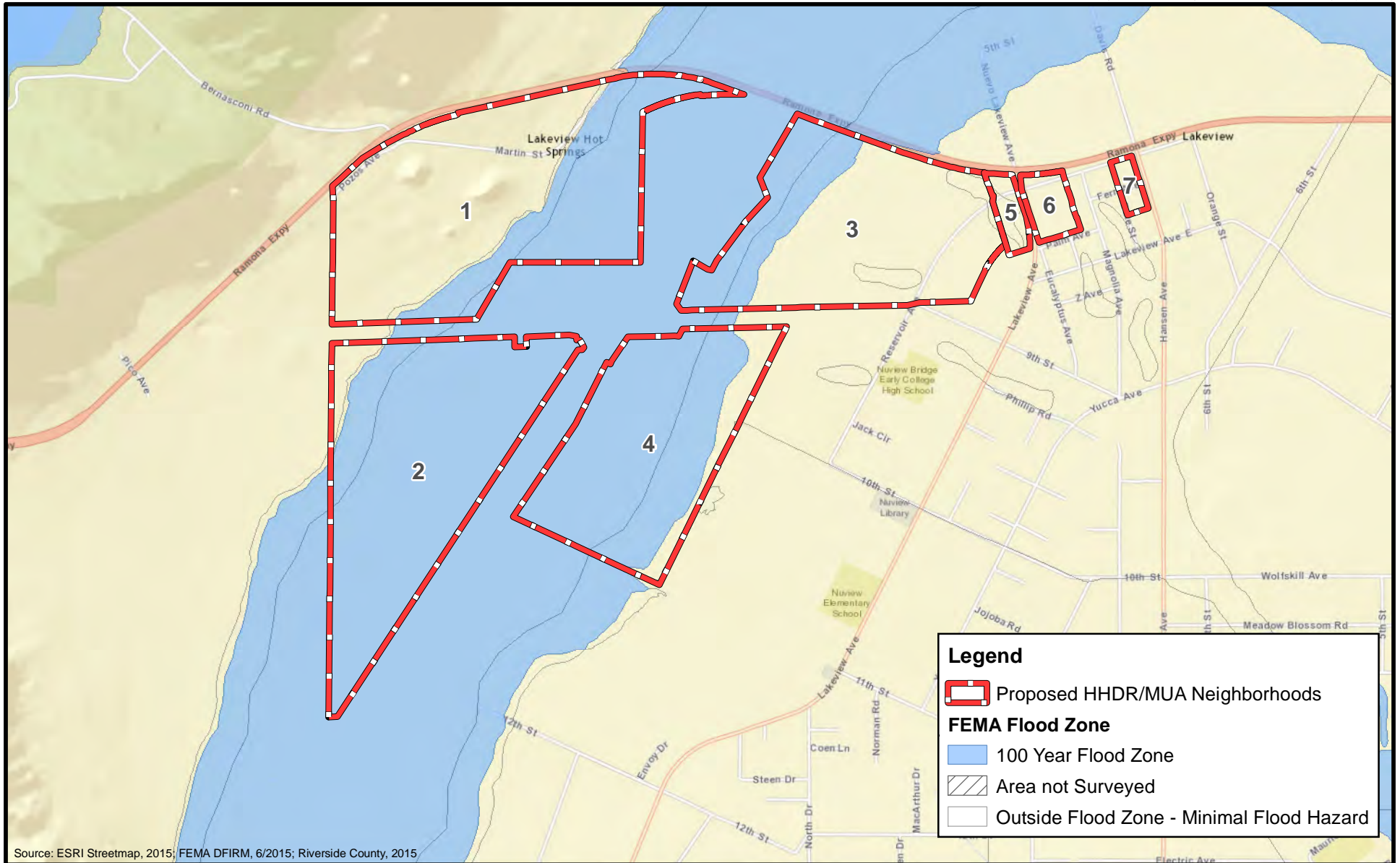


Figure 4.9-3b
Flood Zones in Lakeview Town Center

LAND USE AND PLANNING

Thresholds of Significance

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

Threshold	Analysis	Determination
1) Physically divide an established community.	The neighborhood sites are located on infill sites in a developed/urbanized area. Future development would be integrated with the community and would not divide it.	No Impact
2) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.	Impact Analysis 4.9.11	Less than Significant Impact
3) Conflict with any applicable habitat conservation plan or natural community conservation plan.	Impact Analysis 4.9.8 in Biological Resources sub-section	Less than Significant Impact

METHODOLOGY

The land use and planning analysis considers the potential for changes to the Lakeview/Nuevo Area Plan to conflict with the County’s planning and policy documents.

Impact Analysis

Impact Analysis 4.9.11 Changes to the Lakeview/Nuevo Area Plan would not conflict with the County’s General Plan or any other plan adopted for the purpose of avoiding or mitigating an environmental effect. This would be a **less than significant** impact. (Threshold 2)

The project consists of revisions to the Lakeview/Nuevo Area Plan to articulate a more detailed vision for the Lakeview and Nuevo’s future, as well as a change in land use designation and zone classification for 1,028 acres within the Lakeview/Nuevo Policy Area to HHDR (20-40 DU/acre] or MUA. These changes are intended to support the overall objective of the proposed project to bring the Housing Element into compliance with state housing law and to meet a statutory update requirement, as well as to help the County meet its state-mandated Regional Housing Needs Allocation (RHNA) obligations. As the Lakeview/Nuevo 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 Lakeview/Nuevo 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.

4.9 LAKEVIEW/NUEVO AREA PLAN

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 noise-related 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) 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 4.9.12	Significant and Unavoidable
2) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels.	Impact Analysis 3.12.2 in Section 3.0 - This impact would be the same for all unincorporated areas of the County (regardless of the location of the neighborhood site) and is therefore analyzed in Section 3.0, Countywide Impact Analysis.	Less than Cumulatively Considerable with Mitigation Incorporated
3) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	Impact Analysis 4.9.13	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 two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	Impact Analysis 4.9.14	Less than Significant Impact
6) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	There are no private airstrips in the vicinity of the neighborhood sites (County of Riverside 2014).	No Impact

Methodology

All of the neighborhood sites in the Lakeview/Nuevo community are designated by GPA 960 and classified for varying levels of urban development, including medium-density and medium-high density residential, public facilities, and commercial uses (see Table 9 in **Appendix 2.1-2**). Similarly, 2003 RCIP GP designated all of the neighborhood sites in the Lakeview/Nuevo community for urban development. As such, previous environmental review for development of the neighborhood sites with urban uses was included in the Riverside County EIR No. 521 prepared for the GPA 960, as well as in EIR No. 441, which was certified for the 2003 RCIP GP. This previous analysis was considered in evaluating the noise impacts associated with the proposed project. EIR

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

Impact Analysis

Impact Analysis 4.9.12 Future development facilitated by the project could expose sensitive receptors to noise levels in excess of the Riverside County noise standards. This is a **significant** impact. (Threshold 1)

The proposed project would result in an increase in density/intensity potential on the neighborhood sites, facilitating the future development of high-density residential development and mixed-use development incorporating high-density residential development. Future development facilitated by the project would increase noise levels via stationary noise sources (HVAC units, motors, appliances, lawn and garden equipment, etc.) and through the generation of additional traffic volumes on area roadways. Future development accommodated by the project could also expose residents to existing and/or future roadway noise. Further, development near March Air Force Base would be exposed to noise associated with military activities, such as aircraft operations, both at and around base airfields, as well as military airspace, and on ranges.

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

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

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

4.9 LAKEVIEW/NUEVO AREA PLAN

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

Mitigation Measures

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

Impact Analysis 4.9.13 Future development facilitated by the project could result in an increase in ambient noise levels in the vicinity. This is a **significant** impact. (Threshold 3)

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

As described under **Impact Analysis 4.9.12**, GPA 960 Policies N 1.1 through N 1.5 and RCIP GP Policies N 1.1 through N 1.5 restrict land uses with higher levels of noise production from being located near land uses that are more sensitive to noise levels, and require acoustical studies and reports to be prepared for proposed developments that may be affected by high noise levels or are considered noise sensitive. Acoustical analysis is required to include recommendations for design mitigation. Furthermore, GPA 960 Policies N 9.3, N 9.7, and N 11.5 (RCIP GP Policies N 8.3, N 8.7, and N 10.5) require developments that will increase traffic on area roadways to provide appropriate mitigation for traffic-related noise increases; require noise monitoring for developments that propose sensitive land uses near arterial roadways; and restrict the development of sensitive land uses along railways (County of Riverside 2015a). Finally, future development projects would be required to meet the County standards regulating noise based on General Plan land use designations that are established in Ordinance No. 847.

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

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

Mitigation Measures

None feasible.

Impact Analysis 4.9.14 Compliance with March Air Reserve Base/Inland Port ALUCP policies would ensure that an acoustical study would be performed in order to determine the necessary site design and building construction to achieve acceptable interior and exterior noise exposure levels for habitable structures. Therefore, airport-related noise impacts on future development would be **less than significant**. (Threshold 5)

According to the Riverside County ALUCP, the CNEL considered normally acceptable for new residential land uses in the vicinity of March Air Reserve Base/Inland Port is 65 dB (Countywide Policy 4.1.5). The ALUCP also indicates that single-event noise levels from nighttime activity by large aircraft at March Air Reserve Base/Inland Port warrants a greater degree of sound attenuation for the interiors of buildings housing certain uses (Countywide Policy 4.1.6). As such, the maximum, aircraft-related, interior noise level considered acceptable for all new residences is CNEL 40 dB.

As previously stated, the majority of Neighborhood site 2 within the Nuevo Community (Western Area) is located in Compatibility Zone D of the March Joint Air Reserve Base Airport Influence Area (County of Riverside 2015a). Noise impacts in this zone are considered “moderate to low,” mostly within 55 CNEL contour with more concern with respect to individual loud events than with cumulative noise contours. In addition, single-event noise may be disruptive to noise sensitive land use activities (aircraft less than 3,000 feet above runway elevation on arrival) (RCALUC 2014). As such, future development facilitated by the project may result in the exposure of new noise-sensitive land uses to airport noise exceeding acceptable standards, particularly from single-event noise.

Consistent with March Air Reserve Base/Inland Port ALUCP Policy 2.3(b)(2), in order to ensure compliance with the criteria established in the ALUCP (Countywide Policies 4.1.5 and 4.1.6), an acoustical study would be required to be completed for any future development proposed to be situated where the aviation-related noise exposure is more than 20 dB above the interior standard (e.g., within the CNEL 60 dB contour where the interior standard is CNEL 40 dB). Standard building construction is presumed to provide adequate sound attenuation where the difference between the exterior noise exposure and the interior standard is 20 dB or less.

Compliance with this policy would ensure that an acoustical study would be performed in order to determine the necessary site design and building construction to achieve acceptable interior and exterior noise exposure levels for habitable structures. Therefore, airport-related noise impacts on future development would be **less than significant**.

Mitigation Measures

None required.

4.9 LAKEVIEW/NUEVO AREA PLAN

POPULATION AND HOUSING³

Thresholds of Significance

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

Threshold	Analysis	Determination
1) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure).	Impact Analysis 4.9.15	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

³ 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.

and the growth anticipated in the Lakeview/Nuevo Area Plan as forecast by the County's General Plan itself (GPA 960). The analysis of growth impacts below uses specific projections from GPA 960 because, at the time this document was prepared, GPA 960 was adopted. However, it should be noted that both GPA 960 and the RCIP GP anticipated urban development on the neighborhood sites and the proposed project would result in an increase in density/intensity potential on the neighborhood sites regardless of the numbers used as baseline projections. As such, the environmental effects and determinations below would not differ substantially regardless of baseline projections.

Impact Analysis

Impact Analysis 4.9.15 Future development of the neighborhood sites could result in an increase in population and housing growth beyond conditions anticipated for buildout of the neighborhood sites under the current land use designations. This is a **significant** impact. (Threshold 1)

The proposed project would increase the potential number of housing units and population assumed to result from development of the sites in comparison to the current land use designations/zoning classifications. **Table 4.9-2** below shows the theoretical buildout projections for the Lakeview/Nuevo Area Plan 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 11,317 more dwelling units and 34,512 more persons in comparison to the housing and population growth that could occur under the adopted Lakeview/Nuevo Area Plan. This represents a 40 percent increase in population.

TABLE 4.9-2
LAKEVIEW/NUEVO AREA PLAN
THEORETICAL BUILDOUT PROJECTIONS UNDER PROPOSED PROJECT

Land Use ¹	Project-Related Change in Acreage	Acreage ²	Dwelling Units ³	Population
Agriculture Foundation Component		1,802	90	275
Rural Foundation Component		8,857	926	2,823
Rural Community Foundation Component		6,550	6,590	20,095
Open Space Foundation Component	(-3.98)	2,326	0	0
Community Development Foundation Component				
Estate Density Residential (EDR)		0	0	0
Very Low Density Residential (VLDR)		492	369	1,124
Low Density Residential (LDR)		1,021	1,531	4,670
Medium Density Residential (MDR)	(-308.65)	4,050	13,326	40,637
Medium-High Density Residential (MHDR)	(-20.83)	349	2,270	6,921
High Density Residential (HDR)		0	0	0
Very High Density Residential (VHDR)		66	1,127	3,437
Highest Density Residential (HHDR)	(+ 415.95)	416	12,479	38,053
Commercial Retail ² (CR)	(-80.85)	99	0	0

4.9 LAKEVIEW/NUEVO AREA PLAN

Land Use ¹	Project-Related Change in Acreage	Acreage ²	Dwelling Units ³	Population
Commercial Tourist (CT)		8	0	0
Commercial Office (CO)		0	0	0
Light Industrial (LI)		1,140	0	0
Heavy Industrial (HI)		8	0	0
Business Park (BP)		258	0	0
Public Facilities (PF)	(-1.64)	172	0	0
Community Center (CC)		131	681	2,078
Mixed Use Planning Area (MUPA)		0	0	0
Proposed Project Land Use Assumptions and Calculations Totals:		27,746	39,388	120,113
Current Lakeview/Nuevo Area Plan Land Use Assumptions and Calculations Totals:		27,746	28,071	85,601
Increase		-	11,317	34,512

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

² Rounded

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

Source: County of Riverside 2015a

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

However, the change in land use designation and zone classification would result in a 40 percent increase in population and housing growth beyond conditions anticipated for buildout of the neighborhood sites under the current land use designations. This may encourage additional growth in the area, with new nonresidential and employment development occurring to serve new residents. Future development could result in the need for additional public services and utility infrastructure, such as new or expanded roadways, schools, parks, and public safety facilities, in addition to the need for additional water, wastewater, and other utility infrastructure.

According to EIR No. 521, "substantial" population growth would occur if a specific General Plan land use designation change (or new or revised plans or policies) would: result in an increase in population beyond that already planned for and accommodated by the existing General Plan; cause a growth rate in excess of that forecast in the existing General Plan; or do either of these relative to existing regional plans, such as the SCAG Regional Transportation Plan. As the increased density/intensity capacity resulting from the project could increase growth in the area beyond that already planned for and accommodated by the General Plan, growth resulting from the

project on a local level would be considered substantial. As the project is designed to accommodate additional affordable housing development, limiting or otherwise reducing the amount of growth resulting from the project would contradict its purpose. Therefore, this impact is considered to be **significant and unavoidable**.

Mitigation Measures

None feasible.

PUBLIC SERVICES

Thresholds of Significance

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

Threshold	Analysis	Determination
<p>1) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</p> <ul style="list-style-type: none"> • fire protection, • police protection, • schools, • parks, • other public facilities. <p>Riverside County uses the following thresholds/generation factors to determine projected theoretical need for additional public service infrastructure (County of Riverside 2002; 2015b) :</p> <ul style="list-style-type: none"> • Fire Stations: One fire station per 2,000 dwelling units <p>Law Enforcement: 1.5 sworn officers per 1,000 persons; 1 supervisor per 7 officers; 1 support staff per 7 officers; and 1 patrol vehicle per 3 officers</p>	<p><u>Fire Protection</u> Impact Analysis 4.9.16</p> <p><u>Law Enforcement</u> Impact Analysis 4.9.17</p> <p><u>Public School Facilities</u> Impact Analysis 4.9.18</p> <p><u>Parks</u> Impact Analysis 4.9.19 under Recreation sub-section</p>	<p><u>Fire Protection</u> Less than Significant</p> <p><u>Law Enforcement</u> Less than Significant</p> <p><u>Public School Facilities</u> Less Than Significant</p>

Methodology

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

Impact Analysis

Fire Protection and Emergency Medical Services

Impact Analysis 4.9.16 Future development resulting from the project would be required to contribute its fair share to fund fire facilities via fire protection mitigation fees; construction of any RCFD facilities would be subject to CEQA review; and compliance with existing regulations would reduce the

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

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

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

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

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

Mitigation Measures

None required.

Law Enforcement Services

Impact Analysis 4.9.17 Future development resulting from the project would contribute to funding for additional officers and other law enforcement personnel and would not result in the need for new or physically altered law enforcement facilities, the construction of which could cause significant environmental impacts. Therefore, this is a **less than significant** impact. (Threshold 1)

4.9 LAKEVIEW/NUEVO AREA PLAN

As shown in **Table 4.9-3**, the potential increase in density/intensity potential of 11,317 additional dwelling units and 34,512 residents would result in the need for 52 sworn police officers, 8 supervisors, 8 support staff, and 18 patrol vehicles beyond what has been anticipated for buildout of the site under the current land use designations.

TABLE 4.9-3
LAW ENFORCEMENT GENERATION FACTORS AND
THEORETICAL LAW ENFORCEMENT NEEDS UNDER PROPOSED PROJECT

Personnel/Equipment	Generation Factor	Personnel/Equipment Needs – Proposed Project*
Sworn Officers	1.5 per 1,000 persons	52 sworn officers
Supervisors	1 per 7 officers	8 supervisors
Support Staff	1 per 7 officers	8 support staff
Patrol Vehicles	1 per 3 officers	18 patrol vehicles

**Numbers are rounded.*

Source: County of Riverside 2015b

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

It is anticipated that the additional personnel (officers, supervisors, and support staff), equipment, and vehicles necessary to serve future development resulting from the project could readily be accommodated at existing facilities. Therefore, the project would not have a significant adverse effect on law enforcement services due to the need to construct new facilities.

As future development on the neighborhood sites would not directly result in the need for expanded facilities and future development would fund additional officers through property taxes, 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 4.9.18 Future development resulting from the project would be required to pay NUSD development fees to fund school construction. This is a **less than significant** impact. (Threshold 1)

If fully developed, the proposed project could result in new student enrollment at NUSD schools serving the neighborhood sites. The NUSD uses the generation rates shown in **Table 4.9-4** to represent the number of students, or portion thereof, expected to attend district schools from each new dwelling unit. Using NUSD student generation rates, future development of the neighborhood sites under the proposed project would be expected to result in up to 13,428 additional students in attendance at NUSD schools beyond what has been anticipated for

buildout of the sites under the current land use designations. Based on school facility design capacity, the proposed project would result in the need for 3.44 elementary schools, 5.26 new middle schools, and 5.59 new high schools (Table 4.9-5). The NUSD uses a district-wide student generation rate of 0.3955 students per dwelling unit (SDFA 2012).

TABLE 4.9-4
SCHOOL ENROLLMENT GENERATION FACTORS AND
STUDENT GENERATION OF PROPOSED PROJECT

School	Generation Factor	Student Generation
Nuview Elementary School/Valley View Elementary School	0.3955	4,476
Mountain Shadows Middle School	0.3955	4,476
Nuview Bridge Early College High School	0.3955	4,476
Total Student Generation		13,428

Source: NUSD 2015; SDFA 2012

TABLE 4.9-5
SCHOOL FACILITIES NEED RESULTING FROM PROPOSED PROJECT

School Type	BUSD School Facility Design Capacity	Proposed Project Student Generation	School Facilities Need
Elementary School	1300	4,476	3.44
Middle School	850	4,476	5.26
High School	800	4,476	5.59

Source: NUSD 2015; SDFA 2012

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 NUSD residential and commercial/industrial development mitigation fees to fund school construction. In order to obtain a building permit for projects located within NUSD boundaries, the County requires the applicant to obtain a Certificate of Compliance from the NUSD verifying that developer fees have been paid. Under CEQA, payment of NUSD development fees is considered to provide full mitigation for the impact of the proposed project on public schools. Therefore, anticipated impacts to schools would be considered **less than significant**.

Mitigation Measures

None required.

RECREATION

Thresholds of Significance

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

Threshold	Analysis	Determination
1) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	Impact Analysis 4.9.19	Less than Significant Impact
2) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.	Impact Analysis 4.9.19	Less than Significant Impact

Impact Analysis

Impact Analysis 4.9.19 Implementation of the proposed project would increase the population that will be served by parks and recreation facilities. This impact is considered to be **less than significant**. (Threshold 1 and 2)

With a potential for 34,512 additional residents and a ratio of 3 acres of land for each 1,000 persons, the proposed project represents a need for approximately 24 acres of parkland.

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

General Plan Policy OS 20.5 (RCIP 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.

Existing ordinances and development fees, along with the County's development review process, would ensure that future development facilitated by the increase in density/intensity potential would provide for adequate park and recreation facilities. The construction/development of these park and recreation facilities would be subject to CEQA review. For these reasons, impacts would be **less than significant**.

Mitigation Measures

None required.

TRANSPORTATION AND TRAFFIC

Thresholds of Significance

The following table identifies the thresholds for determining the significance of transportation/traffic 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
<p>1) Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and nonmotorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit.</p> <p>The County’s General Plan identifies a countywide target level of service of LOS D for Riverside County roadway facilities (Policy C.2.1). The Riverside County Congestion Management Program, administered by the Riverside County Transportation Commission, has established a minimum threshold of LOS E.</p>	Impact Analysis 4.9.20	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 4.9.20	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 project 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

4.9 LAKEVIEW/NUEVO AREA PLAN

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

Impact Analysis

Impact Analysis 4.9.20

The proposed increase in density/intensity potential on the neighborhood sites would increase traffic volumes on three roadway segments within the Lakeview/Nuevo Area Plan planning area that are already projected to operate at an unacceptable level under buildout of the General Plan. This is a **significant** impact. (Thresholds 1 and 2)

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

EIR No. 521 projected future traffic operating conditions under buildout of the existing General Plan land uses. **Table 4.9-6** summarizes traffic volumes and LOS on roadway segments in the Lakeview/Nuevo Area Plan under buildout of existing General Plan land uses and under buildout of the proposed project. As shown, traffic volumes would be reduced on several roadway segments under buildout of the proposed project. However, the addition of project-related traffic would increase traffic volumes on three roadway segments within the Lakeview/Nuevo Area Plan already projected to operate at an unacceptable level (10th St from Lakeview Avenue to Hansen Avenue; the Ramona Expressway west of Martin Street to Hansen Avenue; and the Ramona Expressway/Mid County Pkwy from the Mid County Pkwy EB Onramp at Town Center Blvd to 1 Mi. E of Mid County Pkwy EB Onramp at Park Center Blvd). Additionally, the addition of project-related traffic would degrade the LOS on 10th Avenue (Reservoir Avenue to Lakeview Avenue) from LOS D or better to LOS F. This is a **significant** impact.

**TABLE 4.9-6
TRAFFIC OPERATING CONDITIONS UNDER BUILDOUT OF
GPA 960 AND PROPOSED PROJECT**

Roadway Segment	Limits	GPA 960 (Build Out)				Housing Element Update (Build Out)				
		No. of Lanes	Future Facility Type	Daily Volume	LOS	No. of Lanes	Future Facility Type	Added Daily Volume	Daily Volume	LOS
9th St	B St to Reservoir Ave	4	Secondary	24,800	E	4	Secondary	(9,300)	15,500	D or Better
10th St	B St to A Ave	4	Major	13,900	D or Better	4	Major	5,500	19,400	D or Better
10th St	Lakeview Ave to Hansen Ave - SS Blvd	4	Secondary	28,700	F	4	Secondary	4,900	33,600	F
10th St	Reservoir Ave to Lakeview Ave	4	Arterial	33,100	D or better	4	Arterial	19,200	52,300	F

4.9 LAKEVIEW/NUEVO AREA PLAN

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
B St	9th St to 10th St	4	Major	29,200	D or Better	4	Major	(9,800)	19,400	D or Better
Bradley Rd	Orange Ave to N of Orange Ave	2	Collector	3,300	D or Better	2	Collector	1,700	5,000	D or Better
Dunlap Dr	Orange Ave to Palmero Dr	4	Secondary	19,000	D or Better	4	Secondary	(700)	18,300	D or Better
Foothill Ave	Orange Ave to Nuevo Rd	4	Secondary	9,000	D or Better	4	Secondary	(300)	8,700	D or Better
Hansen Ave	Ramona Expy to Palm Ave	2	Collector	4,400	D or Better	2	Collector	(1,400)	3,000	D or Better
Lakeview Ave	Reservoir Ave to 10th St	2	Collector	500	D or Better	2	Collector	(400)	100	D or Better
Lakeview Ave	9th St to Nuevo Rd	2	Collector	2,700	D or better	2	Collector	(8,000)	5,300	D or better
Nuevo Rd	Dunlap Dr to E of Foothill Ave	6	Urban Arterial	42,300	D or Better	6	Urban Arterial	5,600	47,900	D or Better
Nuevo Rd	Lakeview Ave to Menifee Rd	2	Collector	5,800	D or better	2	Collector	(10,400)	4,600	D or better
Orange Ave	Dunlap Dr to Bradley Rd	4	Arterial	21,700	D or Better	4	Arterial	6,000	27,700	D or Better
Ramona Expy	W of Martin St to Hansen Ave	6	Expressway	148,100	F	6	Expressway	1,300	149,400	F
Ramona Expy/Mid County Pkwy	Mid County Pkwy EB Onramp at Ramona Expy to Mid County Pkwy EB Offramp at Town Center Blvd	3	Freeway	62,000	E	3	Freeway	(4,400)	57,600	D or better
Ramona Expy/Mid County Pkwy	Mid County Pkwy EB Onramp at Town Center Blvd to 1 Mi. E of Mid County Pkwy EB Onramp at Park Center Blvd	3	Freeway	62,100	E	3	Freeway	1,100	63,200	E
Ramona Expy/Mid County Pkwy	Mid County Pkwy WB Offramp at Ramona Expy to Mid County Pkwy WB Onramp at Town Center Blvd	3	Freeway	62,000	E	3	Freeway	(3,800)	58,200	D or better
Reservoir Ave	Ramona Expy to 10th St	6	Urban Arterial	23,700	D or Better	6	Urban Arterial	11,700	35,400	D or Better

Source: Urban Crossroads 2015

As discussed in more detail in Section 2.2, Regulatory Framework, the General Plan includes policies that would reduce transportation impacts of future development projects. General Plan

4.9 LAKEVIEW/NUEVO AREA PLAN

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 CMP Requirements.

While the analysis demonstrates that the full buildout of the potential units would affect the local transportation, without a development plan it is not possible to determine which roadway would be affected by a project, nor what roadway improvements might be required of a future development. This information is developed during preparation of project-specific Transportation Impact Analysis. 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 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 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 County General Plan Policy C 2.5 (RCIP GP Policy C 2.5) states that cumulative and indirect traffic impacts of development may be mitigated through the payment of impact mitigation fees, traffic impacts resulting from future development would be mitigated to the greatest extent feasible. However, two roadway segments with project-related traffic volumes are already projected to operate at LOS F, and one under LOS E, under buildout of existing General Plan land use designations and the addition of project-related traffic would degrade the LOS on 10th Avenue (Reservoir Avenue to Lakeview Avenue) from LOS D or better to LOS F. 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 4.9.21 and Impact Analysis 4.9.22	<u>Wastewater</u> Less Than Significant Impact <u>Water</u> Less Than Significant with Mitigation Incorporated
3) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.	Impact Analysis 3.17.3 in Section 3.0 – Stormwater drainage is addressed via NPDES and County requirements that are the same for all unincorporated areas of the County (regardless of the location of the neighborhood site). Therefore, this impact is analyzed in Section 3.0, Countywide Impact Analysis.	Less than Cumulatively Considerable
4) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	Impact Analysis 4.9.22	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 4.9.21	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 4.9.23	Less Than Significant with Mitigation Incorporated
7) Comply with federal, state, and local statutes and regulations related to solid waste.	Impact Analysis 4.9.23	Less Than Significant with Mitigation Incorporated

Impact Analysis

Wastewater

Impact Analysis 4.9.21 The proposed project will increase wastewater flows. The increase represented by the proposed project will require additional infrastructure or treatment capacity. However, due to adequate treatment capacity after project implementation, impacts are **less than significant**. (Thresholds 2 and 5)

Future development of the neighborhood sites under the project would contribute to increased generation of wastewater needing treatment. As previously described, the EMWD treats approximately 46 mgd via four RWRFs. The wastewater facility for the proposed neighborhood sites would be the Perris Valley RWRf, which currently has a capacity of 11 mgd, and is anticipated to accommodate an expanded capacity of 30 mgd in the future (County of Riverside 2015b). The average wastewater generation rate for a residential unit in Riverside County is 230 gallons per day per capita (County of Riverside 2015b). The potential for 34,512 additional residents would result in the generation of 2,602,910 gallons per day (2.6 mgd) of wastewater.

The 2.60 mgd wastewater demand generated by the proposed project would represent approximately 23.6 percent of the current design capacity at the Perris Valley RWRf and 6.5 percent of the anticipated future design capacity planned for the Perris Valley RWRf. This increase is not considered substantial over existing capacity. Additionally, future development will be required to pay development impact fees and connection fees, which would fund any potential future expansion of the Perris Valley RWRf. Actual expansion of the Perris Valley RWRf would be subject to subsequent project-level environmental review.

Future development in the Lakeview/Nuevo Plan Area is subject to Riverside County Ordinance No. 592, Regulating Sewer Use, Sewer Construction and Industrial Wastewater Discharges in County Service Areas. Ordinance No. 592 sets various standards for sewer use, construction, and industrial wastewater discharges in Riverside County to protect both water quality and the infrastructure conveying and treating these wastewaters. Among other things, it establishes construction requirements for sewers, laterals, house connections, and other sewerage facilities and for abandoned sewers, septic tanks, and seepage pits in accordance with the Uniform Plumbing Code. The code prohibits the discharge of rainwater, stormwater, groundwater, street drainage, subsurface drainage, or yard drainage into any sewerage facility which is directly or indirectly connected to the sewerage facilities of Riverside County. This ordinance prohibits any discharges to any public sewer (which directly or indirectly connects to Riverside County's sewerage system) any wastes that may have an adverse or harmful effect on sewers, maintenance personnel, wastewater treatment plant personnel or equipment, treatment plant effluent quality, public or private property, or may otherwise endanger the public, the local environment, or create a public nuisance. As a result, this ordinance serves to protect water supplies, water and wastewater facilities, and water quality for both surface water and groundwater.

There is adequate capacity at the Perris Valley RWRf to serve future development resulting from the increase in density/intensity potential on the neighborhood sites, and to comply with future required County wastewater requirements. Therefore, this impact is considered **less than significant**.

Mitigation Measures

None required.

Water Supply and Service

Impact Analysis 4.9.22 Implementation of the proposed project will increase the amount of allowable development in the Lakeview and Nuevo Area planning area, thereby increasing demand for water supply that could result in significant effects on the physical environment. This is considered a **significant** impact. (Thresholds 4 and 5)

The EMWD is responsible for the water supply and wastewater treatment within the Lakeview and Nuevo Area Plan. The potential for 11,317 new dwelling units more than anticipated for buildout of the sites under the adopted Lakeview and Nuevo Area Plan may increase the demand for water service. Riverside County EIR No. 521 uses a residential generation factor of 1.01 acre feet yearly (AFY) per dwelling unit which would result in the need for 11,430.17 AFY more water than originally anticipated ($11,317 \times 1.01 \text{ AFY} = 11,430.17 \text{ AFY}$).

EMWD has concluded that it has the ability to meet current and projected water demands through 2035 during normal, historic single-dry and historic multiple-dry years using existing supplies and imported water from MWD with existing supply resources. According to EMWD Urban Water Management Plan (UWMP) (2010), current water demands are 154,700 AFY and current water supply is 213,900. The projected increase of 11,430.17 AFY represents a 5.34 percent increase from the current EMWD water supply of 213,900 AFY and a 3.8 percent increase from the 302,200 AFY water supply anticipated in 2035. However, this represents an incremental increase based on existing EMWD water supplies.

Additionally, the County's preapplication review procedure (required per Section 18.2.B, Pre-Application Review, of Ordinance 348) and development review process include a determination regarding the availability of water and sewer service. Therefore, the availability of adequate water service, including water supplies, would need to be confirmed by the EMWD prior to the approval of any future development on the neighborhood sites.

Compliance with County- and state-required water management and conservation regulations would assist in reducing the amount of water supplies required by future development on the neighborhood sites. These regulations are discussed in more detail in Section 2.3, Regulatory Framework. For example, GPA 960 Policy OS 2.2 (RCIP GP Policy OS 2.1) encourages the installation of water-conserving systems, such as dry wells and graywater systems, in new developments. The County's preapplication 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.

As demonstrated, EMWD water supply can accommodate future demand required by residential development on the neighborhood sites. Additionally, compliance with these regulations, mitigation, and EMWD review will ensure that future development is not approved without adequate water supplies and the incorporation of feasible water conservation features. Therefore, impacts are considered **less than significant**.

Mitigation Measures

MM 3.9.5 (see Section 3.0)

Solid Waste

Impact Analysis 4.9.23 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)

The potential for 11,317 more dwelling units would generate solid waste hauled to the El Sobrante, Badlands, and Lamb Canyon Landfills, potentially hastening the end of their usable lives and contributing to the eventual need for new or expanded landfill facilities. Riverside County EIR No. 521 uses a residential solid waste generation factor of 0.41 tons per dwelling unit. Using that factor, the project would generate 4,639.97 tons of waste beyond that already planned for the sites (11,317 du x 0.41 tons per du = 4,639.97 tons).

As discussed in the Setting sub-section above, each of the serving landfills has remaining capacity (63.035 million tons, collectively) to serve future development resulting from the proposed project. In addition, the Lamb Canyon Landfill is currently in the design and permitting stage for its next expansion (Phase 3), which is estimated to provide capacity for an additional 30-plus years beyond the estimated closure date of 2021 (County of Riverside 2015). Furthermore, as waste originating anywhere in Riverside County may be accepted for disposal at any of the landfill sites in the County, other landfills in the County could accept waste generated by the proposed project.

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

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

Mitigation Measures

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

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

4.9.4 REFERENCES

County of Riverside. 2002. *Riverside County Integrated Project, General Plan, Final Program, Environmental Impact Report No. 441, State Clearinghouse Number 2002051143.*

_____. 2006. *Lakeview Nuevo Design Guidelines.*

_____. 2014. *County of Riverside General Plan Amendment No. 960. Public Review Draft.*

_____. 2015a. *County of Riverside General Plan Amendment No. 960. Public Review Draft. Lakeview/Nuevo Area Plan.*

_____. 2015b. *County of Riverside Environmental Impact Report No. 521. Public Review Draft.*

EMWD (Eastern Municipal Water District). 2010. *Urban Water Management Plan.*

_____. 2015.

Merlan, Jose. 2015. Urban/Regional Planner II, Riverside County Department of Waste Resources. Email to Michael Baker International Planners. July 27.

NUSD (Nuview Unified School District). 2015.

RCALUC (Riverside County Airport Land Use Commission). 2014. *March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.*

RCFD (Riverside County Fire Department). 2015. Personal Communication.

RCSD (Riverside County Sheriff Department). 2015. <http://www.riversidesheriff.org/>. Accessed August 3, 2015.

SDFA (Special District Financing & Administration). 2012. *Nuview Union School District, Fee Justification Report for New Residential and Commercial/Industrial Development.*

Urban Crossroads. 2015. *County of Riverside Housing Element Update Roadway Segment Analysis.*

WRCRCA (Western Riverside County Regional Conservation Authority). 2003. *Multiple Species Habitat Conservation Plan.*